

FOR LEASE - 2136 PALOU AVENUE, SAN FRANCISCO

HEAVY POWER / HIGH-TECH MANUFACTURING / DISTRIBUTION BUILDING



RC HILDEBRAND
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FOR LEASE- 2136 PALOU AVENUE, SAN FRANCISCO

- Heavy Power 800 AMPS / 3 Phase / 480V
- Heating and Cooling Units in Warehouse / Production Space
- Two Street Frontages
- One (1) Drive in Doors
- Two (2) Dock High Doors
- Significant On & Off Street Parking



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BUILDING SPECS

- Building Size: 18,003 SqFt (per SF Assessors Records)
 - » Concrete Building constructed in 1976
- Building comes with a +/-2,500 SqFt fenced & paved parking/loading dock area
- Zoning: PDR-2 – Production, Distribution and Repair
- Building is fully sprinklered
- Heavy Power
 - » Main Building: 800 Amps / 3-Phase Power / 480 Volt
- Heating and Cooling Units in warehouse/production area
- One (1) Automatic Drive-In Door
- Two (2) Dock-High Doors
- Existing ventilation duct shafts in roof for Manufacturing or Kitchen uses
- Close proximity to the 101 & 280 Freeway on & off ramps
- Increased Gas Line: 3” Line



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RECENT BUILDING IMPROVEMENTS

- Roof: New roof in 2020
- HVAC: Updated in Office Areas
- Updated fire sprinkler system
- Fully remodeled Office & Lobby areas with new Conference Rooms, Lighting, Carpet & Flooring
- New exterior and interior paint
- Updated Bathrooms

LEASE TERMS

Lease Rate: \$2.15 psf/month, IG

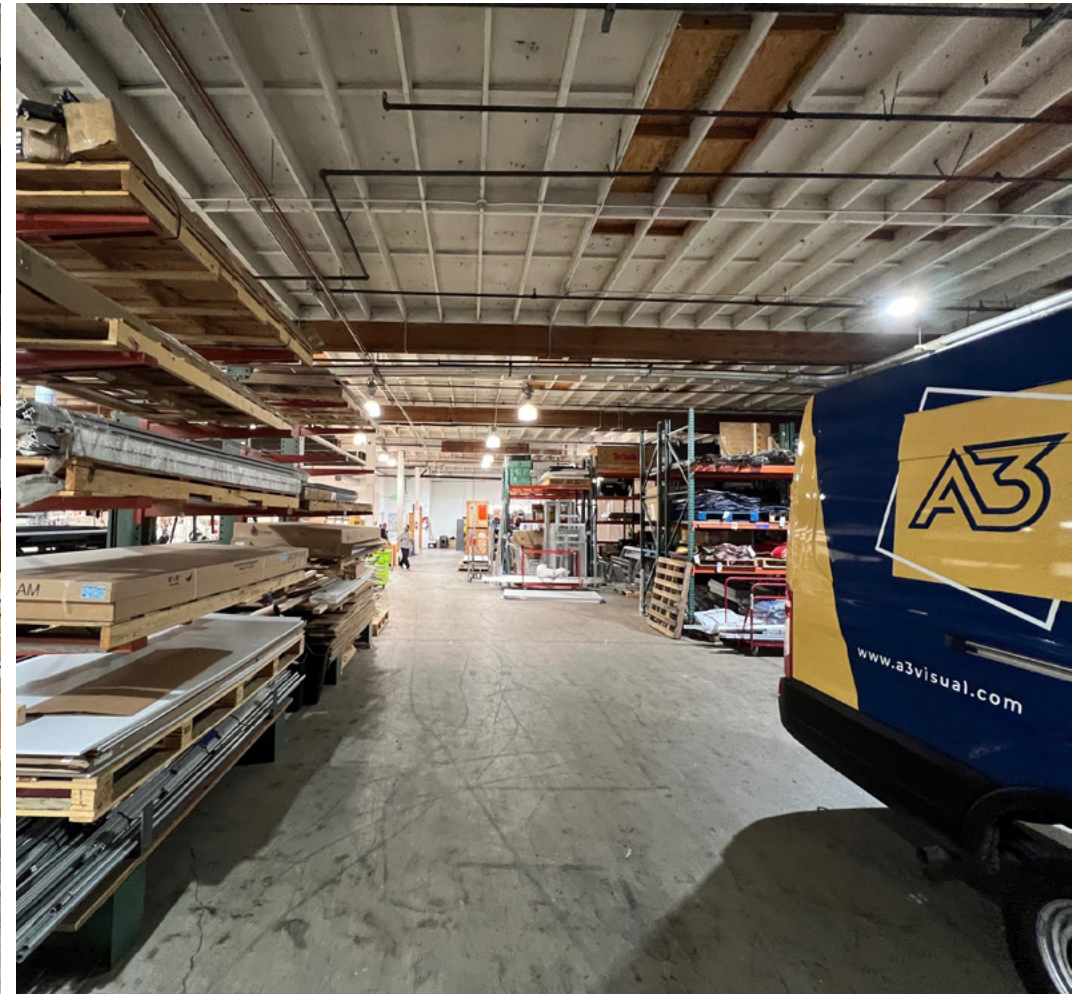
Term: 2 - 5 years

Delivery 60-90 days



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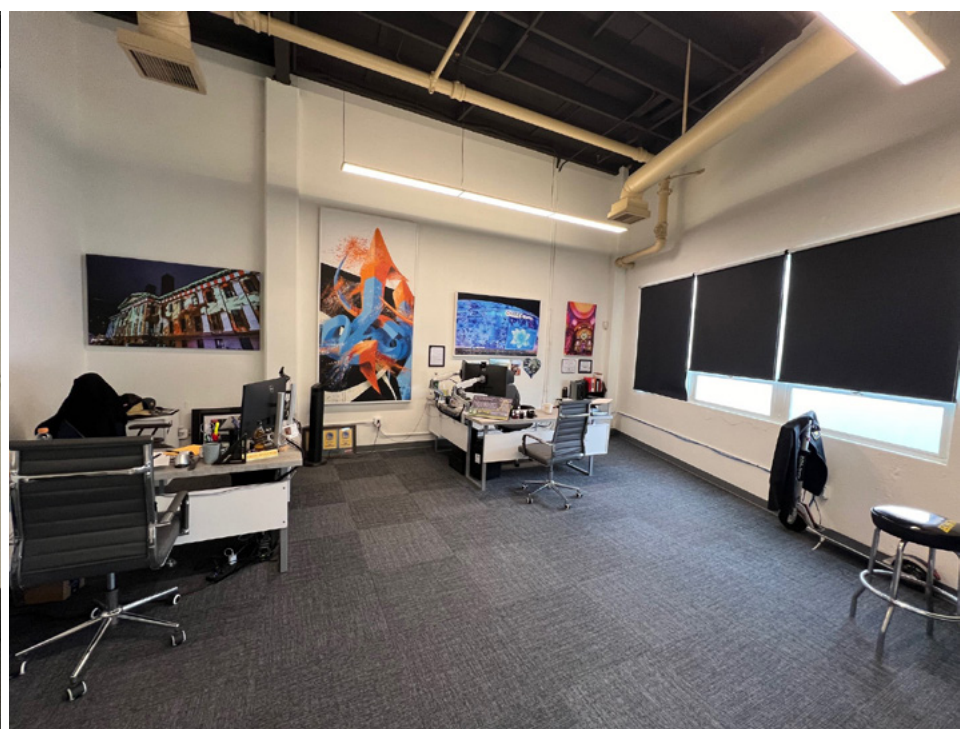


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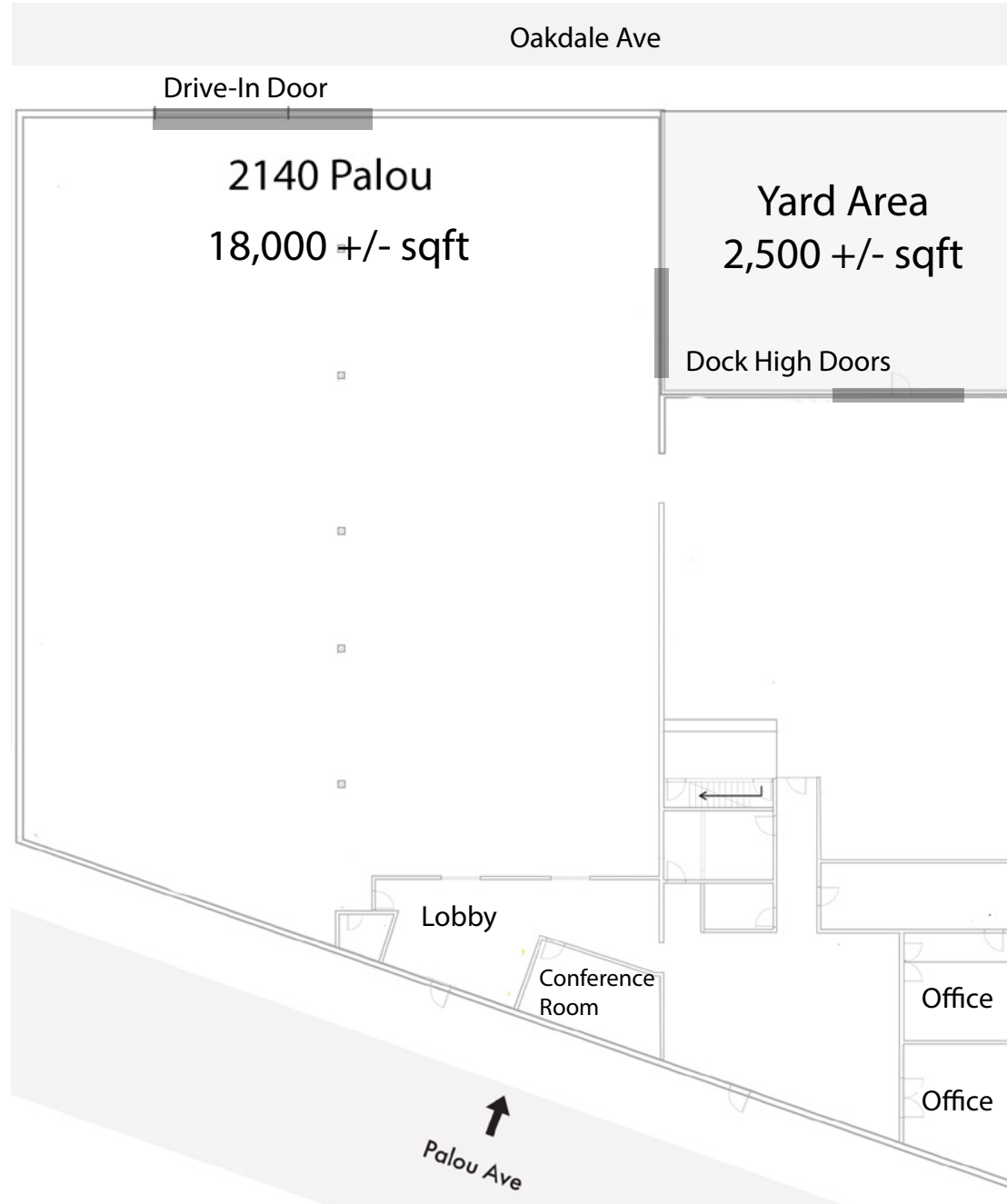


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FLOOR PLAN



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LOCATION OVERVIEW



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