



2,000 AMPs / 3-Phase Power Capability Available at Vacancy

301 TOLAND STREET

SAN FRANCISCO, CA





PROPERTY SUMMARY

ADDRESS

301 Toland Street
San Francisco, CA 94124

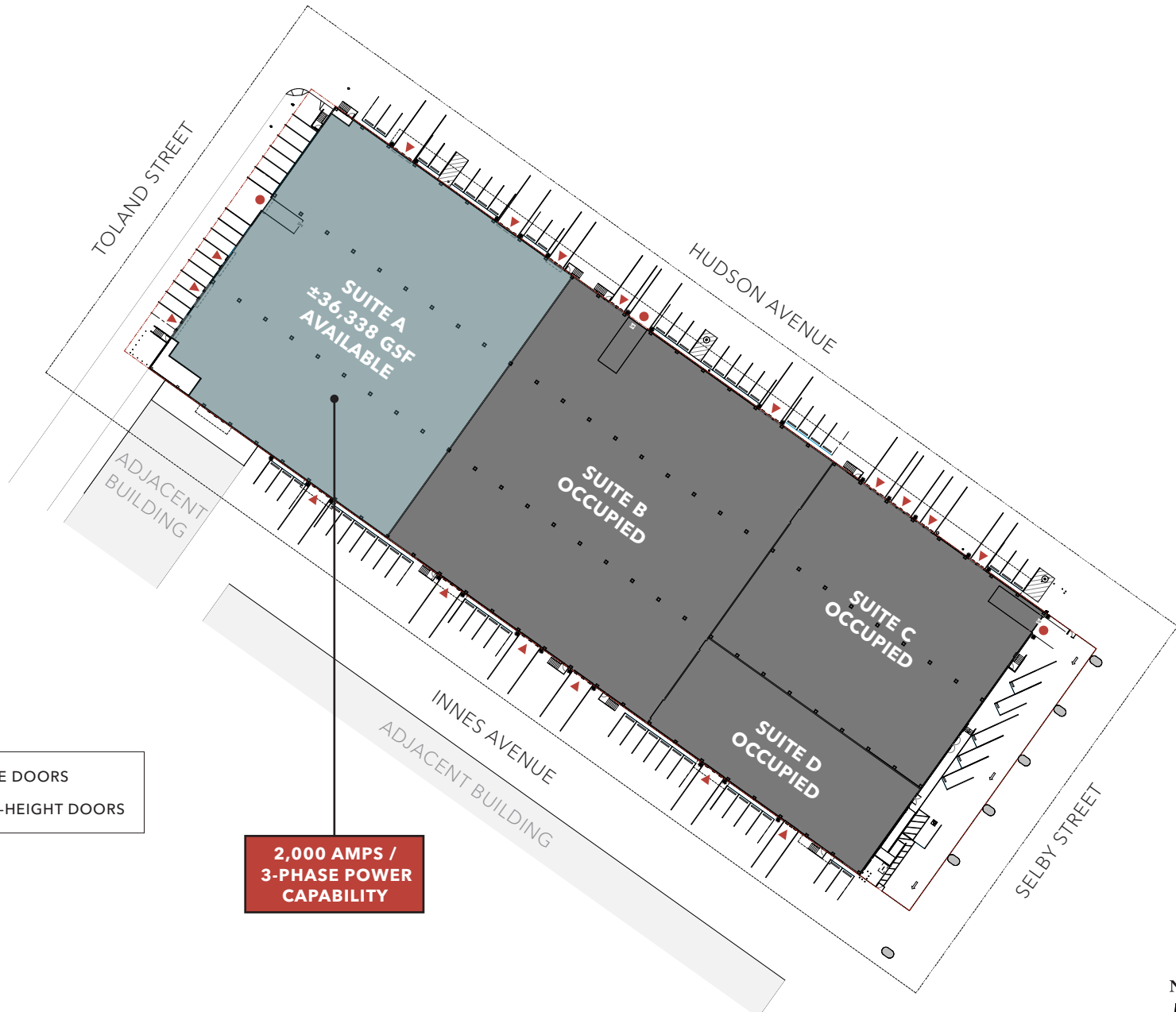
AVAILABLE APRIL 1, 2024

SUITE FEATURES

- Net Rentable Area: ±36,338 GSF available
- Clear Height: ±16'-22'
- Built-to-suit office
- 6 dock high doors
- 1 grade level doors
- 2,000 AMPs

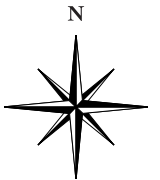


SITE PLAN



- GRADE DOORS
- ▲ DOCK-HEIGHT DOORS

**2,000 AMPS /
3-PHASE POWER
CAPABILITY**



SURROUNDING AREA



1 MISSION ROCK
28-acre mixed-use development

2 PIER 70
69-acre mixed-use development
& adaptive reuse

3 POTRERO POWER STATION
29-acre mixed-use development

4 POTRERO TERRACE
1,456 planned residential units

POPULATION WITHIN 5 MILES = 796K
WITHIN 10 MILES = 1.419M

DRIVE TIME TO DOWNTOWN
SAN FRANCISCO = 10 MINUTES

SURROUNDING AREA



BRISBANE BAYLANDS

5 684-acre development with 300+ acres of restored natural habitat

BAYLANDS NORTH

6 20-acre site located directly north of Brisbane Baylands

SF SHIPYARD

7 Former site of Candlestick Park that will be developed into a new neighborhood with housing, retail, and entertainment amenities

INDIA BASIN

8 ±24-acre two phase, mixed-use development

DRIVE TIME TO SOUTH SAN FRANCISCO & SFO = LESS THAN 15 MINUTES



SCOTT MASON

President

License No. 01036610

T: 415.970.0000

M: 415.215.1937

eFax: 415.795.3152

20 Dorman Avenue

San Francisco, CA 94125

www.calcosf.com

MIKE MURRAY

M: 650.862.4170

murray@liftrp.com

MATTHEW BEAN

O: 415.569.7089

M: 415.597.6424

mbean@liftrp.com