

**MAJOR PRICE REDUCTION
NOW \$1.90 PSF NNN**



**1400-1440
MINNESOTA ST
SAN FRANCISCO, CA**

**POTRERO HILL
DOGPATCH SPACE
FOR LEASE**

10,831 - 43,475 ± SF

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*Broker incentive
additional 1% procuring fee*



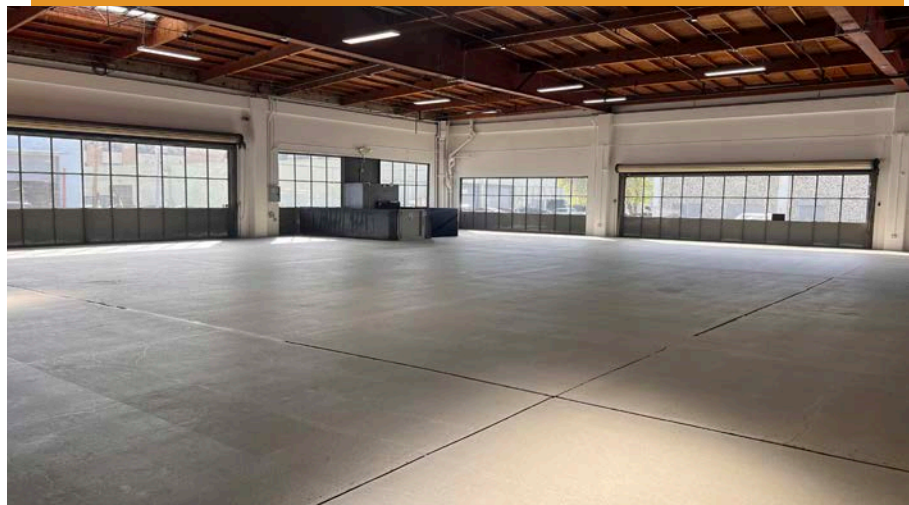


1400-1440
MINNESOTA ST
SAN FRANCISCO, CA

1426
MINNESOTA ST
SAN FRANCISCO, CA

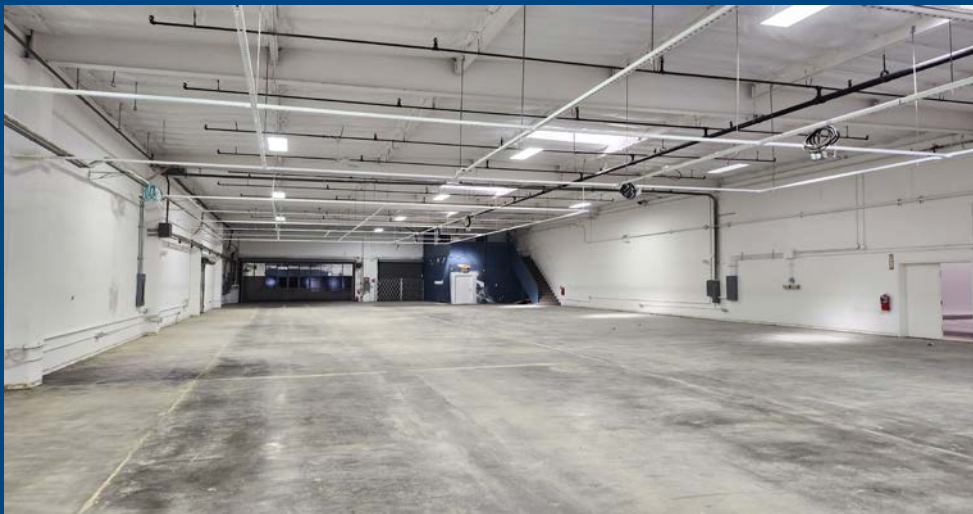
- 12,400 ± SF total
 - ◊ 1,883 ± SF of mezzanine office
- Two (2) pony dock positions and one (1) ramped drive-in loading door
- Heavy Power (300 AMPs)*
- Sprinklered
- Zoned: PDR-1-G
- Available now
- Inquire for rental Rate

*Tenant to verify power





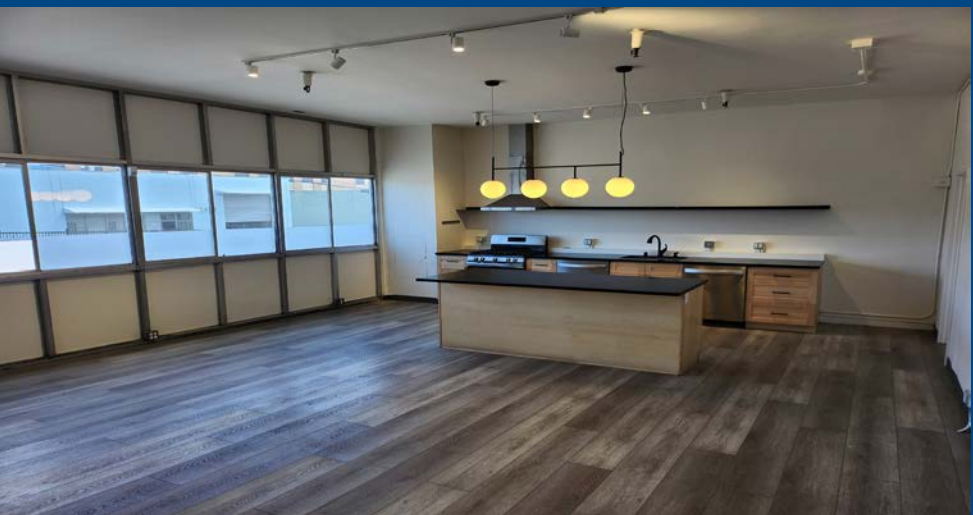
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1440
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- 10,831 ± SF total
 - ◊ 856 ± SF of mezzanine space
- Three (3) pony docks
- One (1) dock door
- Heavy Power (300 AMPs)*
- Sprinklered
- Zoned: PDR-1-G
- Available now
- Inquire for rental Rate

*Tenant to verify power.





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- 20,244± SF total
 - ◊ 4,845 ± SF of office (including mezzanine 2,280 SF)
- One (1) recessed dock
- One (1) ramped drive-in loading door
- Heavy Power (estimated at 800 AMPs)*
- Sprinklered
- Zoned: PDR-1-G
- Available now
- Inquire for rental Rate

*Tenant to verify power

1400-1440 MINNESOTA STREET



1426 Minnesota St



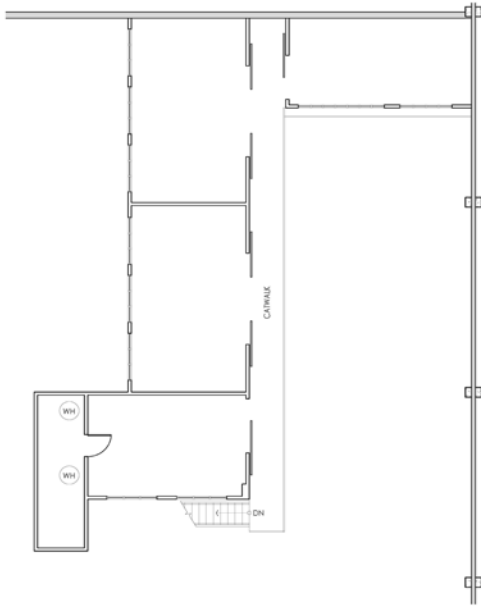
1440 Minnesota St



1400 Minnesota St

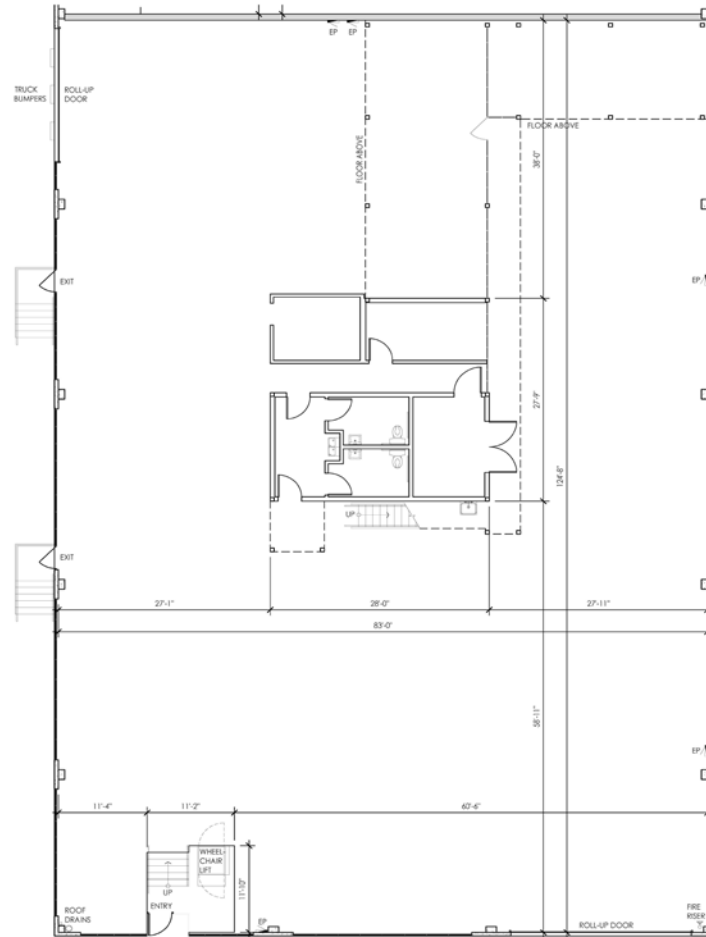
All three units can be delivered together for a total approximate square footage of 43,475, or units can be leased in any configuration.

1426 MINNESOTA ST SAN FRANCISCO, CA FLOORPLAN



MEZZANINE OFFICE (1,883 SF)

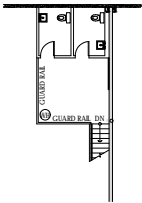
SCALE: 1/8" = 1'-0"



GROUND FLOOR (WAREHOUSE 9,733 SF & OFFICE 784 SF)

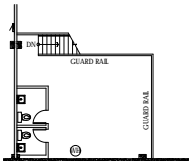
SCALE: 1/8" = 1'-0"

1440 MINNESOTA ST SAN FRANCISCO, CA FLOORPLAN



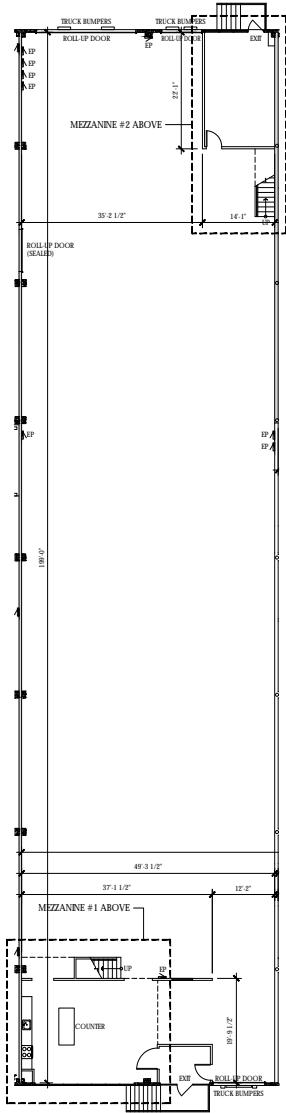
MEZZANINE #2 (318 SF)

SCALE: 3/32" = 1'-0"



MEZZANINE #1 (538 SF)

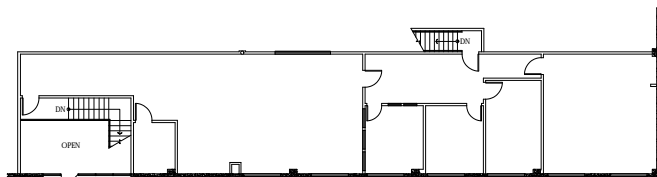
SCALE: 3/32" = 1'-0"



GROUND FLOOR (WAREHOUSE 9,975 SF)

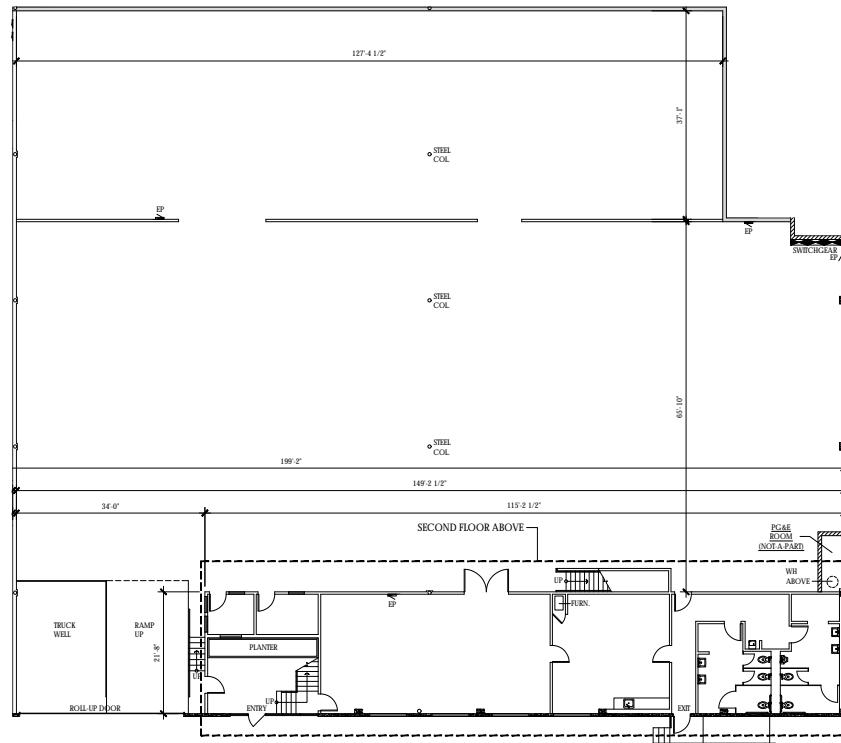
SCALE: 3/32" = 1'-0"

1400 MINNESOTA ST SAN FRANCISCO, CA FLOORPLAN



SECOND FLOOR (2,280 SF)

SCALE: 3/32" = 1'-0"

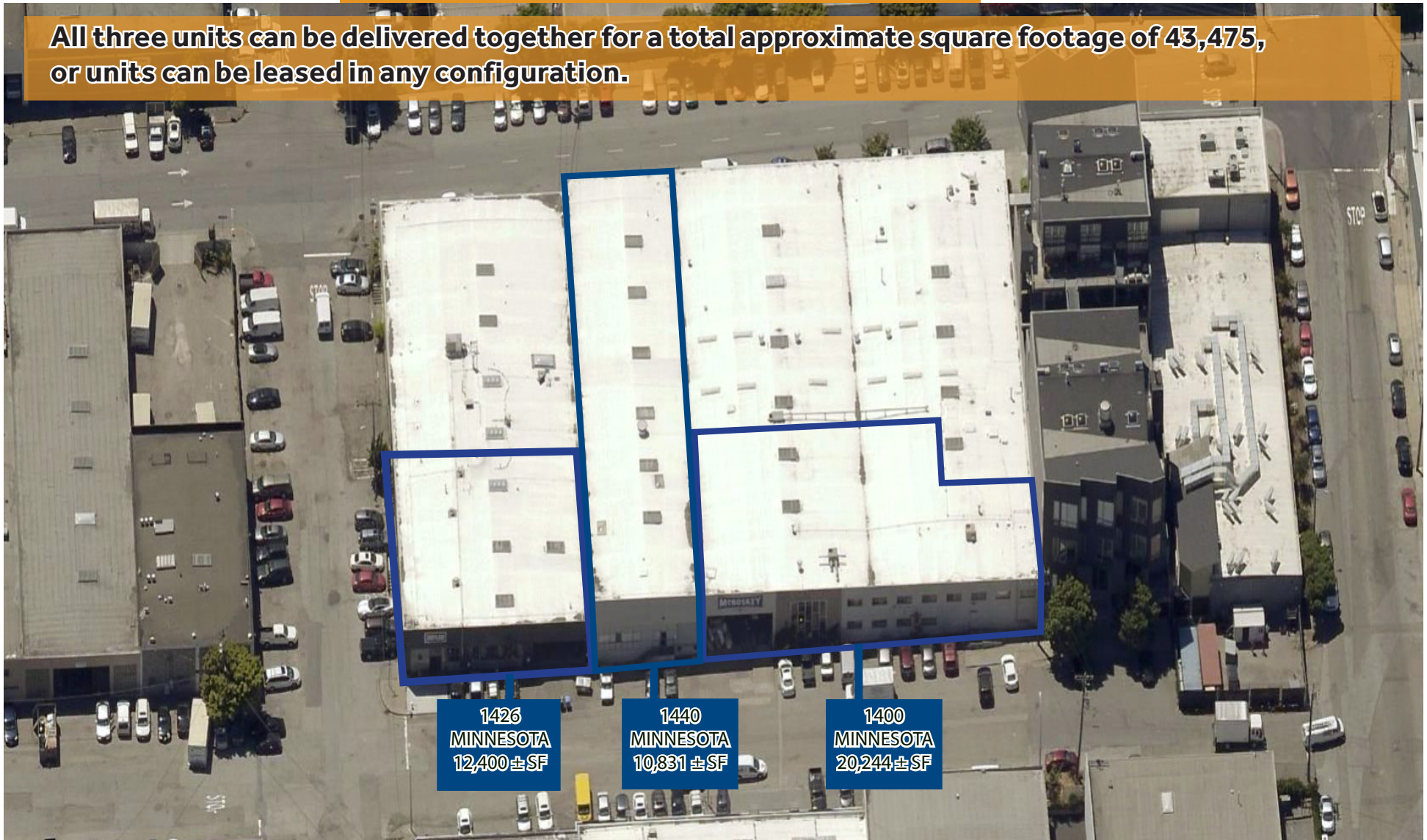


GROUND FLOOR (WAREHOUSE 15,399 SF & OFFICE 2,565 SF)

SCALE: 3/32" = 1'-0"

1400-1440 MINNESOTA ST AERIAL

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Subject
Property

Close Proximity

I - 280	0.5 Miles
I - 101	1.0 Mile
24th St BART	2.0 Miles
16th St BART	2.9 Miles
Bay Bridge	2.9 Miles
Downtown SF	3.0 Miles
SFO	10 Miles

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