

PREMIUM WAREHOUSES AVAILABLE FOR LEASE

535 Minnesota St

Details: 8,235 ± SF Protrero Hill Flex/ Design Space | Clearspan | Can be combined with adjacent unit for a total of 21,620 ± SF | 1 drive-in loading door | 22' ceiling height | ADA restrooms, kitchenette | Mezzanine office area | Heavy Power-400 AMPS/3 phase | \$1.65 PSF/ month, gross | UMU Zoning | Available immediately

555 Minnesota St

Details: 13,385 ± SF | Can be combined with adjacent unit | 1 drive-in loading door | Clearspan | 22' ceilings height | ADA restrooms and entry | 6 private offices, large open office space and kitchenette | Heavy power - 600 AMPS/ 3 phase | UMU Zoning | \$1.65 PSF/month, Gross | Available immediately

1426 Minnesota St & 1051 26th St

Details: 12,356 ± SF | 2 pony docks & 1 ramped drive-in loading door | Heavy power - 300 AMPS | Sprinklered | PDR-1-G Zoning | Available Now

1475 Indiana St & 1400-1440 Minnesota St

31,583 ± SF | Heavy power estimated at 1,200 AMPS | 1 dock high loading door | 1 recessed dock high loading door | 1 ramped drive-in loading door | 3 pony dock positions | Sprinklered | PDR-1-G Zoning | Available now



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**535-555 MINNESOTA ST
SAN FRANCISCO, CA**



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1400-1440 MINNESOTA ST
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1630 Tennessee Street

Details: 6,930 ± SF | Can be combined with adjacent unit | 1 dock high loading door | High-cube and clear span warehouse | Available immediately | \$1.85 PSF, NNN

1680 Tennessee Street

Details: 10,800 ± SF | Clear span warehouse | Can be combined with adjacent unit | 1 drive-in loading door and 1 dock high loading door | High-cube warehouse | Available immediately | \$1.85 PSF, NNN

1000 25th Street

Details: 18,432 ± SF | Additional yard/parking | Close proximity to I-280 & 3rd St corridor | 5 minutes to downtown SF | Majority of ceiling area 18' -26' | 5 drive-in loading doors | Skylights | 600 AMPS, 3 phase power | Available now

196 Napoleon Street

26,980 ± SF | 400 AMPS 240V | 18' clear height | 1 grade level door | 1 pony dock

200 Napoleon Street

27,988 ± SF | 400 AMPS 240V | 5,866 ± SF of office | 18' clear height | 2 grade level doors



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Elevate Your Business with High-Quality Facilities

Prime Industrial Spaces for Lease

Are you seeking to enhance your business with top-notch facilities? Calco Commercial will secure a premium warehouse featuring substantial power, excellent locations with enticing prices.

San Francisco historically has the highest industrial property rental rates in the nation due to a limited market and intense competition for space. The scarcity of available space has led to a trend of repurposing existing industrial buildings for other uses, hindering the development of large-scale industrial facilities for logistics. **This practice has resulted in a persistent shortage of industrial spaces, sustaining high rental prices***.

However, with the dramatic economic changes that occurred in 2023, high interest rates, and geopolitical disruptions, the sales and leasing market came to a screeching halt. For the first time in more than a decade there is the largest supply of high quality buildings at bargain prices. Our company can assist you in securing a premium space at deal terms that can benefit you now and into the future. We currently have high quality listings situated near major highways (I-280 & I-101), BART, the Bay Bridge, and downtown San Francisco. Moreover, these properties include features such as substantial power capacity and multiple docks.

Calco Commercial distinguishes itself as a prominent player in the industrial and commercial real estate sector, leveraging decades of expertise in advocating for both Landlords and Tenants. Through our seasoned team of brokers, we cultivate strong connections with local Landlords/Owners and Tenants, enabling us to craft advantageous leases, sales, and renewals for each client. With an extensive understanding of the local industrial and flex products, our team is adept at devising swift and innovative solutions to navigate the dynamic landscape of this bustling metropolitan area.

Please do not hesitate to reach out for more information. We look forward to hearing from you.

*Source: CoStar (Industrial Market, Jan 2024)



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