



**479 10TH STREET** SAN FRANCISCO CA 94103

**INDUSTRIAL WAREHOUSE FOR SALE**

**EXCLUSIVELY LISTED BY:**

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## EXECUTIVE SUMMARY

### 479 10TH STREET

San Francisco CA 94103



Offered at \$1,600,000

APN	3525-057
Building Size	± 2,714 Square Feet
Lot Size	± 4,800 Square Feet
Zoning	SALI
Year Built	1990
Occupancy	Can be delivered vacant w/90-day notice

479 10th Street is a ±2,714-square-foot freestanding industrial building set on a 4,800-square-foot rectangular lot (48' x 100') in the heart of San Francisco's South of Market district, mid-block between Harrison and Bryant. Single-story masonry construction built in 1990, 18-foot clear height, a grade level drive-in door, and a fire sprinkler system.

The improvements are configured as approximately 2,307 square feet of industrial space (85%) and 407 square feet of office (15%). The property also consists of a fully fenced, secured yard, providing roughly 12 surface parking spaces (a 4.42 per 1,000 SF ratio) along with secured staging, storage, or fleet area.

Under San Francisco's SALI (Service/Arts/Light Industrial) zoning, the property accommodates a broad mix of light industrial, PDR, arts, design, and creative-workspace uses. The building can be delivered vacant after close of escrow.

- ±2,714 SF freestanding industrial building
- 4,800 SF rectangular lot (48' x 100')
- Fully fenced, secured yard
- 18' clear ceiling height
- Grade-level drive-in door
- Single-story masonry construction
- Year built: 1990
- SALI zoning









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