

Goodman

+ MAKING  
SPACE  
FOR  
GREATNESS

Downtown  
San Francisco

Port of Oakland

# SPACE FOR FLEET MANAGEMENT

GIC San Francisco

101

280

Goodman Industrial Center  
2270 Jerrold Avenue,  
San Francisco, CA



# Flexible space



Goodman Industrial Center San Francisco is a 3.54 acre low-coverage urban infill site.

Zoned PDR-2, the site can accommodate a wide range of industrial uses, including autonomous/electric vehicles, car companies, fleet operators, truck terminal, institutions, storage, and construction users.

# Strategic location



Strategically located in San Francisco's protected industrial corridor between the 101 and 280 freeways.

With immediate freeway convenience, the site benefits from tremendous accessibility to San Francisco and the entire Bay Area with serving 2.3 million people and 890,000 households within a 15-mile radius.

# VIEW FROM ABOVE

Campus view – Goodman Industrial Center San Francisco



# EASY ACCESS

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**0.3MI**

to 101 Freeway

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**10.4MI**

SFO International  
Airport

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**9.8MI**

to Port of the  
Americas

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**20.5MI**

to Oakland Airport

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**0.5MI**

to 280 Freeway

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**43MI**

to San Jose Airport

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**2.5MI**

to Mission Bay

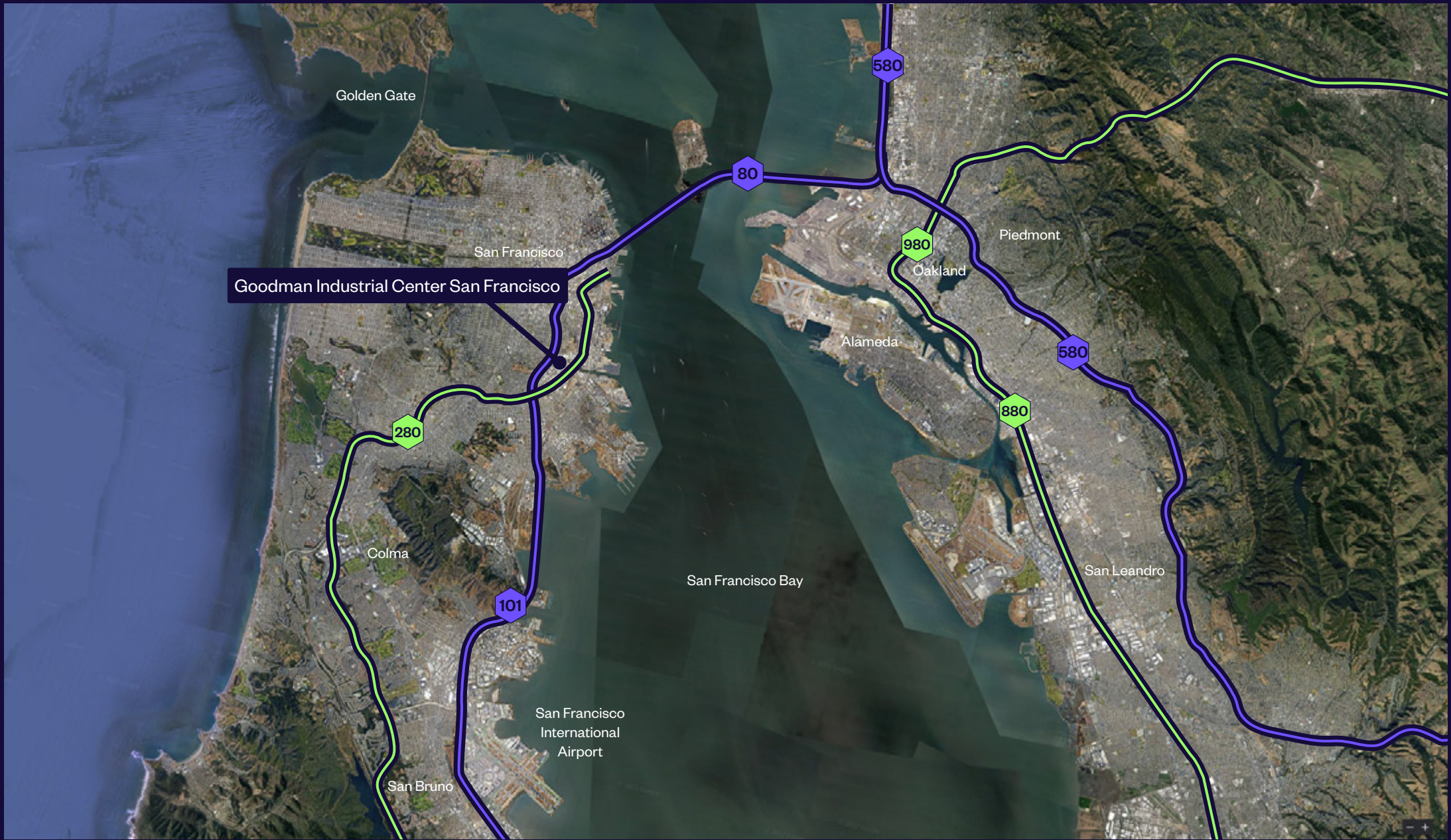
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**3.4MI**

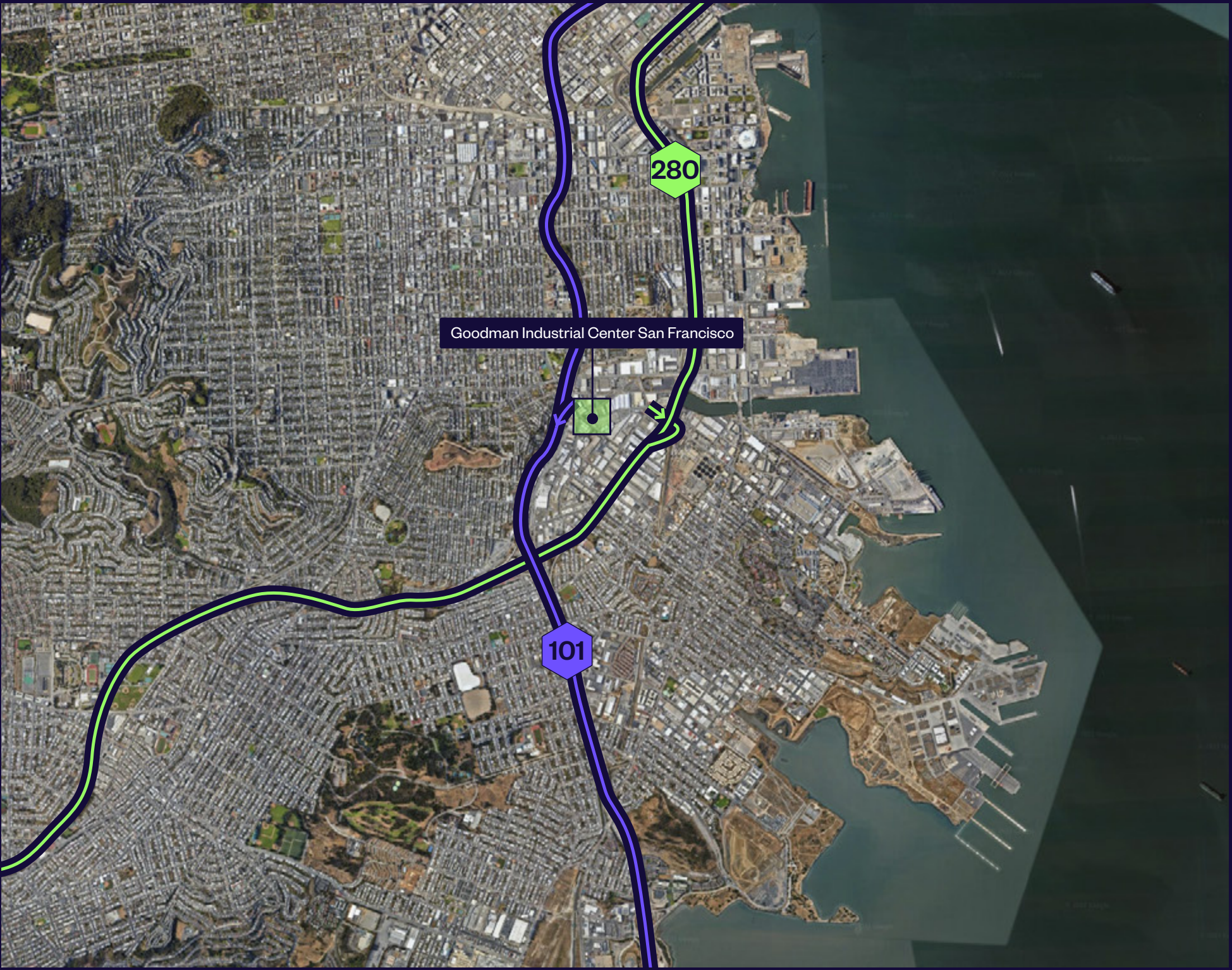
to Downtown  
San Francisco

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# ACCESS

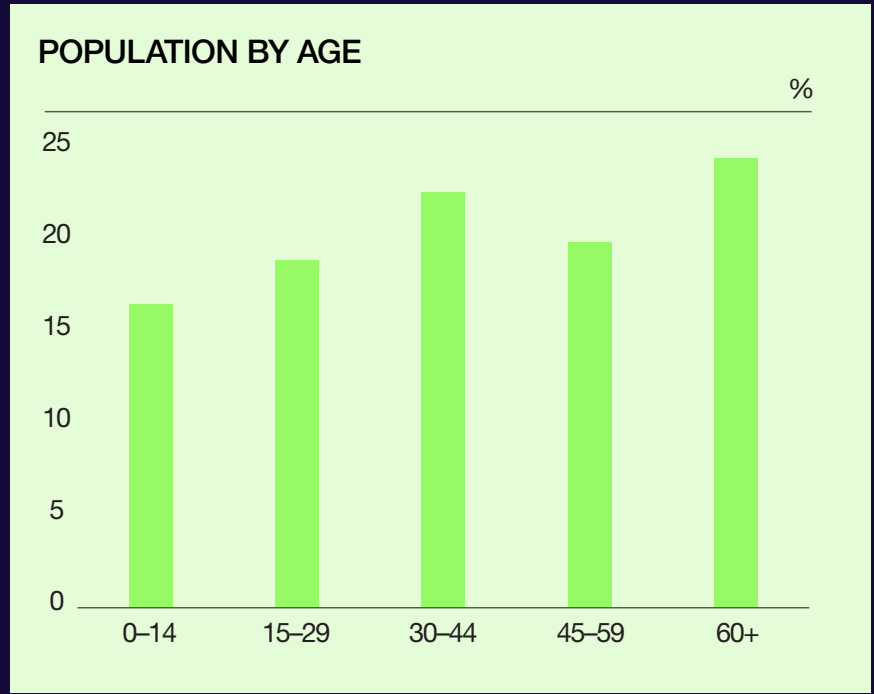


# ACCESS



# KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME

Source: Esri, Michael Bauer Research, BLS.gov, Gfk MRI



**6.2<sup>m</sup>**  
TOTAL POPULATION



**2.3<sup>m</sup>**  
TOTAL HOUSEHOLDS



**2.67 people**  
AVERAGE HOUSEHOLD SIZE



**\$107,995**  
AVG. DISPOSABLE INCOME



**\$245.3<sup>bn</sup>**  
TOTAL DISPOSABLE INCOME



**179**  
WEALTH INDEX

### TOTAL SPEND ON:



**\$2.0<sup>bn</sup>**  
FOOTWEAR



**\$8.4<sup>bn</sup>**  
CLOTHING



**\$20.9<sup>bn</sup>**  
FOOD AT HOME



**\$3.3<sup>bn</sup>**  
NUM. ORDERED ONLINE



**\$88.6<sup>bn</sup>**  
RETAIL GOODS



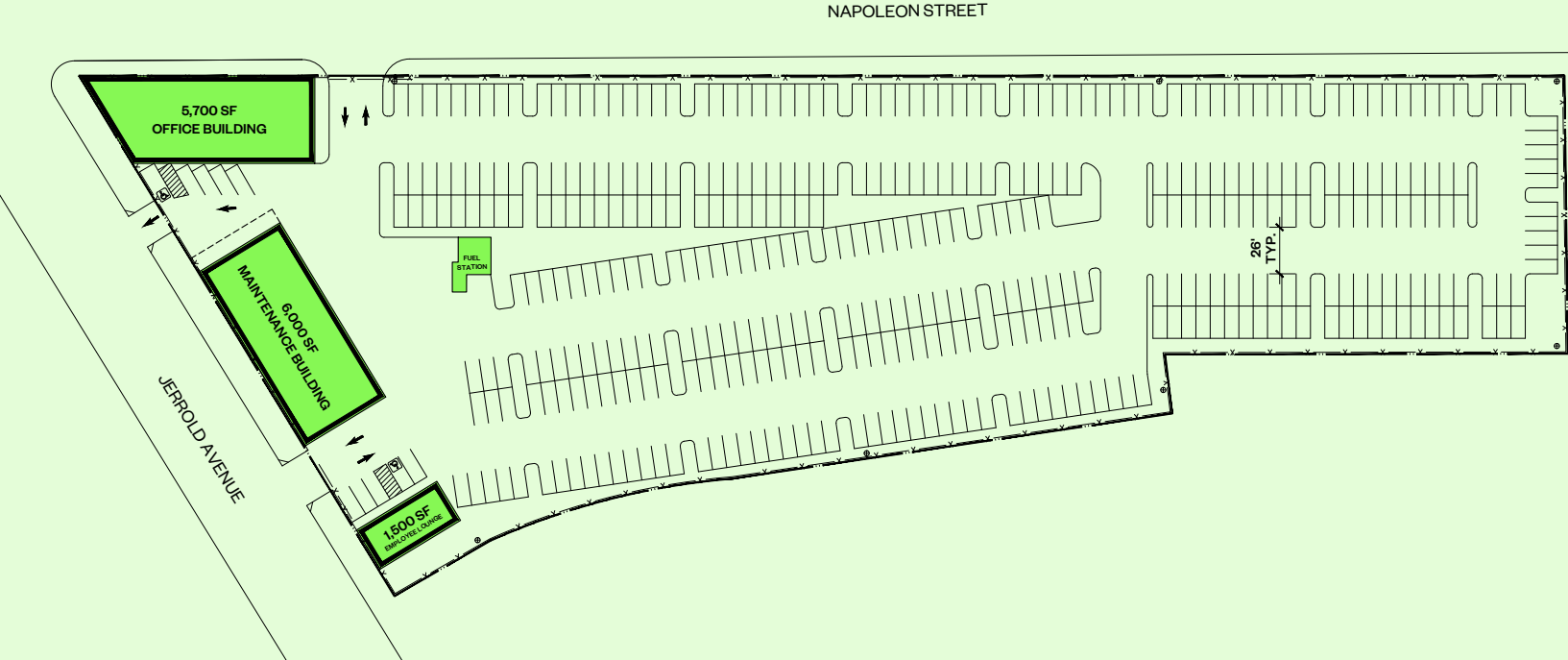
**\$1.9<sup>bn</sup>**  
PERSONAL CARE

All currency in USD. Source: Esri and Michael Bauer Research

# GIC SAN FRANCISCO

## FLEET PARKING PLAN

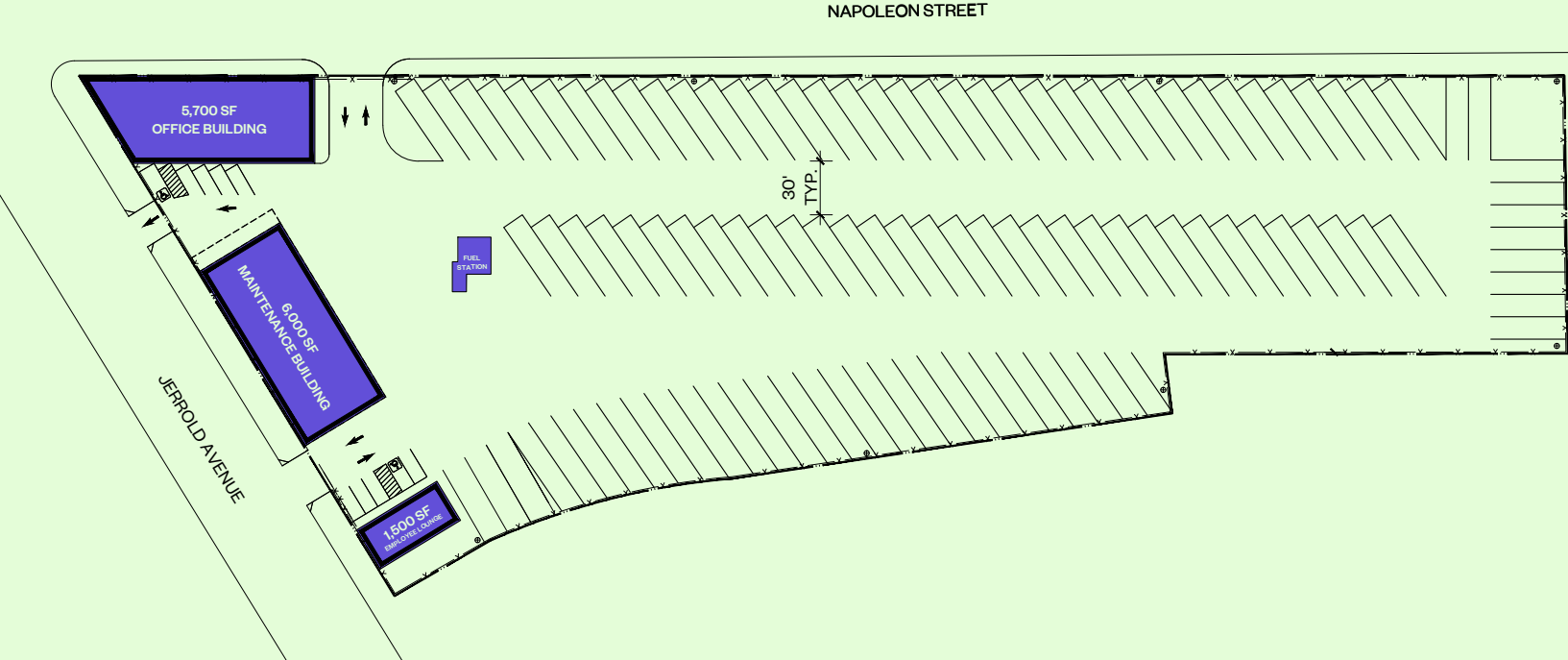
<b>PROPERTY</b>	<b>3.54 acres</b>
Auto parking stalls	411 spaces
Office	5,700 sqft
Maintenance building	6,000 sqft
Employee lounge	1,500 sqft



# GIC SAN FRANCISCO

## COMMUTER BUS SITE PLAN

<b>PROPERTY</b>	<b>3.54 acres</b>
Bus parking stalls	108 spaces
Office	5,700 sqft
Maintenance building	6,000 sqft
Employee lounge	1,500 sqft



# OWNERSHIP



Goodman is a worldwide leading real estate owner, developer, and property manager with \$49.5 billion of assets under management and operations in 14 countries. Goodman is committed to excellence in customer relationships and creating long-term, sustainable logistics solutions for the new digital economy.



We aim to be leaders in environmental social governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

# SUSTAINABILITY

# SERVICE

Our teams provide progressive insights to business needs in an ever-changing world



## Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

## Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.



# SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.

## Safety in design

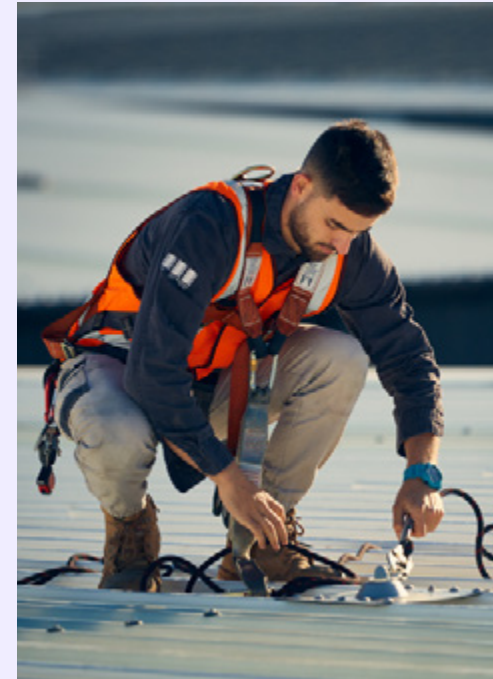
- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

## Safety in construction

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

## Safety in occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.



# GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we're able to make a real difference, where and when it matters most.

Doing good in the world

Goodman Foundation



## How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

### Children and youth

Charity organizations who help protect, nurture and support children or young people.

### Food rescue and environment

Charity organizations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

### Community and community health

Charity organizations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

# CONTACT US



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