

Industrial Warehouses

1400 Carroll Avenue & 1415 Bancroft Avenue



CAROL
REEN
TEAM



Carol Reen, MBA

DRE # 01820082
Broker Associate, Realtor®
M: 415.728.6199
carol@carolreen.com



Paul Dobson, CPA

DRE #: 01977751
Realtor®
M: 650.248.1070
paul@carolreen.com

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864-474-1111
864-251-5971



Summary

2 Amazing Concrete Building Commercial Warehouse Spaces in an excellent location connecting San Francisco to the Peninsula. With PDR-2 / M1 Zoning, multiple use possibilities are available. Mezzanine levels are bonus area for storage and enclosed Office Space with restrooms already in place. There are 4 Roll-up Doors at 14 ft Height with 50 ft Wide Clear Span. Each warehouse has 18 ft Ceiling Height and Sprinkler System. Features include 100 AMP Single Phase 120 / 240 Volts, 400 AMPs Three Phase 120 / 240 Volts and 400 AMPs Three Phase 480 Volts , and 400 AMPs Three Phase 120 / 240 Volts. Heavy duty machinery/equipment can be parked inside the warehouses. Close easy access to HWY 101, San Francisco International Airport, Oakland docks. An opportunity for expansion and buildup may also be feasible for builder/owner/user.

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CarrollBan | Points of Interest

LEGEND



1400 Carroll Ave



1415 Bancroft Ave



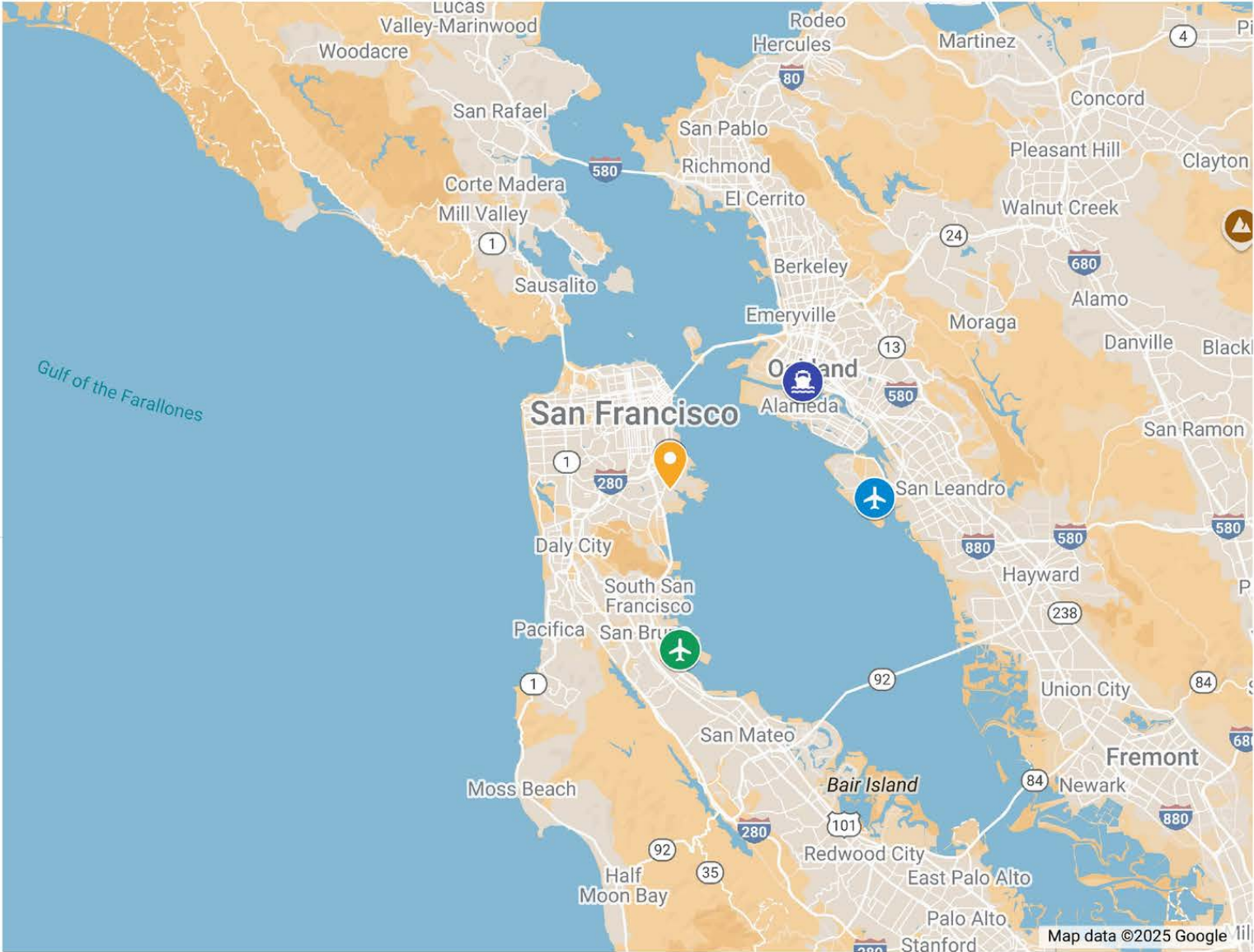
San Francisco International Airport




Oakland International Airport



Port of Oakland



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Highlights

- 2 Concrete Building Commercial Warehouse Spaces
- 2 APNS: 4879-017 & 4879-018
- PDR-2 / M1 Zoning
- Mezzanine and Enclosed Office Space.
- 4 Roll-up Doors at 14 ft Height with 50 ft Wide Clear Span
- 18 ft Ceiling Height
- Sprinkler System
- Features include 100 AMP Single Phase 120 / 240 Volts; 400 AMPs Three Phase 120 / 240 Volts and 400 AMPs Three Phase 480 Volts; and 400 AMPs Three Phase 120 / 240 Volts
- Heavy machinery/equipment can be parked inside.
- Street parking is available.
- ~30,000 SF Total
- Close access to HWY 101
- Owner User to Occupy 10k Sq Ft Now or Keep current tenants in place.

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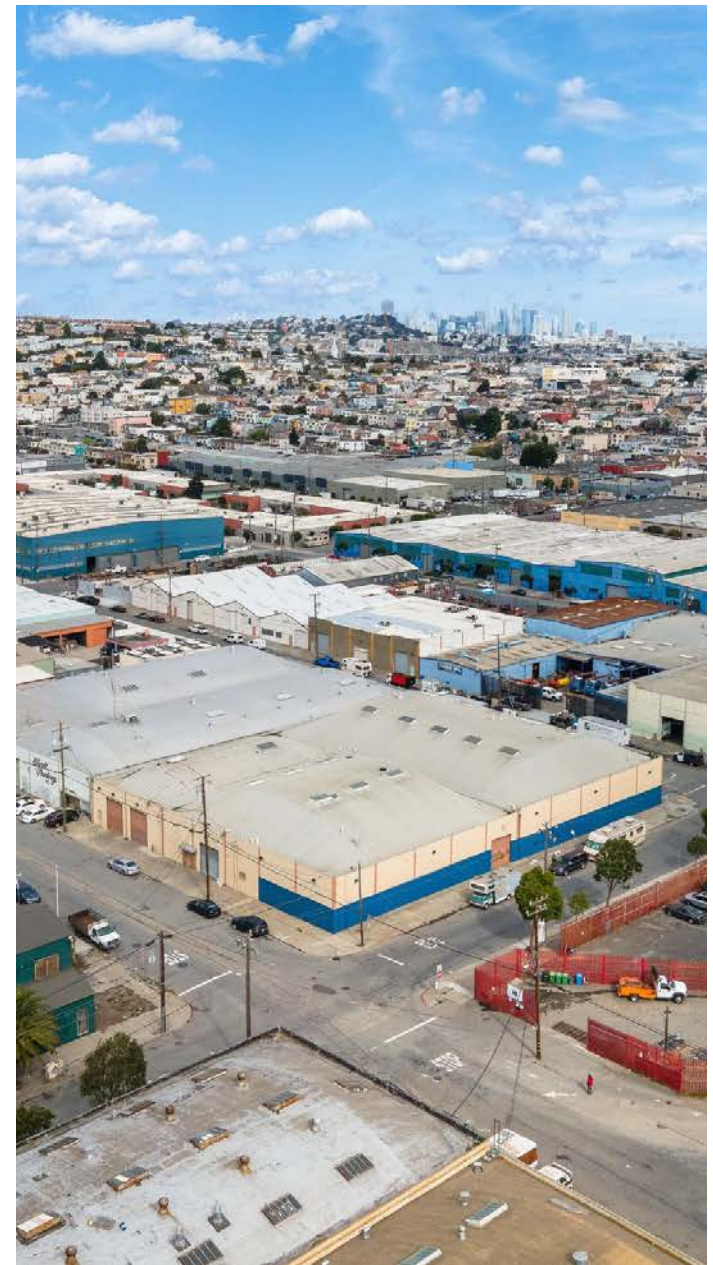
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Additional Photos



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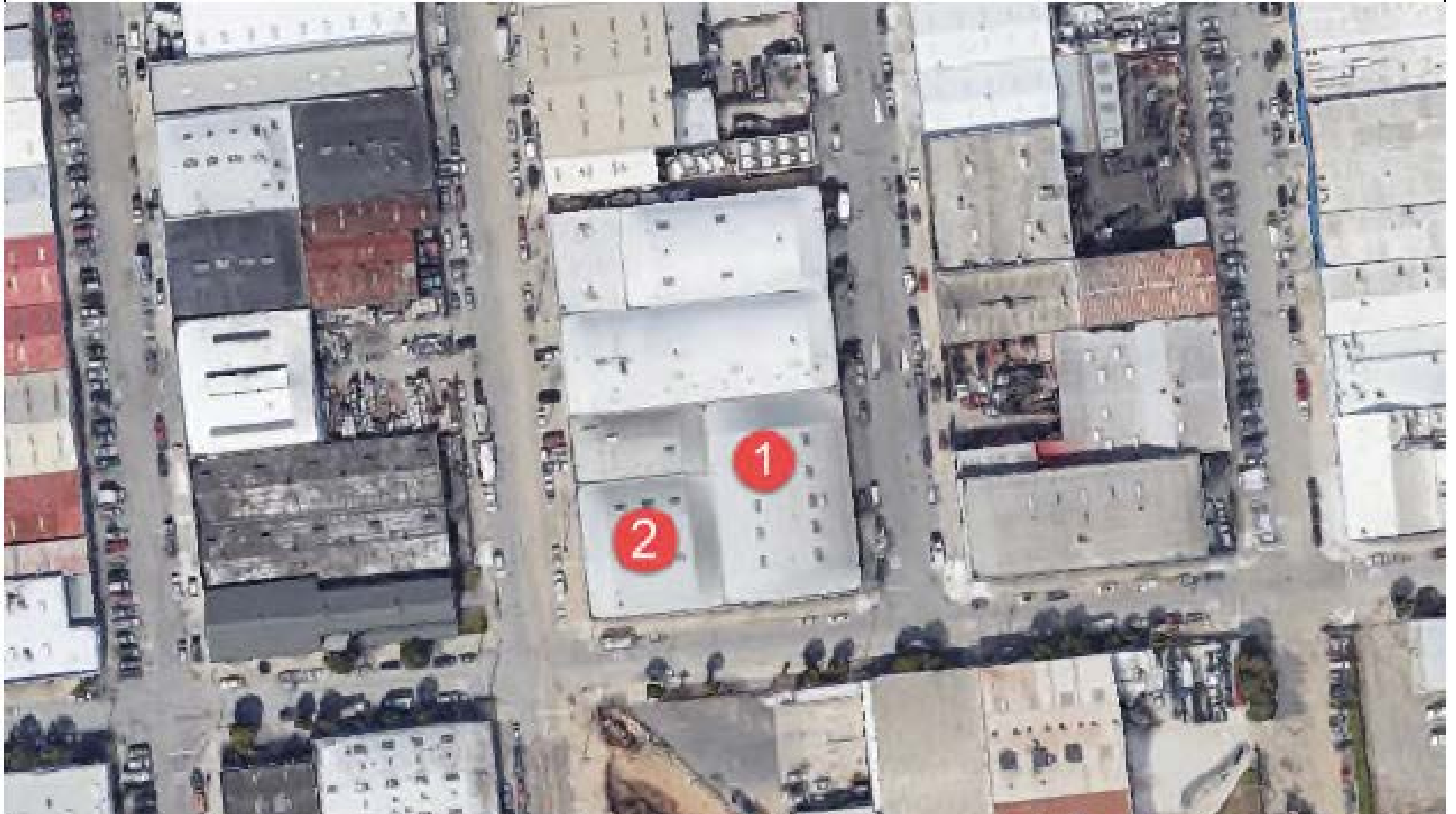
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