



1408 Yosemite Ave



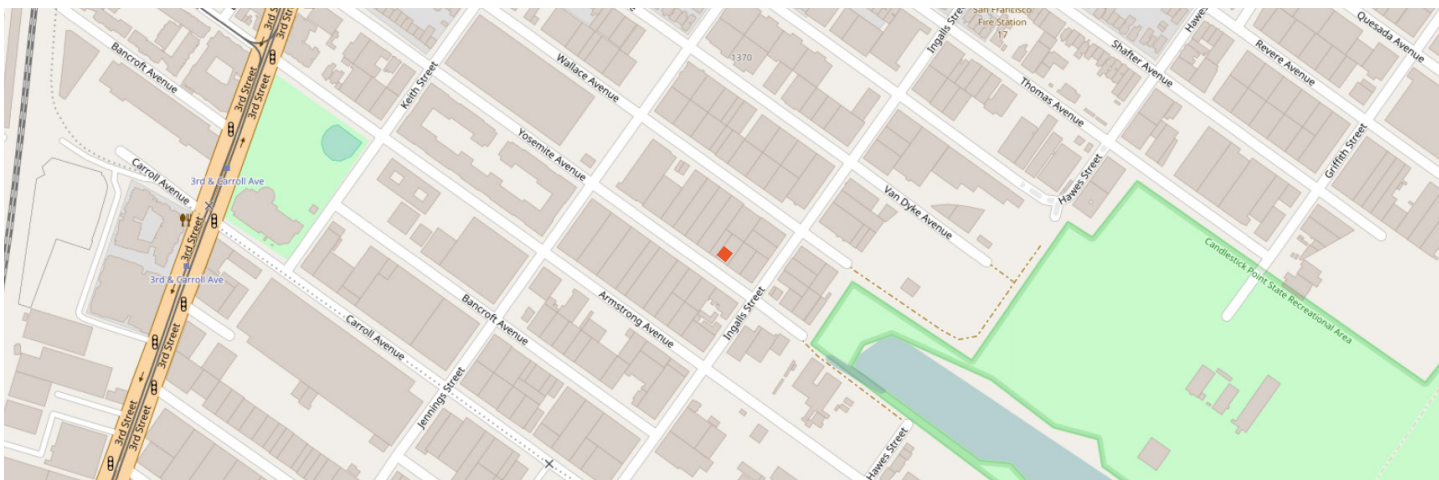
WAREHOUSE / FLEX SPACE
FOR LEASE

rent \$ 1.83 PSF / Month Gross
size 6,000 Sq. Ft.



URBANGROUP
real estate





WAREHOUSE / FLEX SPACE

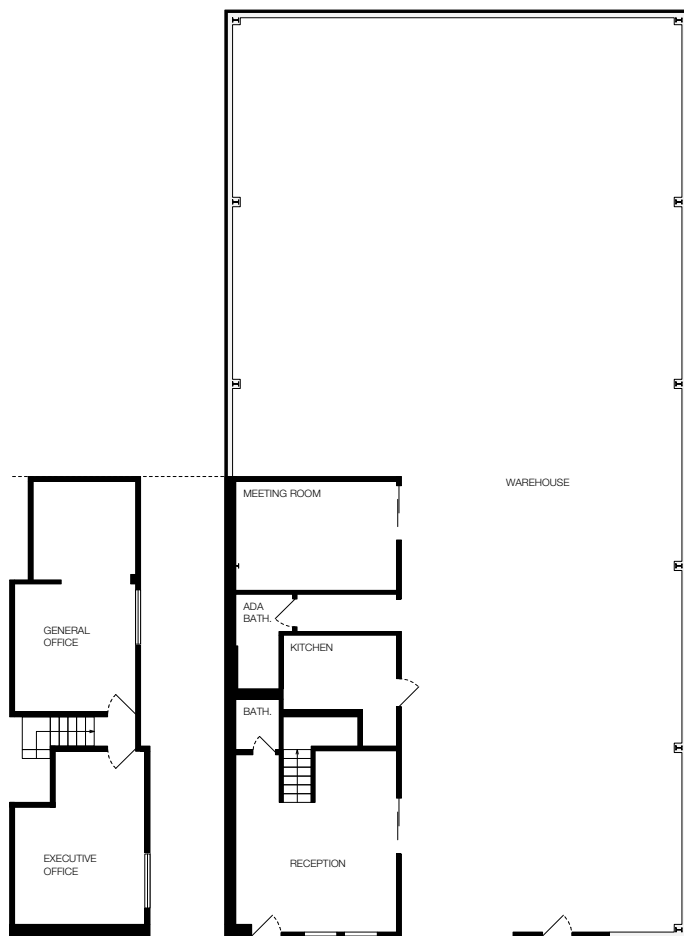
- Flexible lease term, short-term opportunities available
- Approx 6000 sqft, 1000sqft of recently developed premium office space

FEATURES

- Zoning PDR-2 , no auto repair or 420
- 20' Ceiling height in warehouse
- 400 AMP-3 phase power
- Security cameras/video feed and Bay Alarm system
- Large electric roll up door with remote and sliding gate
- 2 Separate entry doors in addition to roll-up
- HVAC for developed space
- Sunny side of street with skylights providing ample natural light
- Inside warehouse hose spigot
- 2 Ton tram crane
- Kitchen with storage, sink, 4 burner gas stove top
- 2 bathrooms, including ADA accessible
- Reception area
- Private conference room
- Private upper level offices with plenty of storage

AREA

- Easy access to highways 101 and 280
- One block from Craftsman and Wolves Café
- Close proximity to Hunters Point, Candlestick developments and Warriors stadium
- Wide street, easy for large truck turn around



JOE GARVEY

W: 415.863.1775 M: 415.623.9629

JOE@URBANGROUPSF.COM

BRE 01996345



URBANGROUP
real estate

2601 MISSION STREET, SUITE 502

SAN FRANCISCO, CA 94110

URBANGROUPSF.COM

BRE 01885834

THE INFORMATION CONTAINED HEREIN HAS BEEN SECURED FROM SOURCES BELIEVED TO BE RELIABLE.
IT IS NOT GUARANTEED, HOWEVER, AND SHOULD BE VERIFIED PRIOR TO CONSUMMATING ANY TRANSACTION.