

**FOR
LEASE**


**VIRTUAL
TOUR**



2177 JERROLD AVE

OFFICE | WAREHOUSE | YARD

2.25 ACRE SITE

24,591 SF OF BUILDING AREA

79,643 SF OF SECURE YARD AREA

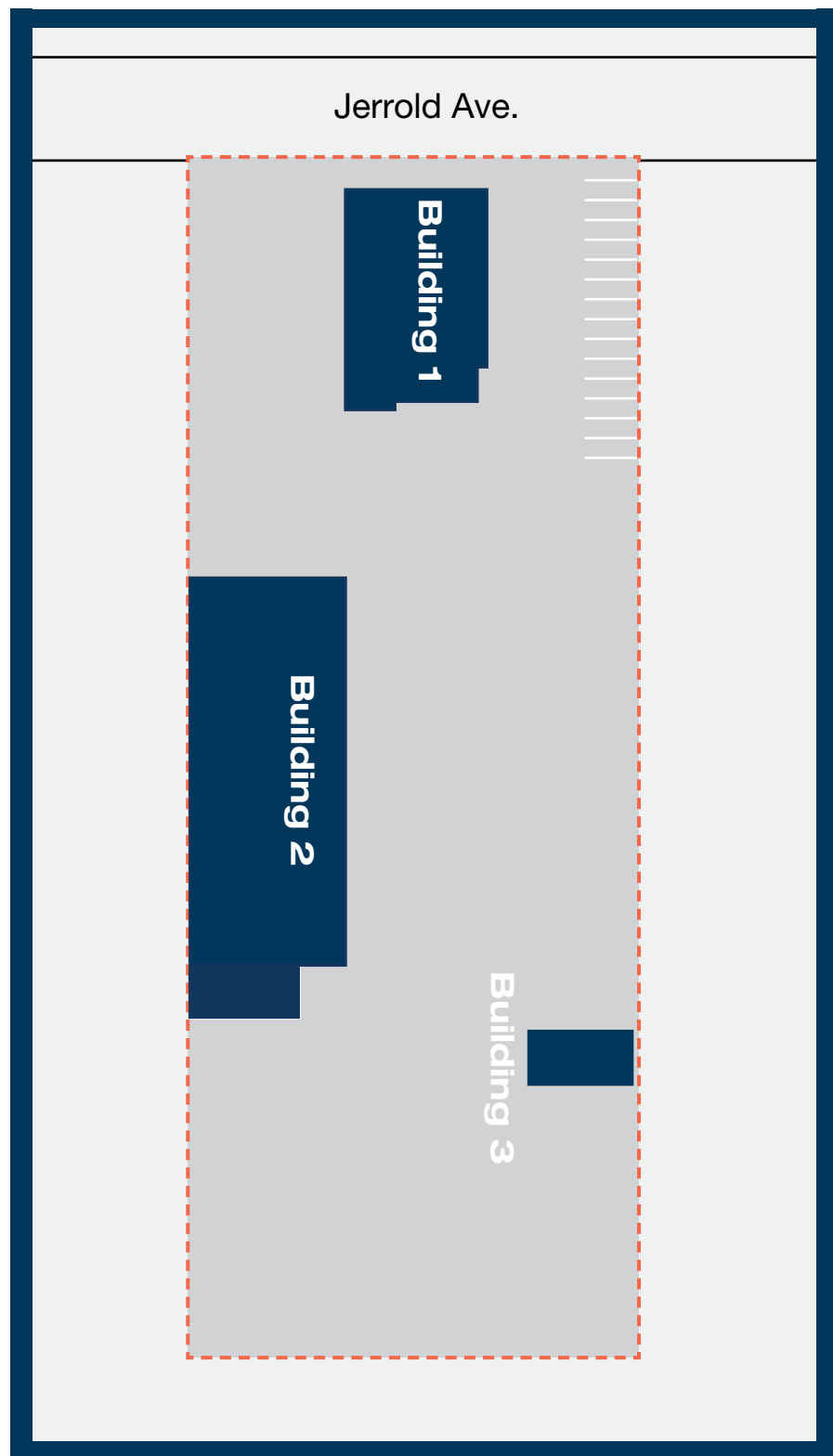
Power Upgrade in Progress | 4,100 AMP/ 480V 3 Phase Power | Late 2023

Mark Geisreiter
Executive Managing Director
t 415-290-5797
mark.geisreiter@nmrk.com
CA RE Lic #00889721

Aaron Gillespie
Senior Managing Director
t 720-495-7735
aaron.gillespie@nmrk.com
CA RE Lic #01971974

SITE PLAN AND BUILDING HIGHLIGHTS

- Easy access to Highway 101 and interstate 280
- 10 minutes to San Francisco Airport
- 5 minutes to Downtown San Francisco
- Secure Yard with Electric Fence
- 3 Dedicated Entrances
- Power Upgrade in Process
 - 4,100 AMP/ 480 V 3 Phase Power
 - Installation Complete Late 2023
- 14 Stripped Parking Spaces
- New HVAC
- Sprinklered



BUILDING HIGHLIGHTS AND FLOOR PLANS

Building 1:

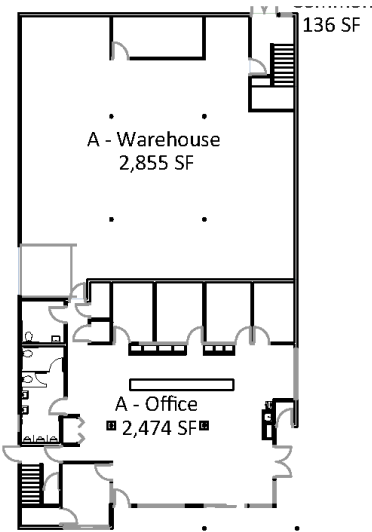
- 11,347 RSF Total
 - 1st Floor
 - 2,991 RSF of Warehouse
 - 10' clear heights
 - One (1) 10' x 10' grade level door
 - 2,474 RSF of Office
 - 2nd Floor
 - 5,909 RSF of Office

Building 2:

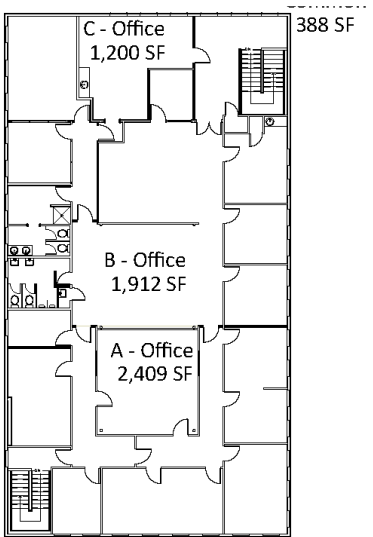
- 12,217 RSF Total
 - 11,567 RSF of Warehouse
 - 18' Clear Heights
 - Eight (8) 14' x 14' grade level doors
 - 650 RSF of Office

Building 3:

- 1,000 RSF of Storage



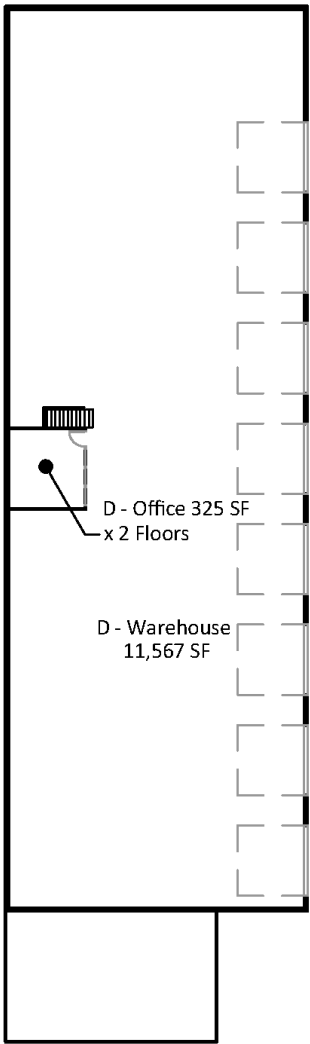
Building 1
1st Floor Total = 5,465 SF



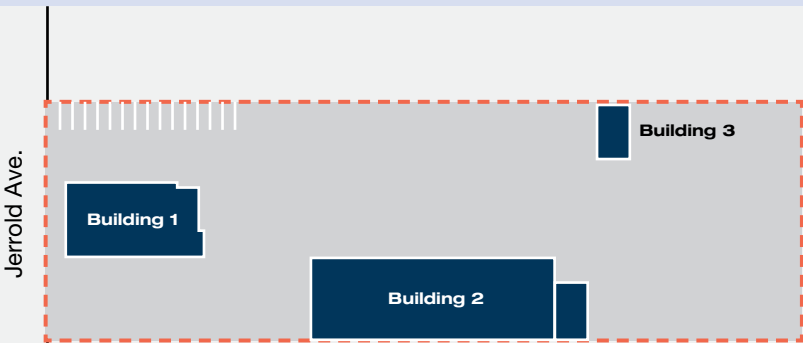
Building 1
2nd Floor Total = 5,909 SF



Building 3
Total = 1,000 SF



Building 2 Total = 12,217 SF



BUILDING 1 EXTERIOR PHOTOS



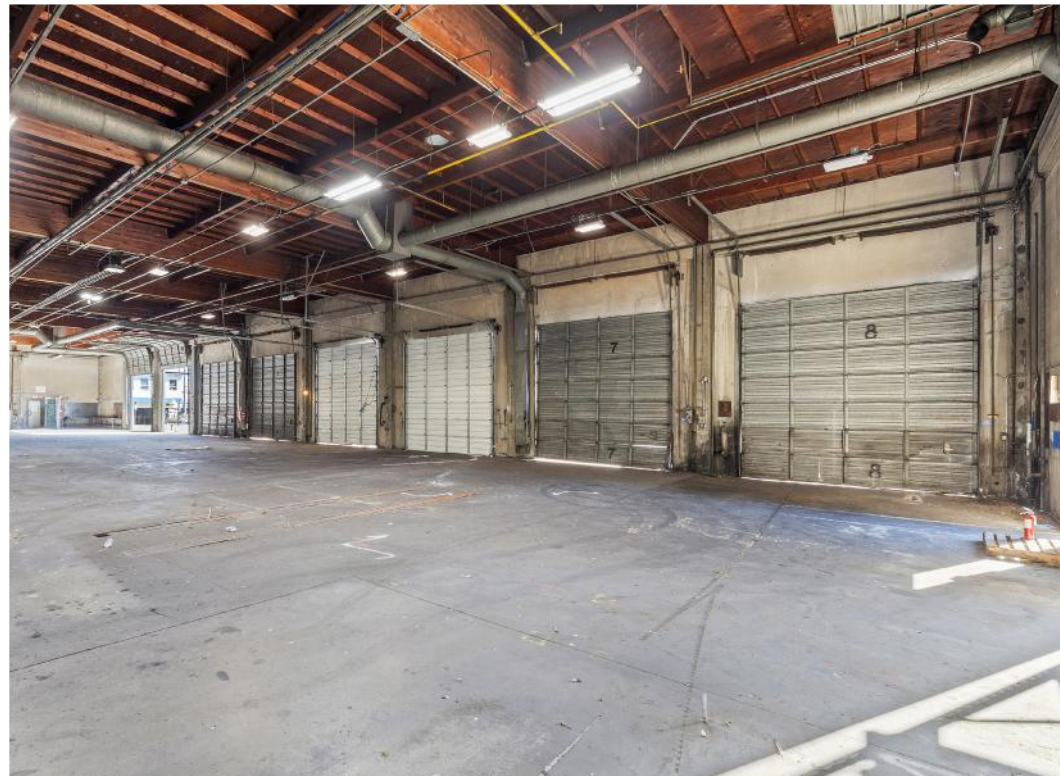
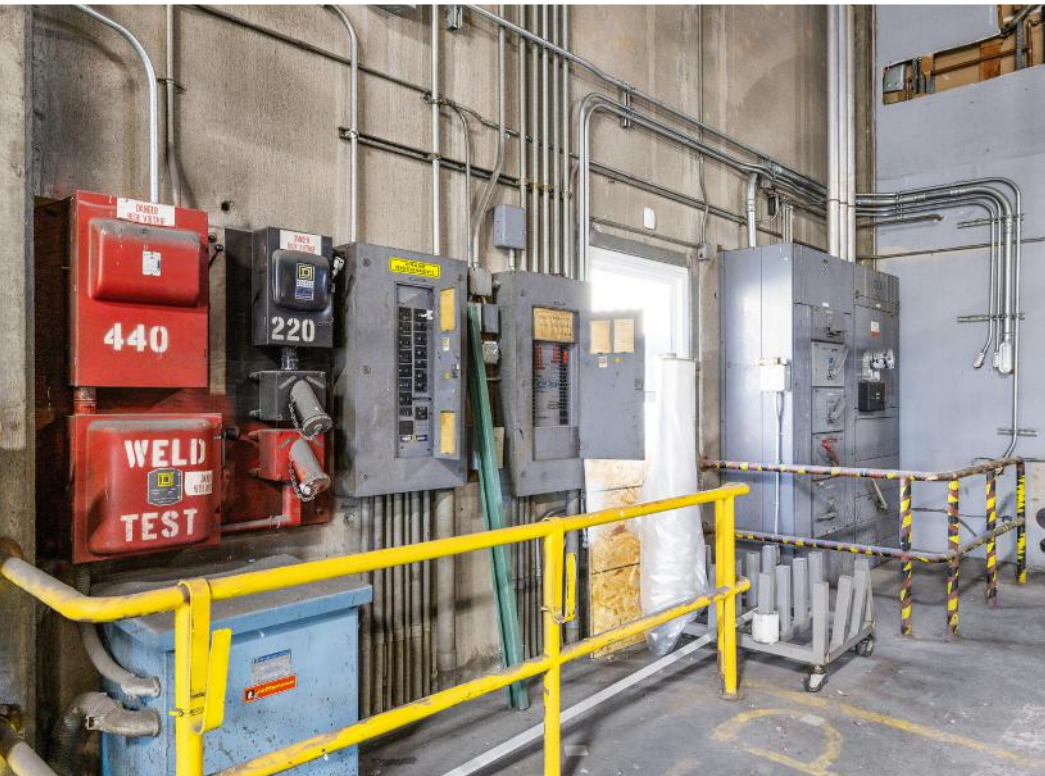
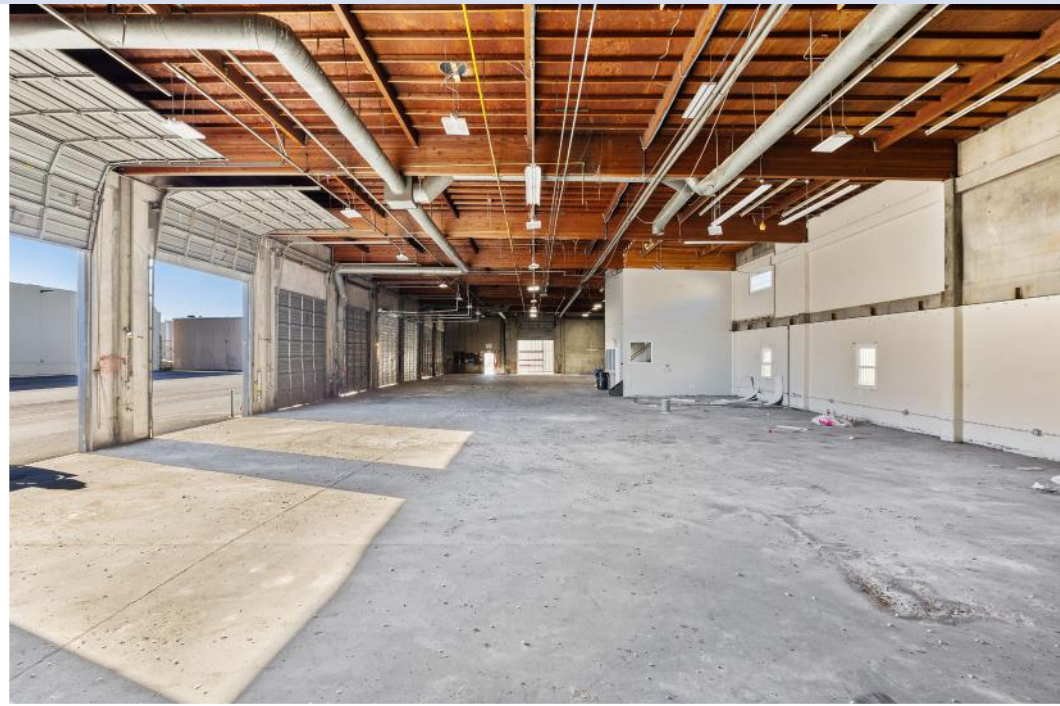
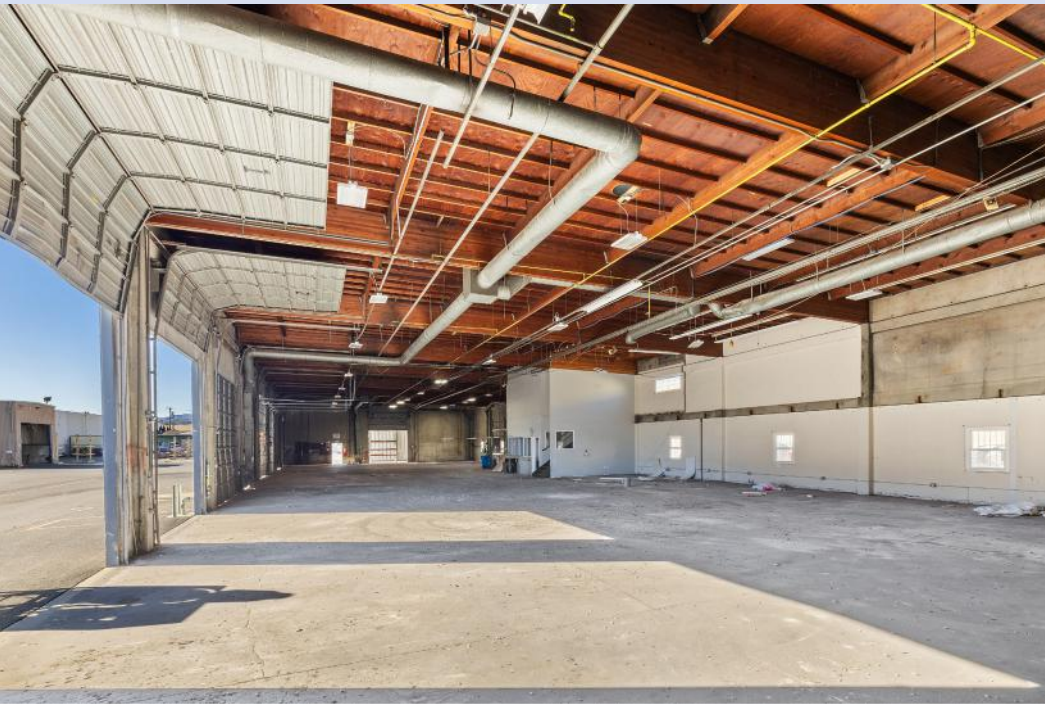
BUILDING 1 INTERIOR PHOTOS

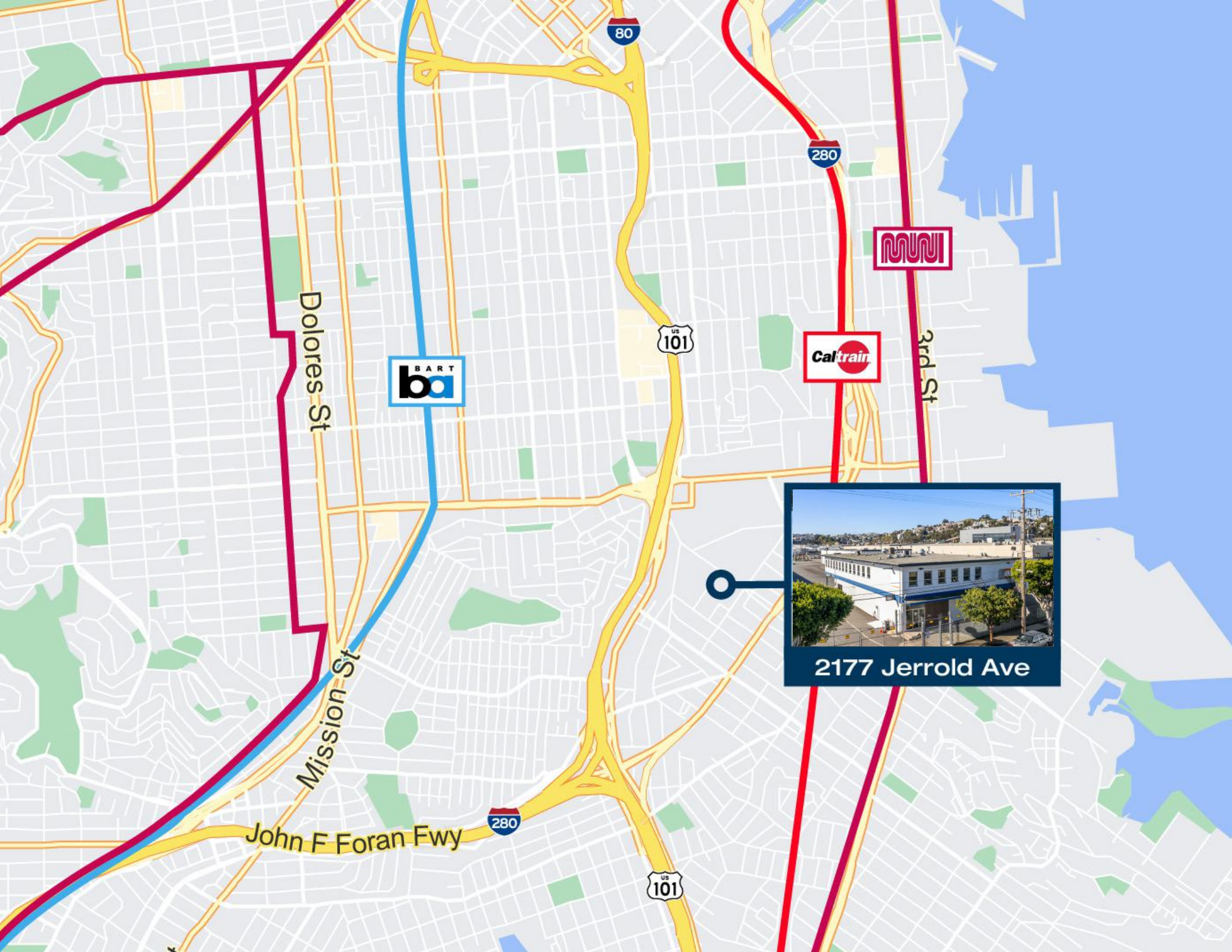


BUILDING 2 EXTERIOR PHOTOS



BUILDING 2 INTERIOR PHOTOS





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CA RE Lic #01971974

NEWMARK

ONE SANSOME STREET, FLOOR 41 SAN FRANCISCO, CA 94104

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