

DOWNTOWN
SAN FRANCISCO



San Francisco

749 Toland Street & 2000 McKinnon Avenue

EXISTING

224,000 Square Feet Available
on 6.60 Ac.

AVAILABLE NOW

POTENTIAL

1.75M Square Feet Available on
13.32 Ac.

EXISTING - 224,000 SF

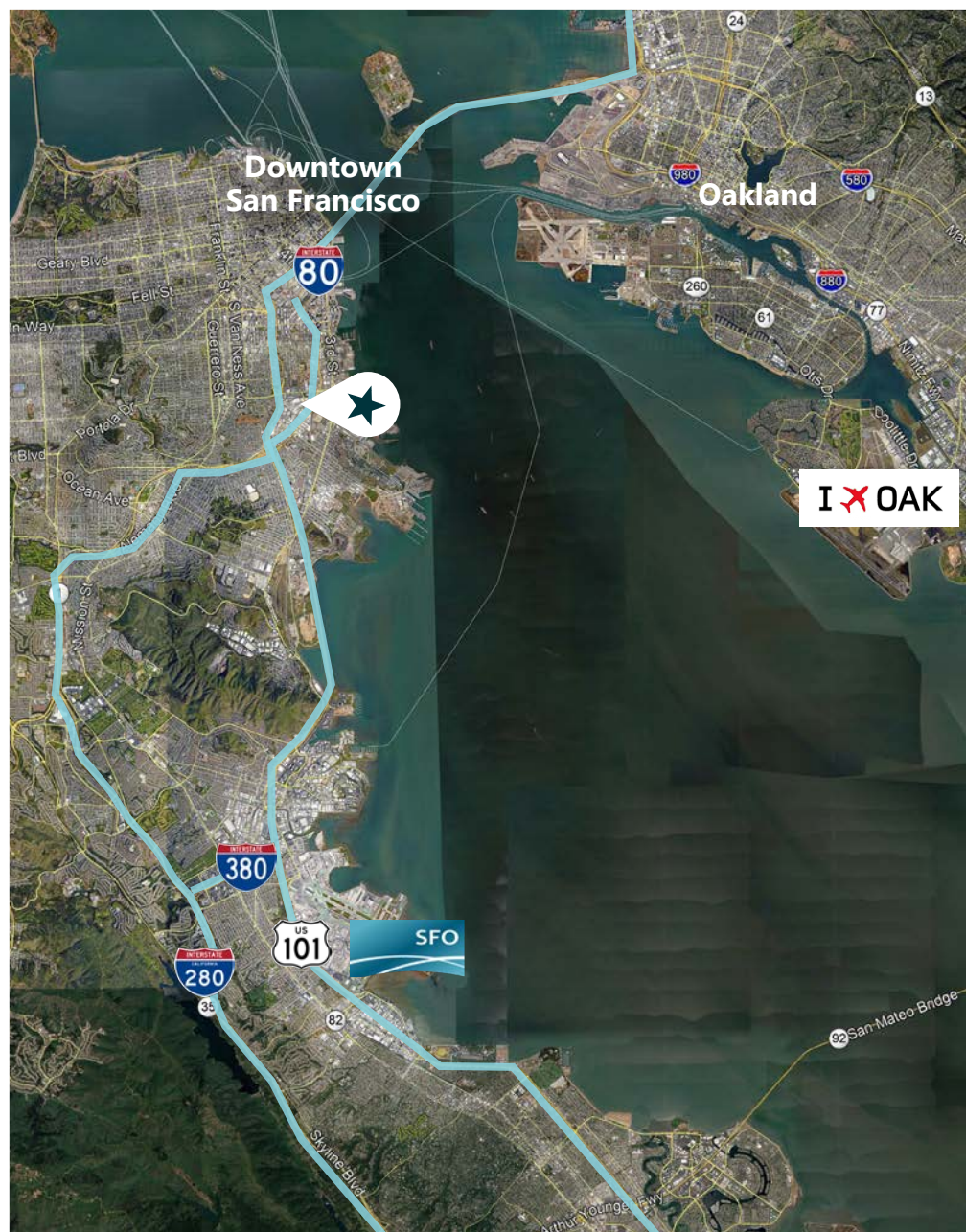
AVAILABLE NOW



Property Highlights

- Units Ranging from 16,000 SF to 40,000 SF
- Two Full Buildings Available for up to 224,000 SF
- Ample Dock-High and Grade-Level Loading
- Pitched Roof of up to 26' Clear Height (to be verified)
- Fenced Parking / Yard Areas
- Fully Sprinklered
- Tenant Improvement Allowance Available
- Flexible Lease Terms

STRATEGIC BAY AREA LOCATION



Property Description

- 13 Acre urban infill site with short and long term potential
- Short-term leasing opportunities of up to 224,000 RSF
- Long-term development potential of up to 1.75M

Demographics:

City of San Francisco

- 776,733 people
- 329,700 households
- \$161,211 average annual household income

Within 50 Miles

- 6.8 million people
- 2.5 million households
- \$146,792 average annual household income

Location & Travel Times

Distance

Time

Chase Center	2.6 miles	11 minutes
Downtown San Francisco	4.1 miles	12 minutes
Port of San Francisco	4.5 miles	11 minutes
Pacific Heights	5.3 miles	16 minutes
San Francisco International Airport	11.4 miles	16 minutes
Port of Oakland	13.0 miles	18 minutes
Oakland International Airport	20.8 miles	25 minutes

* 18-20 shipping days from Asia

ACCESSIBLE TO EVERYTHING



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