

YOUR NAME HERE

INDUSTRY IN MOTION

FOR SALE OR LEASE

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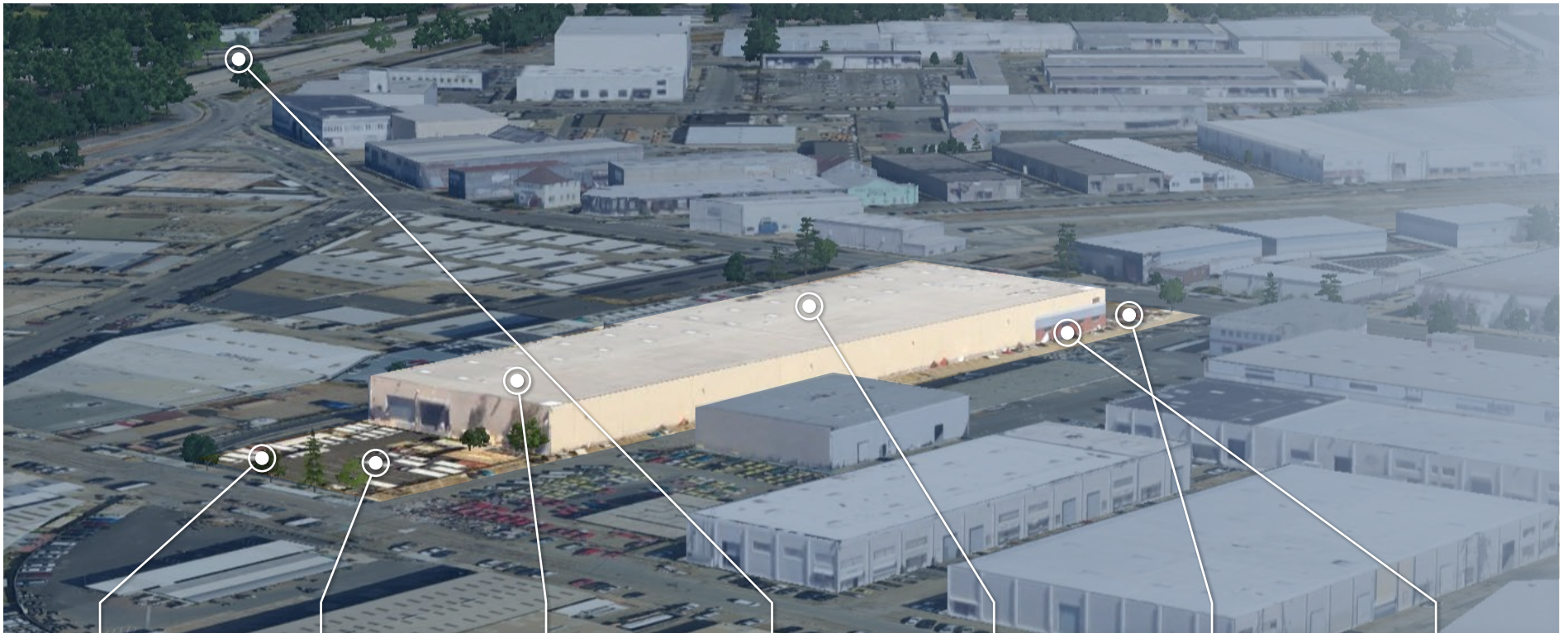
JERROLD

OPPORTUNITY

2225 Jerrold offers a one of a kind opportunity within the San Francisco City limits. Located in the Bayview, the site is the highest quality infill industrial property in San Francisco. The warehouse is 98,614 SF ± on a 125,968 SF ± parcel. Sandwiched between the 101 and 280, the site provides easy access to San Francisco, Oakland, Marin & the Peninsula.

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125,968 SF ±
of Land &
98,614 SF ±
Building with
Secured Yard



**Highest
Quality**
Infill Industrial
Property



Building
can be
Demised



**Great
Location**
Between
101 and 280



Clear Height
22'1" - 25'5"



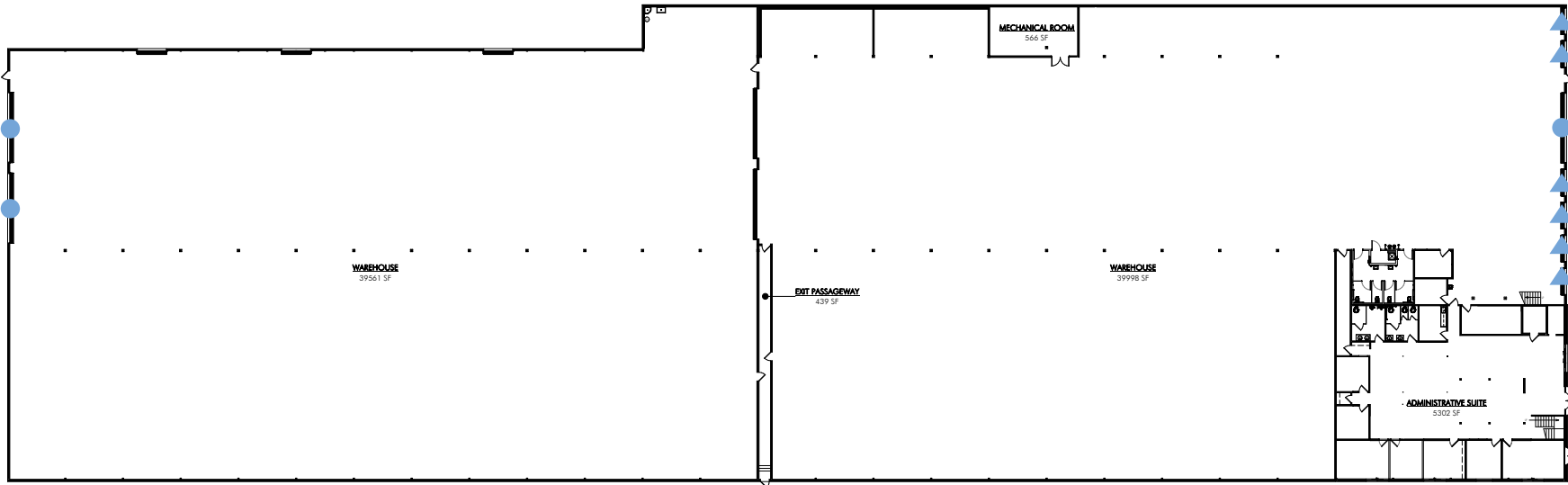
Exceptional
Parking
on Both Sides



**Loading
Capabilities**
6 Dock Doors
3 Grade-Level

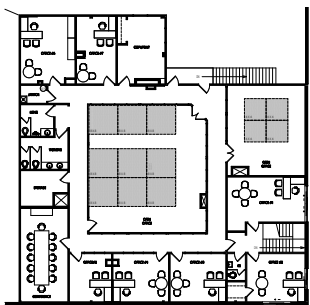
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- ▲ LOADING DOCKS
- GRADE-LEVEL DOORS

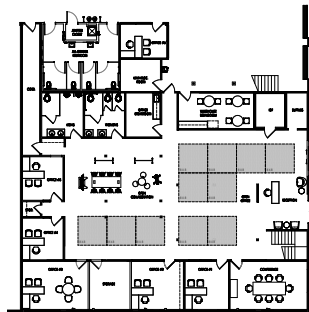
MEZZANINE LEVEL



ENLARGED FLOOR PLAN

OFFICES	7
WORKSTATIONS (6X6)	4
WORKSTATIONS (8X8)	9
LARGE CONFERENCE (112P)	1
STORAGE	1
COPY/PRINT	1

1ST FLOOR



ENLARGED FLOOR PLAN

OFFICES	6
RECEPTION AREA	1
WORKSTATIONS (8X8)	11
MEDIUM CONFERENCE (8P)	1
IDF	1
STORAGE	2
SUPPLIES	1
OFFICE BREAKROOM	1
WAREHOUSE BREAKROOM	1
OPEN COLLABORATION	1

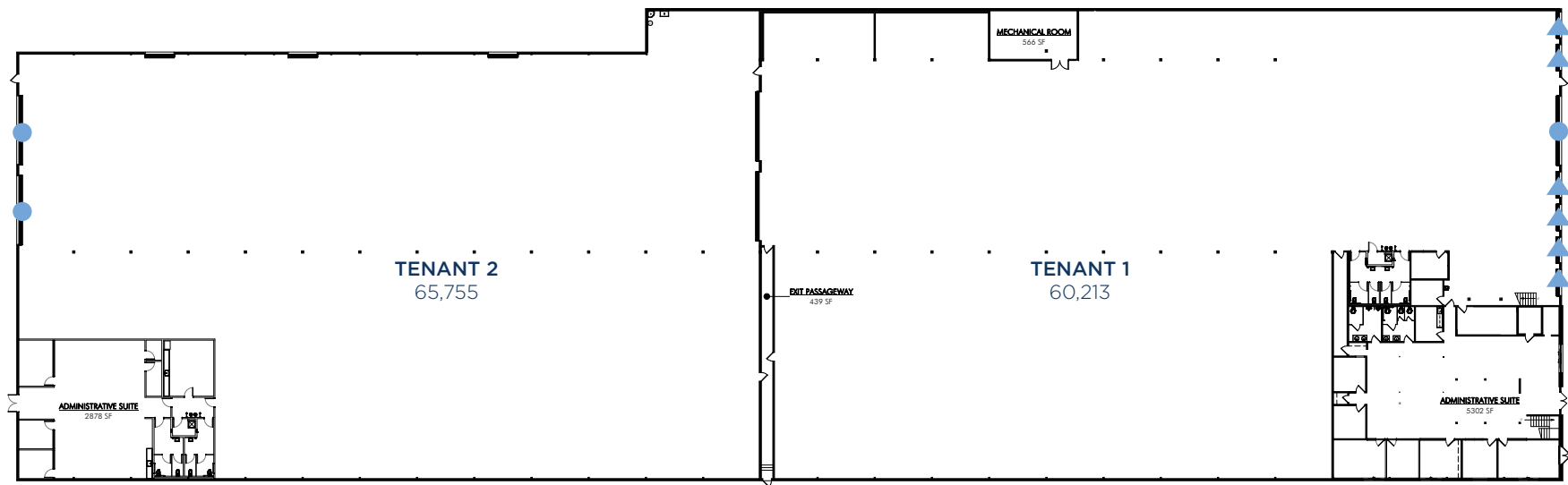
Single Tenant Test-Fit Plan

TOTAL: 125,968 RSF

- 6 Dock-High Doors
- 3 Grade-Level Doors
- 22'1" - 25'5" Clear
- 1,000 Amps @ 480 Volts / 3 Phase
- Secured Yard

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- ▲ LOADING DOCKS
- GRADE-LEVEL DOORS

Two Tenant Test-Fit Plan

TENANT 1: 60,213 RSF TENANT 2: 65,755 RSF

- 6 Dock-High Doors
- 3 Grade-Level Doors
- 22'1" - 25'5" Clear
- 1,000 Amps @ 480 Volts / 3 Phase
- Secured Yard

LOCATION

- **0.5 miles** to Highway 101
- **0.8 miles** to Highway 280
- **1 mile** to 3rd St. Muni
- **1.5 miles** to 22nd St. Caltrain station
- **1.5 miles** to 24th St. Mission BART Station
- **3 miles** to Downtown San Francisco
- **10.6 miles** to SFO International Airport

DOWNTOWN SF

MISSION BAY

POTRERO HILL

MISSION

BERNAL HEIGHTS



ROUTE TO 3RD ST

ROUTE TO 280

ROUTE TO 101

ROUTE TO POTRERO AVE

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[Click on the text button below to see the route](#)





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Caltrain
22ND ST STATION

NEARBY AMENITIES

RESTAURANTS

- | | |
|---------------------------|------------------------------|
| 1. Al Carajo | 22. Old Jerusalem Restaurant |
| 2. Basa Seafood Express | 23. Paprika |
| 3. Blue Plate | 24. Piccino Restaurant |
| 4. Breakfast at Tiffany's | 25. Radio Africa Kitchen |
| 5. Buddy | 26. Sake Bomb |
| 6. Burger King | 27. Seafood Station |
| 7. Caffe Duetto | 28. St. Francis Fountain |
| 8. Doma | 29. Sushi Hon |
| 9. El Farolito | 30. The Chairman |
| 10. Foreign Cinema | 31. The Deli Lama |
| 11. Golden State Pizza | 32. The Happy Vegas |
| 12. Good Gai's | 33. The Old Clam House |
| 13. Gyros and Tzatziki | 34. The Spice Jar |
| 14. Hard Knox Cafe | 35. Tio Chilo's Grill |
| 15. Heirloom Cafe | 36. United Dumplings |
| 16. Kahnfections | 37. Universal Bakery |
| 17. Kazan | 38. Urban Putt |
| 18. Limoncello | 39. Vega |
| 19. Marcella's Lasagneria | 40. Zante Pizza |
| 20. Marlena Restaurant | |
| 21. Nute's | |

SHOPPING

- | | |
|-------------------------------------|----------------------------------|
| 41. 7 Eleven | 55. New Art Kitchen & Bath |
| 42. American Ace Supply, Inc | 56. Payless Optical |
| 43. BevMo! | 57. Purple Star MD |
| 44. Center Hardware and Supply | 58. Rickshaw Bagworks |
| 45. City Lights | 59. Safeway |
| 46. Earl's Organic Produce | 60. Sartor - Quality Saw Works |
| 47. FedEx Store | 61. Shine Little Diamond |
| 48. Foods Co | 62. Succulence |
| 49. Galanter & Jones | 63. The Laundry |
| 50. Gilmans Kitchens and Baths - SF | 64. The New Wheel Electric Bikes |
| 51. Goodwill | 65. UPS Store |
| 52. Grocery Outlet Bargain Market | 66. Walgreens |
| 53. Lowes | |
| 54. Napa Auto | |

AREA STATISTICS

(Within a 5-Mile Radius)

855,204

Total Population

362,972

Total Households

2.28

Average Household Size

\$121,721

Average Disposable Income

\$362,972

Total Disposable Income

147

Wealth Index





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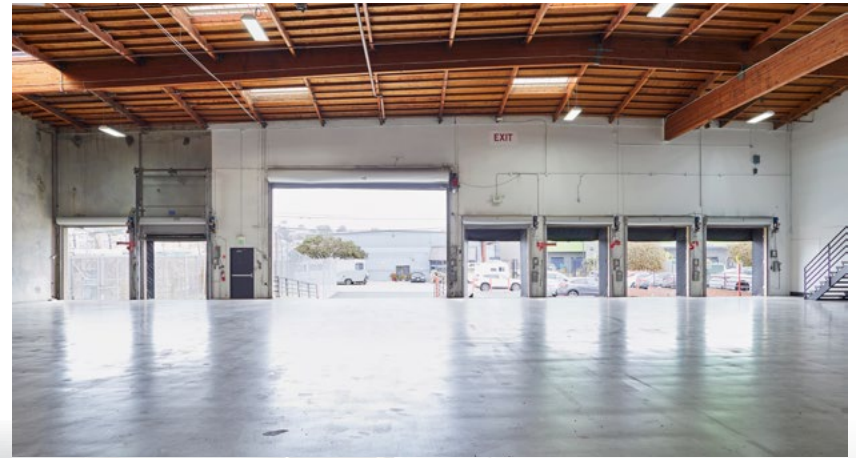


DOCK-HIGH LOADING





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YOUR NAME HERE



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TISHMAN SPEYER

An innovative, international developer, creating beautiful and environmentally sound communities across the globe. Founded in 1978, Tishman Speyer is an active owner, developer, operator and fund manager across the United States, Europe, Latin America and Asia. Tishman Speyer has developed approximately 3,100 homes (1,100 affordable) in San Francisco and currently owns and operates over 2.4 million square feet of commercial space in the Bay Area with over 2.5 million square feet in the development pipeline.

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