



AVAILABLE UNITS  
FOR LEASE

±8,000 SF

255 Mendell Street  
Kitchen/Food Prep Space  
“CLASS A” MULTI-TENANT  
OFFICE/WAREHOUSE BUILDING

To schedule a tour or for more information, please contact:

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201-395

MENDELL STREET

SAN FRANCISCO, CA





# ±66,058 SF “CLASS A” MULTI-TENANT OFFICE/WAREHOUSE BUILDING

201-395

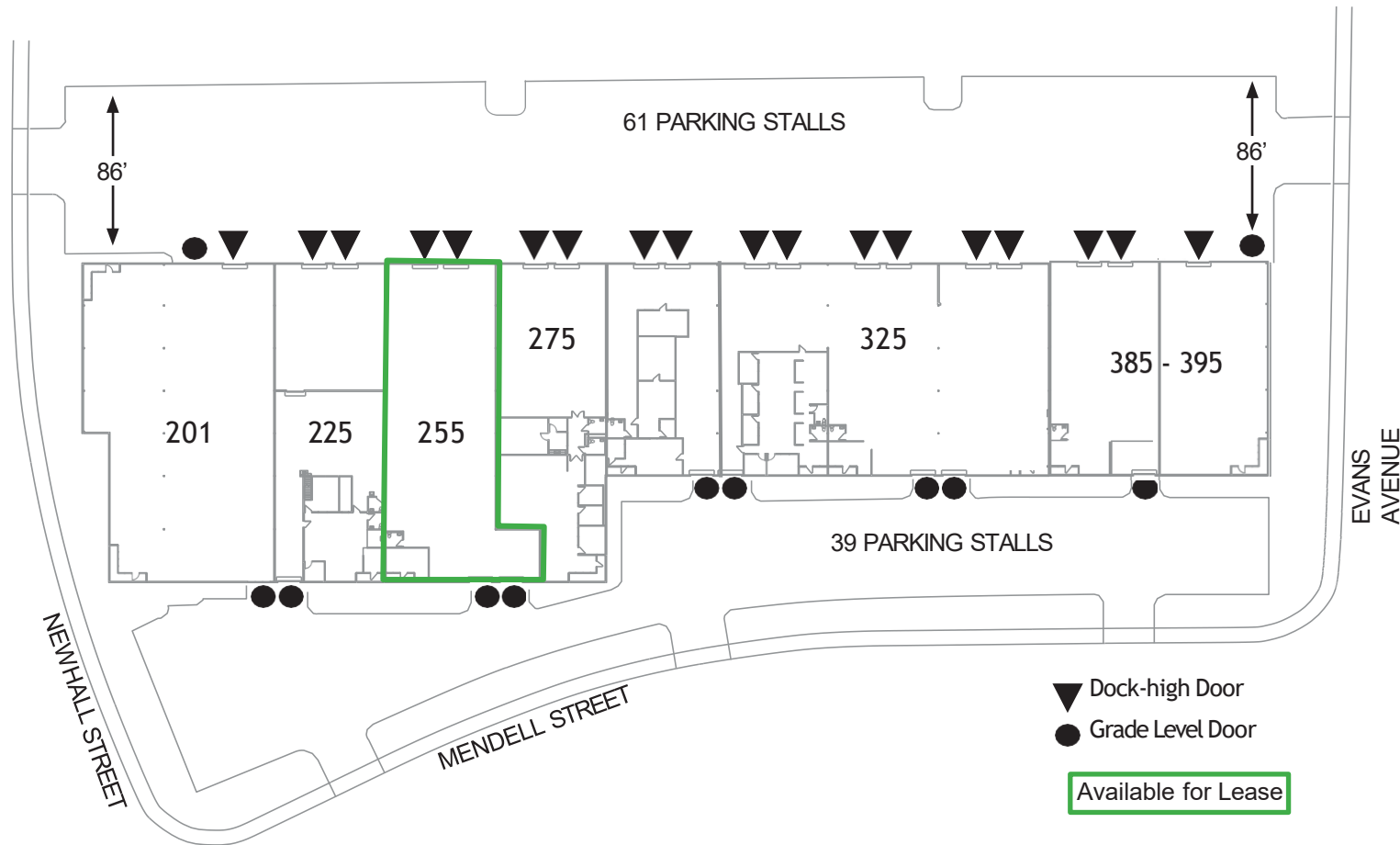
MENDELL STREET

## AVAILABLE UNITS FOR LEASE

- 255 Mendell Street: ±8,000 SF

## SITE PLAN

- +/-64,710 SF Total Building
- Multi-tenant office/warehouse building
- Dock-high & Grade-level Loading
- 19' - 20' Clear Height
- 20' x 50' Column Spacing
- Fire Sprinklers
- Power: TBD
- Parking Ratio: 1 stall per 1,000 SF
- Excellent location for Last Mile Delivery



# ±66,058 SF “CLASS A” MULTI-TENANT OFFICE/WAREHOUSE BUILDING

201 - 395

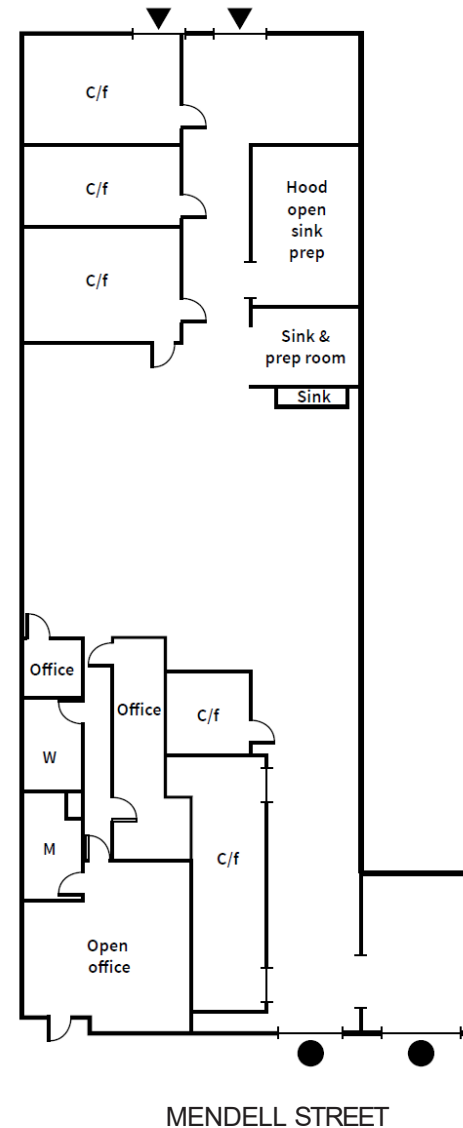
MENDELL STREET

## AVAILABLE UNITS FOR LEASE

- 255 Mendell Street: ±8,000 SF

## FLOOR PLAN

- ±8,000 SF Total
- ±1,200 SF Office Area
- ±6,800 SF Food Kitchen/ Warehouse
- 19' - 20' Clear Height
- 20' X 50' Column Spacing
- Two (2) Dock-high Door
- One (1) Grade-level Doors
- Power: 400 – 600 AMPS, 208/120V 3 PHASE 4W
- *\*\*These numbers are representative of information on breaker panels, but must be verified by an electrician\*\**
- HVAC: Office Area Only
- Restrooms: 2 ADA restrooms
- Rental Rate: \$2.20 NNN
- OPEX: Est. \$0.39



- ▼ Dock-high Door
- Grade Level Door



## AVAILABLE FOR LEASE

- 255 Mendell Street: ±8,000 SF
- Kitchen/Food Prep Space



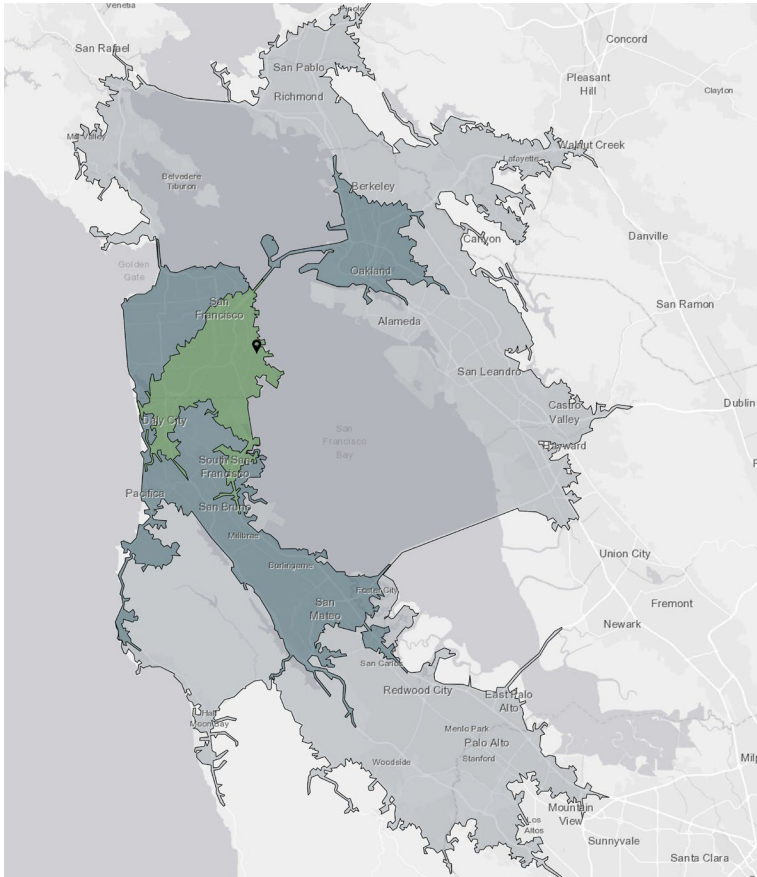
## IMAGES

- Class A Distribution/Warehouse
- High Image Facility
- Newer Office Improvements
- Highly Functional Site

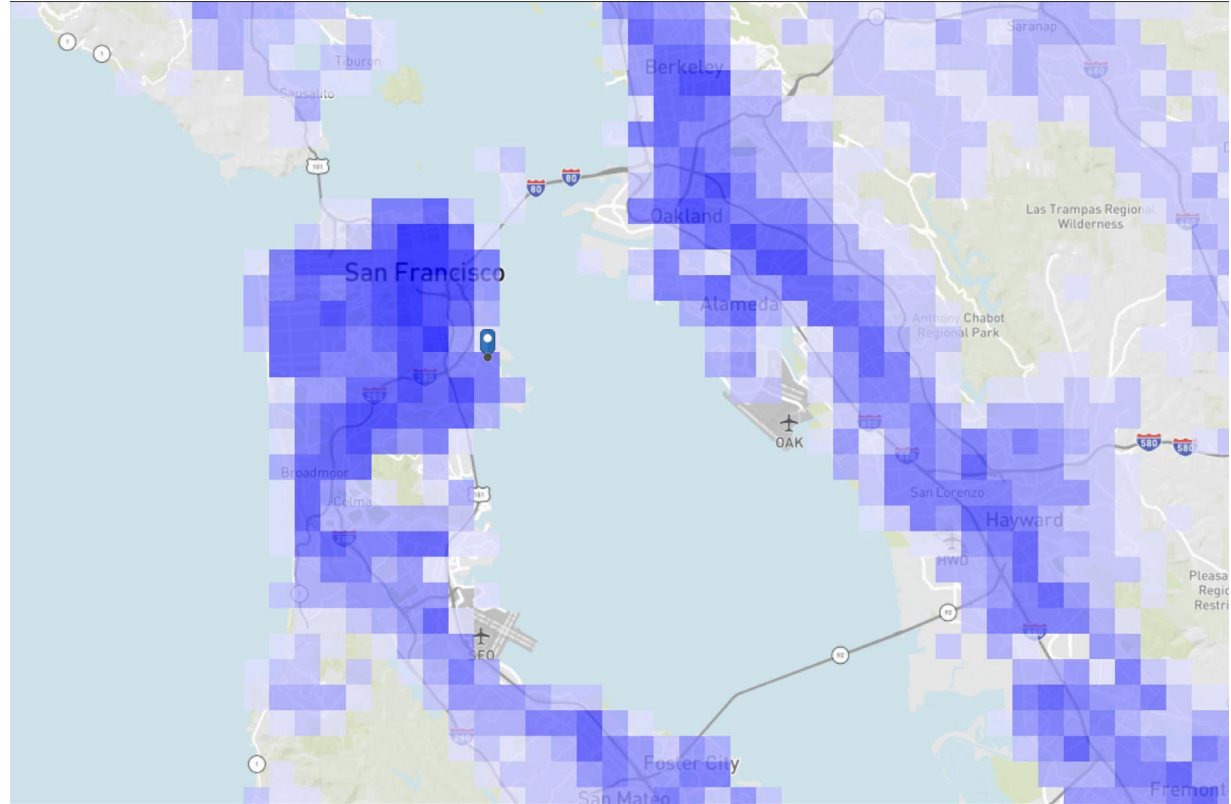


## DRIVE TIMES

Customers	Drive Time
5M	15 min
15M	30 minute
29M	45 minute



## 201 MENDELL DEMOS



## CA Population

0 to 800

 > 800 to 2,200

■ > 2,200 to 3,800

■ > 3,800 to 5,600

 > 5,600 to 8,200

 > 8,200 to 12,400

■ > 12,400 to 21,000

■ > 21,000 to 47,900



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# AMENITIES MAP



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