



GOOD IS ACCESS TO CONSUMERS

GREAT IS WHAT YOU DO FROM HERE

Goodman Industrial Center
180-222 & 25-299 Napoleon Street
San Francisco, CA 94124

MAKING
SPACE
FOR
GREATNESS



Strategic location



The San Francisco Bay Area is one of the nation's prominent geographies and is home to 7.77 million people. The region operates as an interconnected network of both urban and suburban enclaves, with San Francisco at its focal point.

The Bay Area is California's second largest urban area in terms of geography, and has an economy that produces a GDP of \$1 trillion, a number that ranks 17th among the top countries in the world

scalable space



Exterior 222 Napoleon

Goodman Industrial Center San Francisco Napoleon is multi-tenant industrial site currently offering 26K - 138k sqft of space and 20 car spaces across street in secured parking / yard.



Interior 222 Napoleon



Interior 222 Napoleon

Featuring dock high loading and parking opportunities, this property is already setup for future growth.



SCAN
HERE TO
VIEW THE
VIRTUAL
TOUR

Scalable space



196 Napoleon Interior



196 Napoleon Interior



SCAN
HERE TO
VIEW THE
VIRTUAL
TOUR

Exterior





190 Napoleon St.
+/- 53,742 SF
AVAILABLE
FEBRUARY 2026

180 Napoleon St.
+/- 102,433 SF
LEASED

200 Napoleon St.
+/- 27,988 SF
AVAILABLE NOW

222 Napoleon St.
+/- 30,035 SF
AVAILABLE NOW

196 Napoleon St.
+/- 26,980 SF
AVAILABLE NOW

25-299 Napoleon St.
Parking Lot 20 secured
spots now available

25-299 Napoleon St.
Parking Lot +/- 95,405 SF
LEASED

Lease opportunities are now available, call to tour today.

+ 26K - 138k sqft Building Area available with additional \pm 6k sqft Parking/Land

+ Easy access to the 101, and 280 Freeways

+ PDR-2 Zoning

+ Clear Span in warehouse areas

Available now

GIC SAN FRANCISCO

AVAILABILITIES

190 Napoleon Street

Available Space	53,742 sqft
Warehouse	47,869 sqft
Office	5,873 sqft
Power available	800 Amps, 120/208V 600 Amps, 277/480V
Clear height	18'
Grade level door	3
Pony dock	3

196 Napoleon Street

Available Space	26,980 sqft
Warehouse	22,619 sqft
Office	4,361 sqft
Power available	400 Amps 240V
Clear height	18'
Grade level door	1
Pony dock	1

200 Napoleon Street

Available Space	27,988 sqft
Warehouse	19,205 sqft
Office	8,783 sqft
Power available	400Amps 240V 600 Amps 480V
Clear height	18'
Grade level door	2

222 Napoleon Street

Available Space	30,035 sqft
Warehouse	24,662 sqft
Office	5,373 sqft
Power available	600Amps 240V
Clear height	16'
Grade level door	3
Car parking	25

196 & 200 can be combined for 54,968 sf.



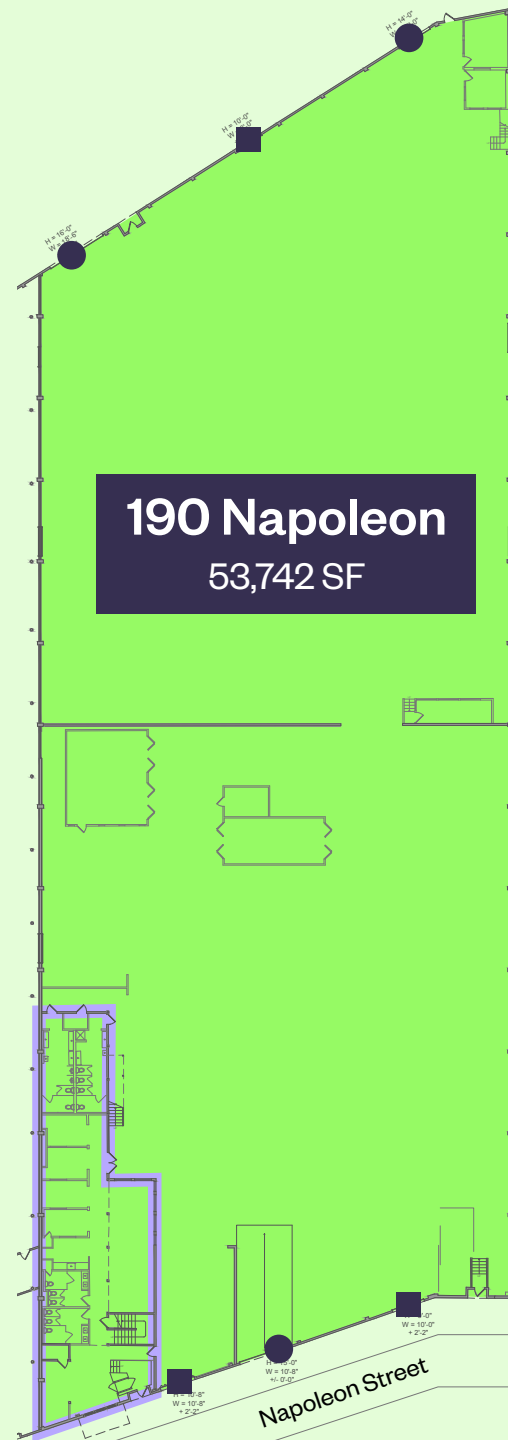
AVAILABILITIES

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Clear Span in warehouse.

Occupancy: Available February 2026



● Grade Level Door ■ Pony Dock

■ OFFICE
■ WAREHOUSE

AVAILABILITIES

196 Napoleon Street

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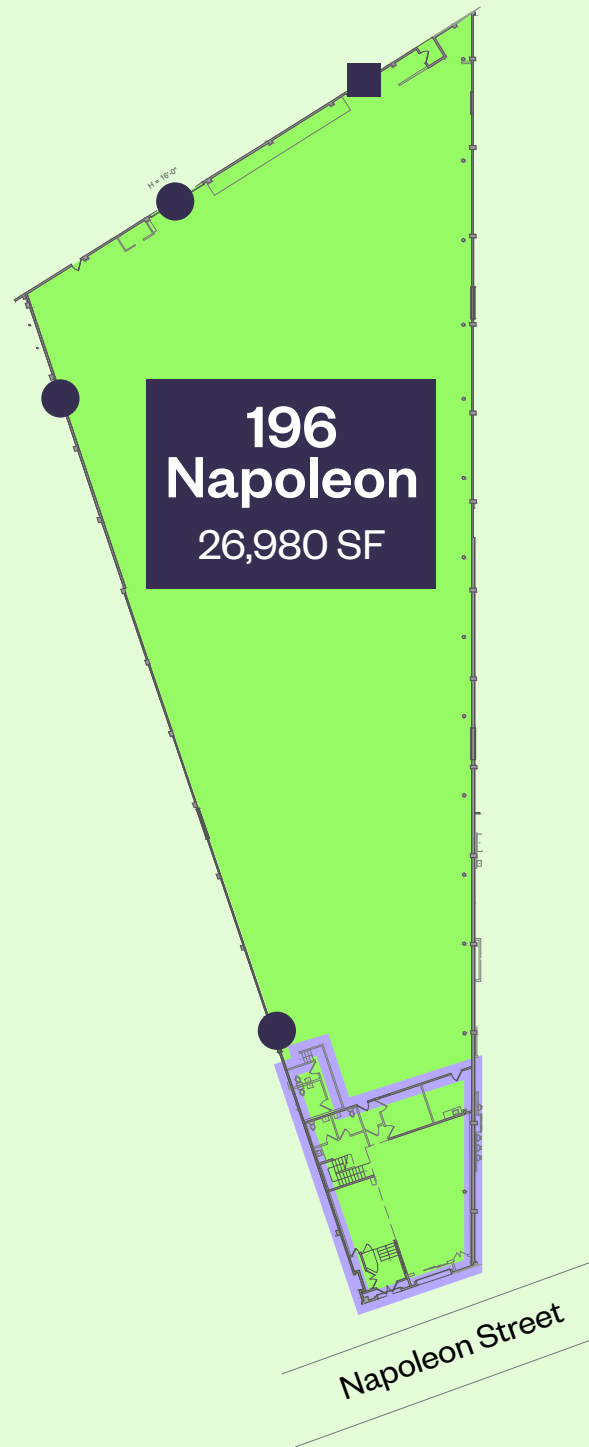
Can be combined with 200 Napoleon for a Total of 54,968 SF

Occupancy: Available Now

[VIEW THIS PROPERTY ONLINE](#)



OFFICE
WAREHOUSE



● Grade Level Door ■ Pony Dock

AVAILABILITIES

200 Napoleon Street

Available Space	27,988 sqft
Warehouse	19,205 sqft
Office	8,783 sqft
Power available	400Amps 240V 600 Amps 480V
Clear height	18'
Grade level door	2

Clear Span in Warehouse.

Can be combined with 196 Napoleon for a Total of 54,968 SF

Occupancy: Available Now



Napoleon Street

OFFICE
WAREHOUSE

● Grade Level Doors

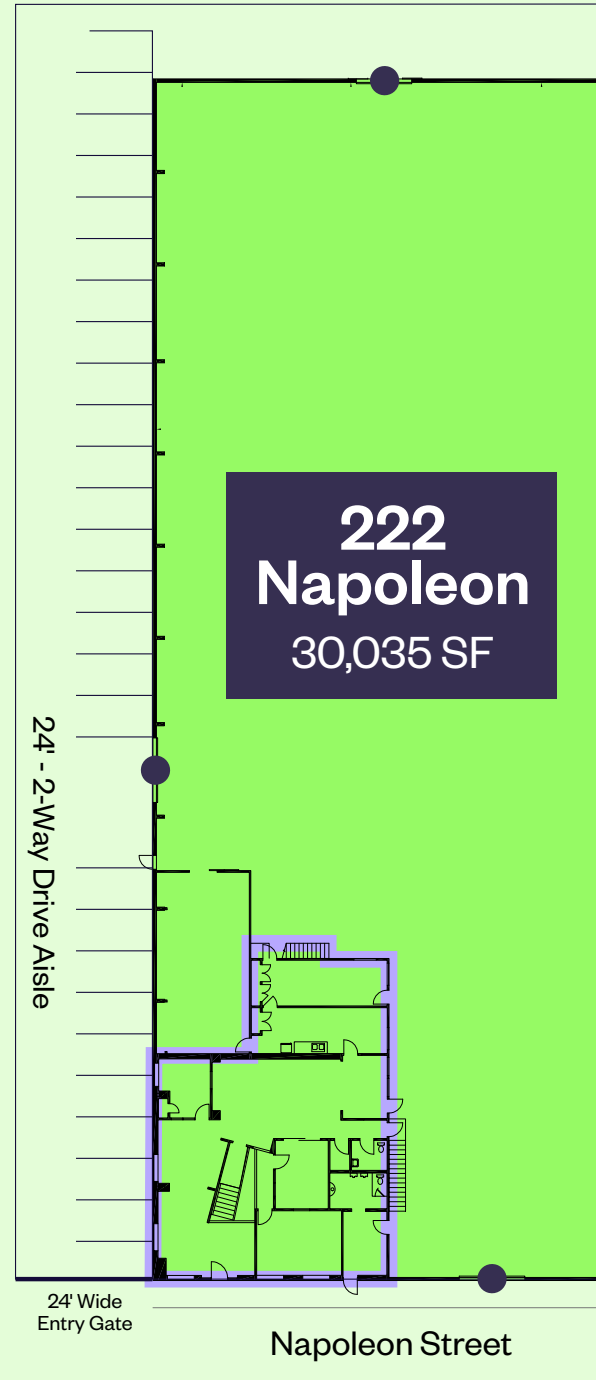
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Clear Span in Warehouse.

Occupancy: Available Now



● Grade Level Doors

■ OFFICE
■ WAREHOUSE

AVAILABILITIES

25-299 Napoleon Street

Available Space 20 spaces

Fenced, Lit, and Paved Yard

Occupancy: Available now



LEASED
AVAILABLE

LOCATION

Customers enjoy unrivalled motorway connectivity with direct access to the 101 and 280 Freeways.



EASY ACCESS

0.5MI

to 101 Freeway

10.6MI

SFO International
Airport

0.8MI

to 280 Freeway

3MI

to Downton San
Francisco

1.5MI

to Bart Station

1.2MI

to CalTrain Station

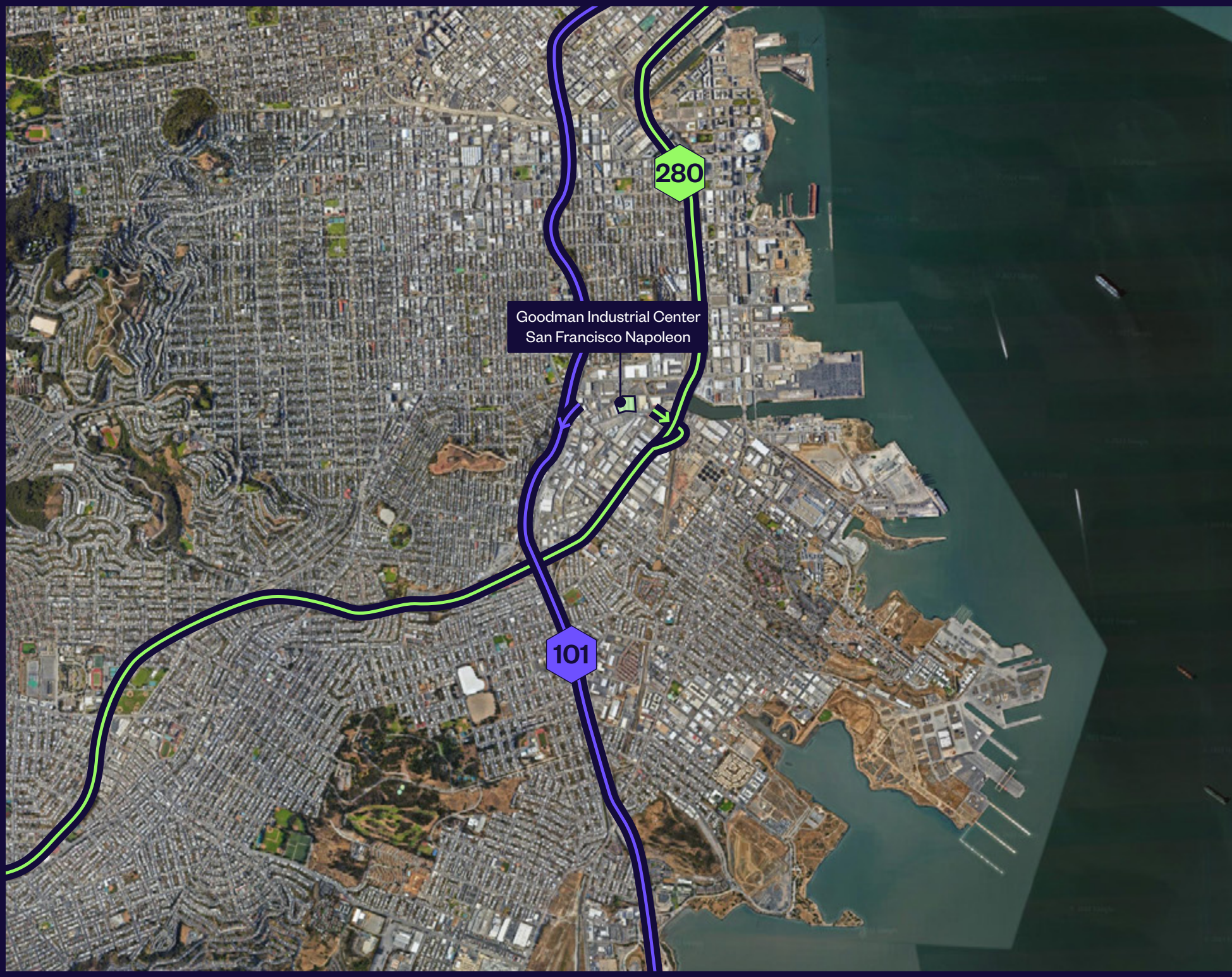
1MI

to 3rd Street Muni

ACCESS



ACCESS



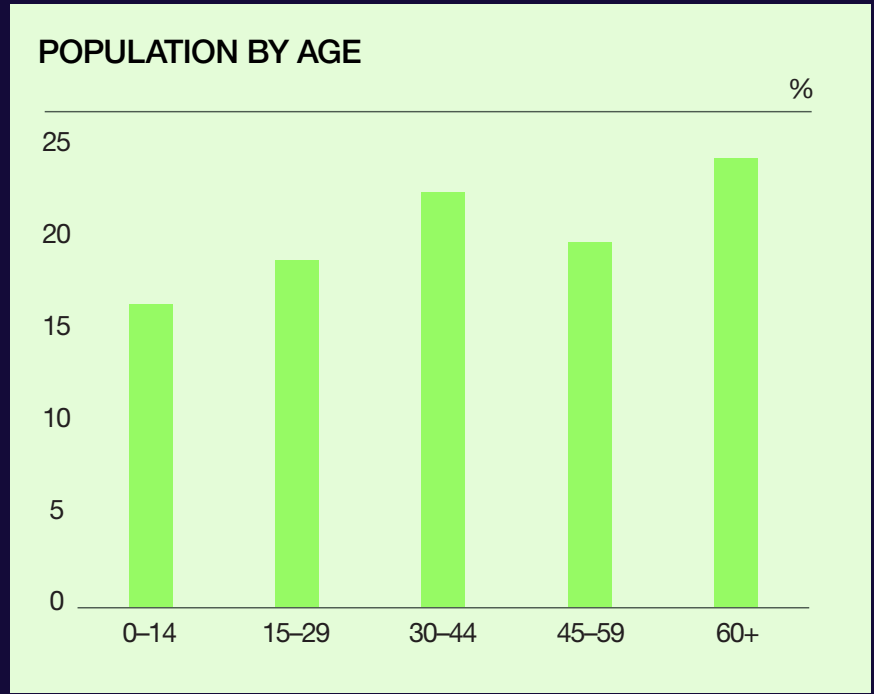
Goodman Industrial Center
San Francisco Napoleon

280

101

KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME

Source: Esri, Michael Bauer Research, BLS.gov, Gfk MRI



6.3^m
TOTAL POPULATION



2.3^m
TOTAL HOUSEHOLDS



2.69 people
AVERAGE HOUSEHOLD SIZE



\$121,437
AVG. DISPOSABLE INCOME



\$276.9^{bn}
TOTAL DISPOSABLE INCOME



179
WEALTH INDEX

TOTAL SPEND ON:



\$2.3^{bn}
FOOTWEAR



\$9.5^{bn}
CLOTHING



\$23.7^{bn}
FOOD AT HOME



\$4.0^{bn}
NUM. ORDERED ONLINE



\$100.5^{bn}
RETAIL GOODS



\$2.2^{bn}
PERSONAL CARE

All currency in USD. Source: Esri and Michael Bauer Research

NEARBY AMENITY AND SERVICES



Food and beverage

- + The Chairman
- + The Deli Lama
- + The Old Clam House
- + Za'atar
- + Ichido
- + Bayshore Taqueria
- + BrewVino, SF
- + Chicken as Cluck
- + BAOZ
- + Philz Coffee
- + Grand Seven Food Liquor & Deli
- + Luna's Coffee House
- + Destapas
- + Good Gai's
- + Besharam
- + Dagwood & Scoops
- + Manivanh Thai Restaurant
- + Deli 23
- + The Happy Vegan
- + Caffe Duetto
- + DâMai:ze
- + J & E Restaurant
- + Silver Crest Donut Shop
- + Wok & Go
- + Macho Tacos

Shopping

- + Forest Restaurant Supply
- + SCRAP
- + Heathervox
- + Discount Fabrics - SF
- + JCX Expendables
- + The Futon Shop
- + DOL Productions
- + SF Garden Supply
- + Simple Floors - SF
- + Continental Battery Systems
- + Social Imprints
- + Galls
- + Restaurant Depot
- + Gilman's Kitchens and Baths
- + Videofax
- + Cycon Office Systems
- + Sartor - Quality Saw Works
- + Grand Central Station Antiques
- + Lowe's Home Improvement
- + JR Seafood
- + Urban Hardwoods Furniture
- + Airgas Store
- + Cayson
- + Galanter & Jones



OWNERSHIP



Goodman is a worldwide leading real estate owner, developer, and property manager with \$54 billion of assets under management and operations in 14 countries. Goodman is committed to excellence in customer relationships and creating long-term, sustainable logistics solutions for the new digital economy.

Our teams provide progressive insights to business needs in an ever-changing world



Customer focus

Dedicated Building Managers provide support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

SERVICE



We aim to be leaders in environmental social governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

SUSTAINABILITY

GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we're able to make a real difference, where and when it matters most.

Doing good in the world

Goodman Foundation



How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

Children and youth

Charity organizations who help protect, nurture and support children or young people.

Food rescue and environment

Charity organizations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

Community and community health

Charity organizations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



Safety in design

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in construction

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

Safety in occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process

CONTACT US



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