

PRIME INDUSTRIAL / FLEX SPACE FOR LEASE

930 - 936 INNES AVE
SAN FRANCISCO, CA

A rare opportunity for users in
the heart of San Francisco's
evolving Bayview district.

CONTACT US FOR DETAILS





PRIME INDUSTRIAL / FLEX SPACE FOR LEASE



SUMMARY

930-936 Innes Avenue presents a rare industrial / flex opportunity in the heart of San Francisco's evolving Bayview district. Situated on a 14,922 sq ft lot, the property includes 6,000 sq ft building currently configured with 8 private offices and warehouse with a secured fenced yard, well-suited for a range of commercial users under flexible NC-2 zoning.



The existing improvements feature open and private offices, a reception area, and a sizable warehouse with two roll-up doors. A large gated yard at the rear offers ample space for vehicle or material storage, along with additional sheds and a detached garage.



Zoned NC-2, the property allows for a variety of uses. For immediate use 930-936 Innes Avenue stands out as a versatile location in one of the city's most active transportation corridors.

RENT | Available | \$22 SF IG

HIGHLIGHTS



Ready to occupy



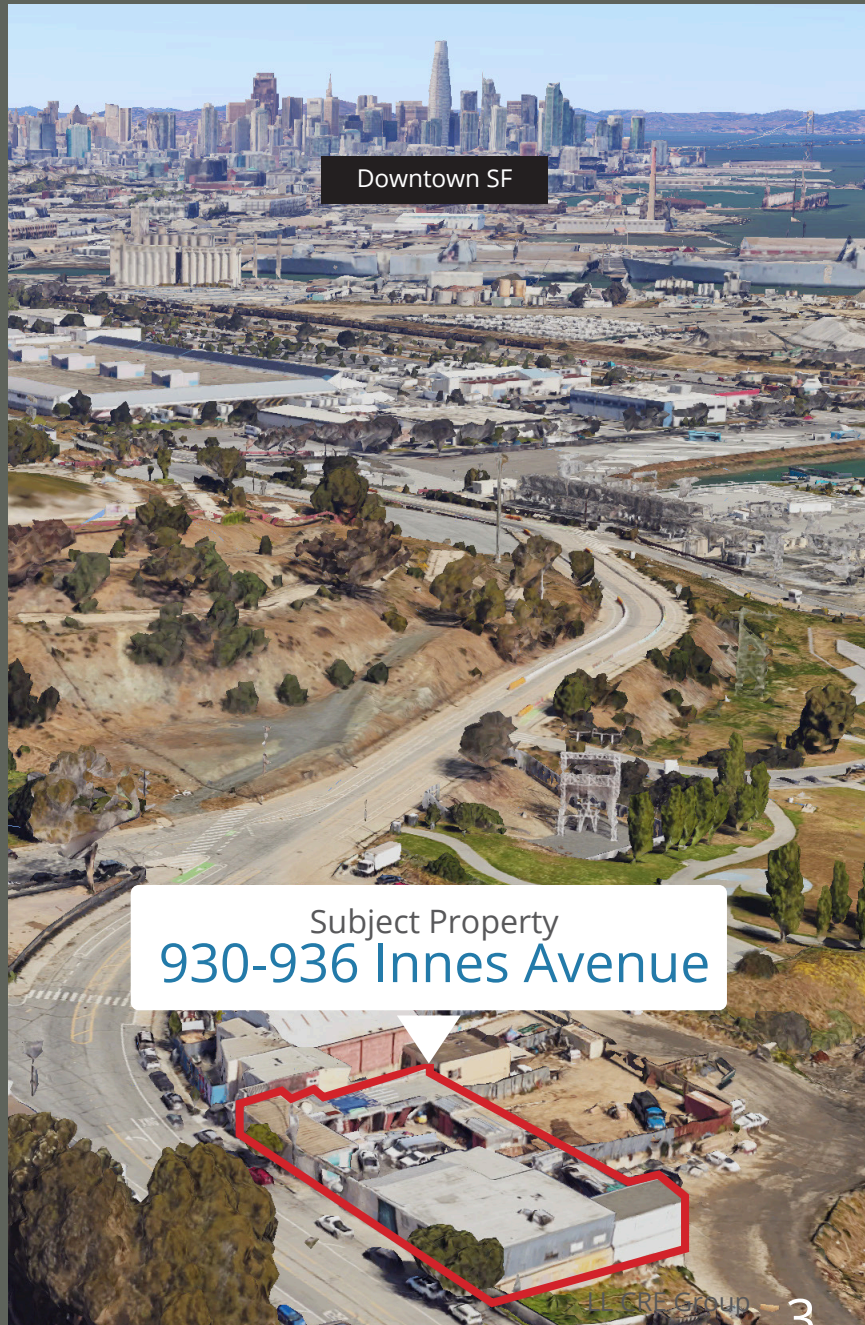
Secured Fenced Yard, 2 Roll-up Doors, and 8 private offices.



Flexible NC-2 zoning

Property Details

Property Type	Industrial
Sub Type	Flex + Yard
APN	4646-005, 4646-005A, 4646-006, 4646-006A
Bldg SF	6,000
Lot SF	14,922
Year Built	1946-1947
Zoning	NC-2



ZONING INFORMATION

NC-2 (Neighborhood Commercial, Small Scale)

"The NC-2 District is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes."

Residential Development Standards

- Dwelling Unit Density: 1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. Front Setback and Side Yard: Not Required
- Height and Bulk Limits: Varies, but generally 40-X. See Height and Bulk Map Sheets
- HT01- 13 for more information. Height sculpting required on Alleys per § 261.1. Rear Yard: Required at the Second Story and at each succeeding level or Story of the building,
- and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet

Notable Uses

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 Residential Uses
 Arts
 Activities Entertainment,
 General Entertainment,
 Nighttime Movie Theater
 Institutional Uses
 Community Facility
 Public Facilities
 Residential Care Facility
 Social Service

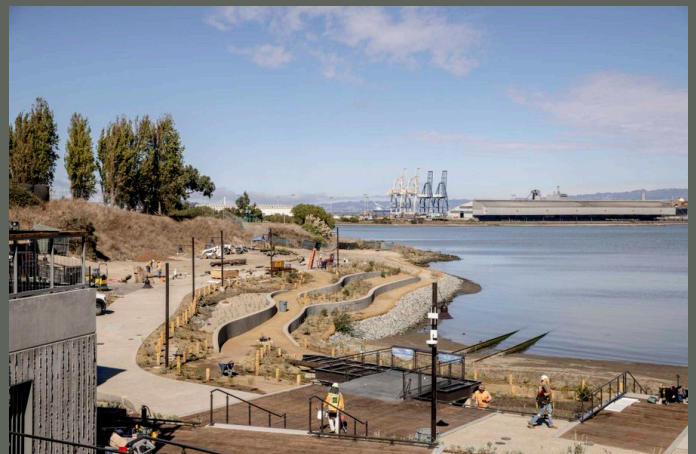
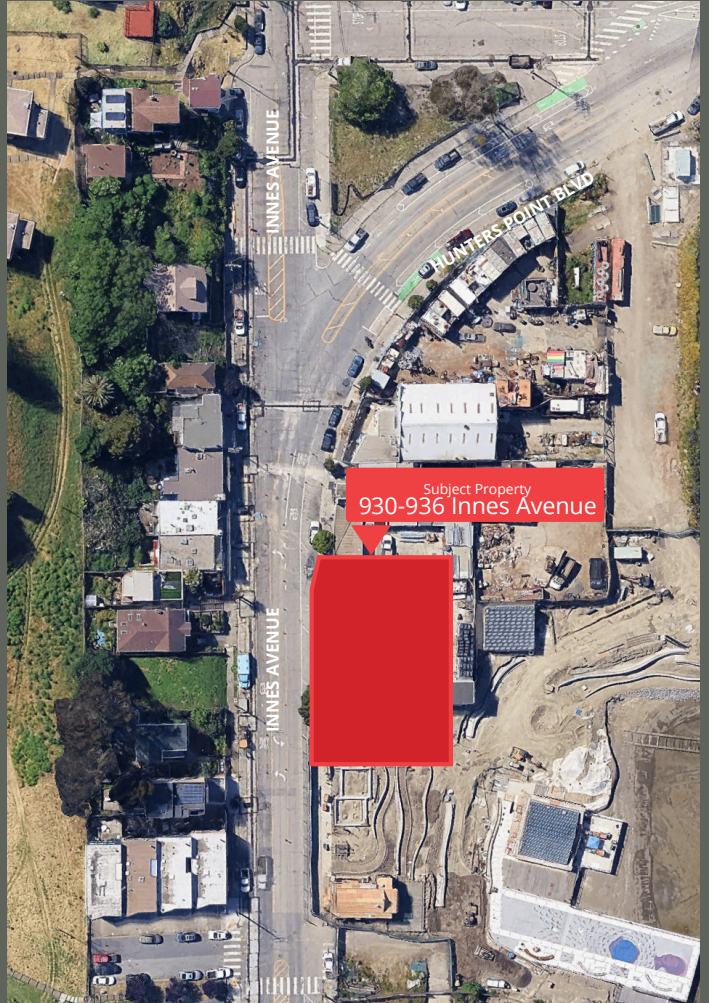
Permitted

- Retail Sales and Service Uses
- Animal Hospital
- Flexible Retail
- Massage Establishment
- Restaurant
- Services, Financial
- Services, Retail Professional
- Trade Shop
- Design Professional
- Trade Office



930-936 Innes Avenue

Adjacent to 900 Innes - New India Basin Waterfront Park





930-936 Innes Ave

Industrial FLEX Property in the Bayview District

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