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INNOVATION  
PROPERTIES  
GROUP

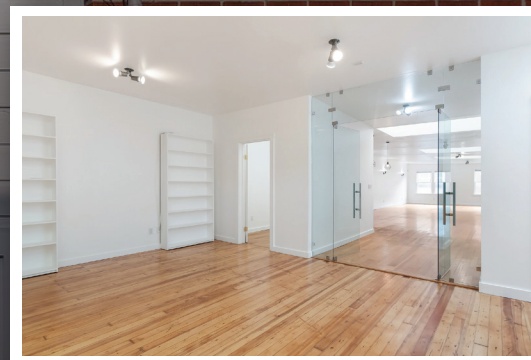
30 Cleveland St  
San Francisco

# For Sale or Lease Creative Flex Warehouse

Full Building with Heavy Power  
SOMA

3,746 RSF

fenix intl  
A company of innovation



ipgsf.com

<b>Type</b>	2 Star Industrial Warehouse
<b>Location</b>	Urban
<b>RBA</b>	3,746 SF
<b>Stories</b>	2
<b>Typical Floor</b>	1,873 SF
<b>Year Built</b>	1943
<b>Tenancy</b>	Single
<b>Drive Ins</b>	1 tot.

<b>Construction</b>	Wood Frame
<b>Walk Score®</b>	Walker's Paradise (98)
<b>Transit Score®</b>	Rider's Paradise (100)
<b>LAND</b>	
<b>Land Acres</b>	0.09 AC
<b>Land SF</b>	3,850 SF
<b>Bldg FAR</b>	0.87
<b>Zoning</b>	MUG





# Space Features:

- Flex/Lab Industrial Warehouse
- Polished Concrete Finishes
- Glass Plated Roll-Up Door For Easy Loading
- Ideal For Cleantech, Hardware, AI Lab, Design Or Industrial Users
- Upstairs Full Kitchen & Office
- Excellent Natural Light With Skylights Throughout
- Ability To Drive Vehicles Inside the Premises
- Three (3) Restrooms Including Showers
- Well-Maintained Building Move-In Ready Condition













Powell Street

Mission St & 3rd St

Montgomery subway

Perry St & 3rd St



- 1 The Chieftain Irish Pub & Restaurant
- 2 Bar 888
- 3 Dragon Horse



- 4 Tempest Bar & Box Kitchen
- 5 Aphotic
- 6 Buena Vida Cantina
- 7 Mathilde French Bistro
- 8 Mr. East Kitchen
- 9 Gyu-Kaku Japanese BBQ



- 10 Boba Gen
- 11 Delah Coffe
- 12 City's Choice Cafe





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### For leasing information

#### Innovation Properties Group

181 2nd Street, San Francisco, CA  
[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

#### Charlie Cutler | Senior Vice President

(415) 850-4935 | [charlie@ipgsf.com](mailto:charlie@ipgsf.com)  
BRE 02026787

#### Lindsay Cutler | Senior Associate

(714) 322-9194 | [lindsay@ipgsf.com](mailto:lindsay@ipgsf.com)  
BRE 02198286



[ipgsf.com](http://ipgsf.com)

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