



INNOVATION
PROPERTIES
GROUP

4070 **Halleck St**

San Francisco

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES MAY BE TOWED BY SPECIAL LICENSED PLATE HOLDERS FOR PERSONS WITH DISABILITIES WILL BE FINED AND AT THE OWNER'S EXPENSE TOWED VEHICLES MAY BE RELOCATED AT THE OWNER'S EXPENSE


PARKING ONLY
HANDICAPPED ACCESSIBLE
MINIMUM FINE \$250



Flex Warehouse: Move-in Ready

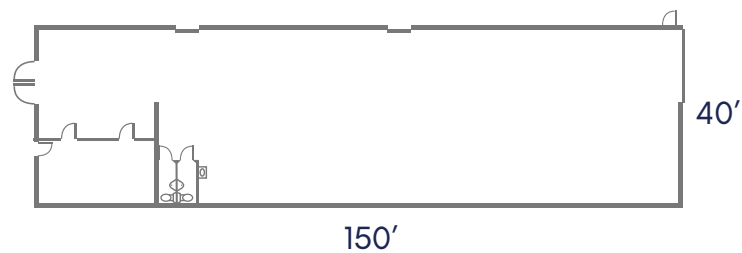
Sublease - LED 4/30/27

6,000 SF Available

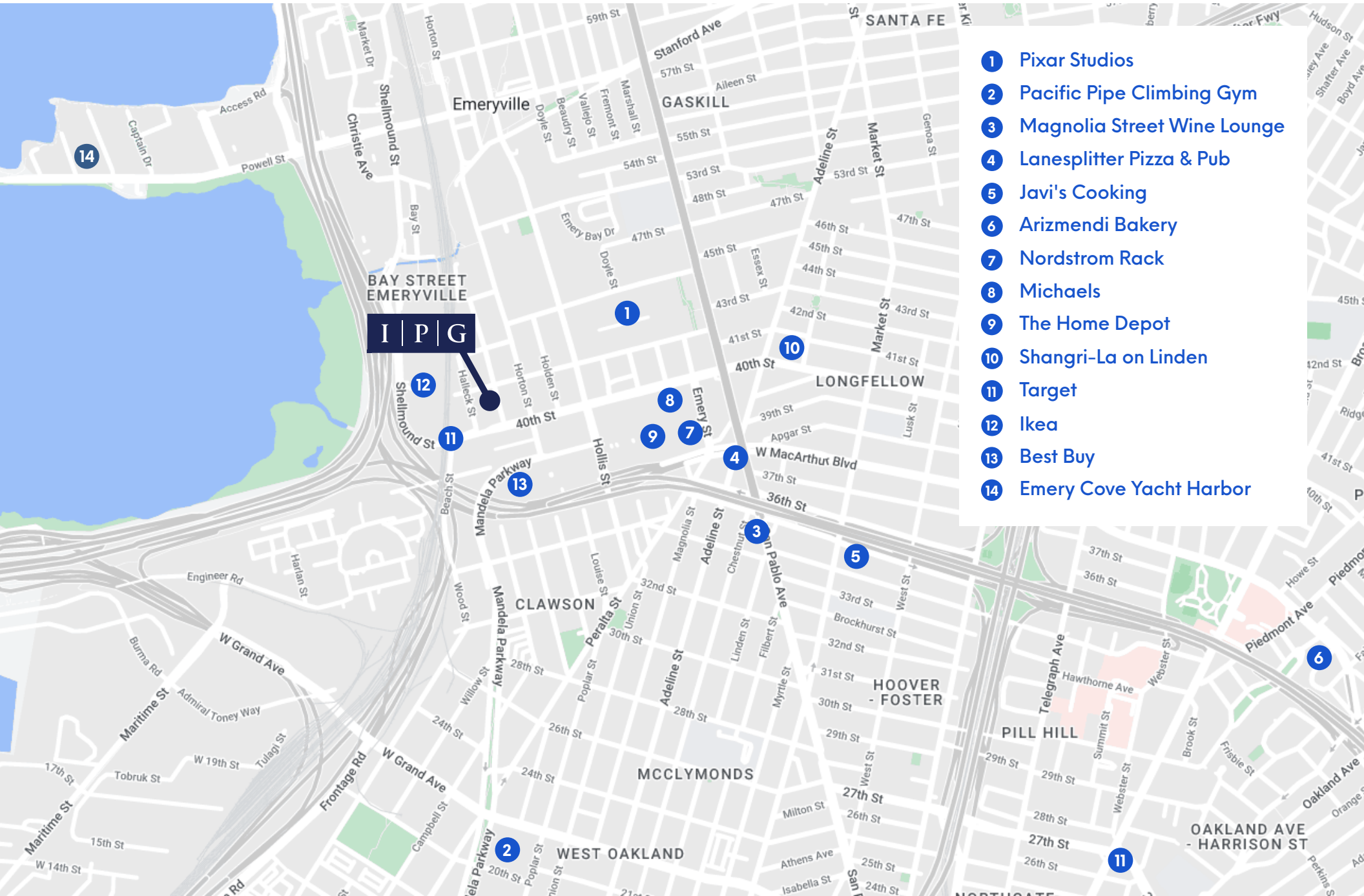
ipgsf.com

Space Features:

- Grade Level Rear Loading
- Front Double Wide Loading Doors
- Fully Sprinklered
- 3 Phase Power
- 200 Amps 230/240 Volt Service
- New Kitchenette
- Two (2) Restrooms (1 ADA)
- Space Heater
- Paved and Gated Rear Yard







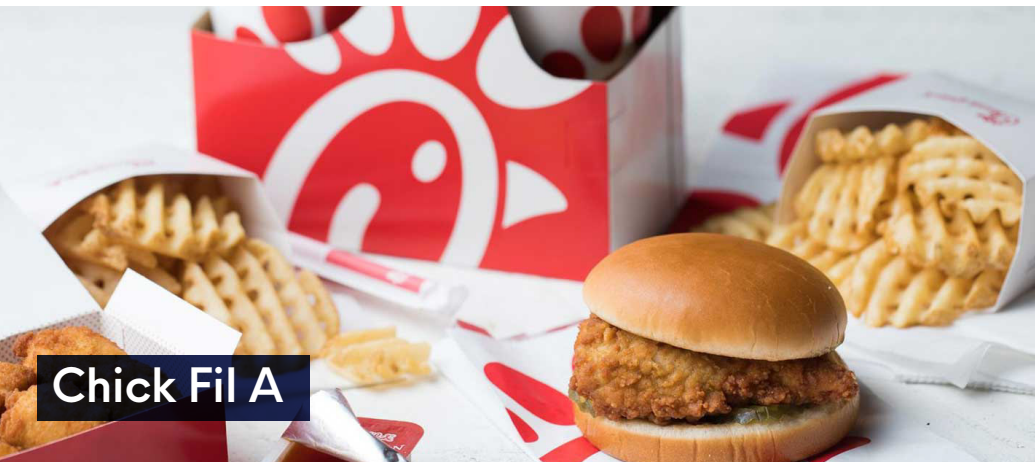
- 1 Pixar Studios
- 2 Pacific Pipe Climbing Gym
- 3 Magnolia Street Wine Lounge
- 4 Lanesplitter Pizza & Pub
- 5 Javi's Cooking
- 6 Arizmendi Bakery
- 7 Nordstrom Rack
- 8 Michaels
- 9 The Home Depot
- 10 Shangri-La on Linden
- 11 Target
- 12 Ikea
- 13 Best Buy
- 14 Emery Cove Yacht Harbor



Emery Cove Yacht Harbor



Pixar Studios



Chick Fil A



Horn BBQ



Pacific Pipe Gym



Tipsy Putt



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For leasing information

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