



**FULL BUILDING WATERFRONT
NNN LEASE OPPORTUNITY**

PIER 70 - BUILDING 36

SAN FRANCISCO, CA

± 12,050 SF INDUSTRIAL / SHED

**+ POTENTIAL FEDERAL HISTORIC
REHABILITATION TAX CREDITS**

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TOURING: 1 PM ON THURSDAY, SEPTEMBER 24TH



PROPERTY OVERVIEW

ADDRESS

36 20th St, San Francisco, CA

TOTAL SF

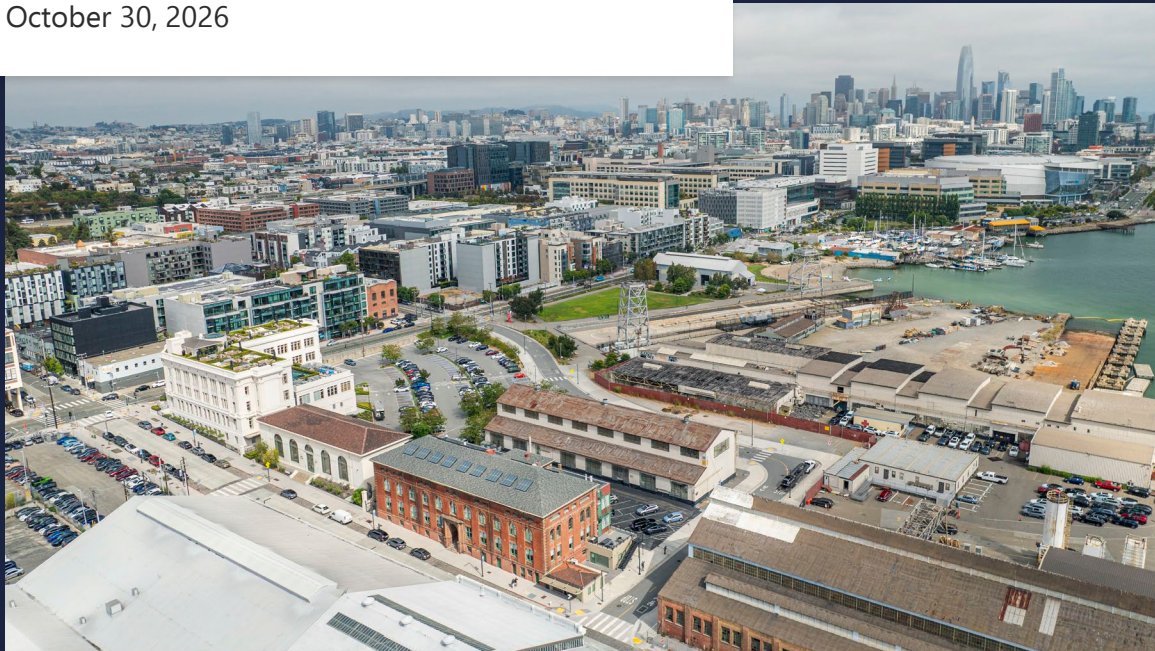
± 12,050 SF | Full Building

RENTAL RATE

As Appropriate for Proposed Use, Capital Investment

CALL FOR OFFERS DATE

October 30, 2026



PROPERTY HIGHLIGHTS

- 110 Amp, 460V, 75 kW Rectifier
- Steel-Framed Construction
- 17'-9" to 47' Clear Heights
- Enclosed, Heated Office Space & Locker Room
- Two 10-Ton Bridge Cranes
- Four 1-Ton Boom Cranes
- Operable Windows
- Ample Surrounding Parking
- Steps Away from 20th & 3rd St Bus Stop and Muni Light Rail



6 Cranes



Excellent Transit
(72 Score)



Steel-Framed
Construction

ABSOLUTE NNN LEASE STRUCTURE

INDICATIVE TERMS | SUBJECT TO FINAL LEASE DOCUMENTATION

01 PREMISES

- Building 36, Pier 70
- 36 20th Street, San Francisco, CA
- ± 12,050 SF | Full Building
- Potential to expand mezzanine space

02 TERM

- Long-term lease, potential for an excess of 30 years
- Commensurate with proposed use and capital investment

03 RENT

- Commensurate with use and capital investment
- May include minimum fixed, percentage, other rent structures, or a combination thereof
- Port to consider rent credits for pre-approved building improvements

04 NET LEASE DESCRIPTION

- Absolute NNN lease
- Includes real estate taxes and assessments, insurance, utilities, security, CAM, capital and tenant improvements, leasing commissions, etc.

05 PERMITTED USES

- Wide variety of uses including:
- Retail/F&B, hotel, arts, assembly, museums, visitor services, general office, PDR, community facilities, transportation

06 AS-IS CONDITION

- Delivered as-is, where-is
- No Port warranty on condition or fitness
- Tenant responsible for all improvements
- All projects must meet Secretary of Interior Standards for Historic Preservation

07 POTENTIAL HISTORIC TAX CREDITS

- 20% Federal Historic Rehabilitation tax credit may be applicable per Union Iron Works Historic District
- Pursuant to federal government sign-off
- Non-guaranteed, [further information here](#)

08 BOND REQUIREMENT

- Applicable to redevelopment / rehabilitation proposals
- Performance bond guaranteeing completion, in form and amount set by the Port

09 APPROVAL TIMELINE

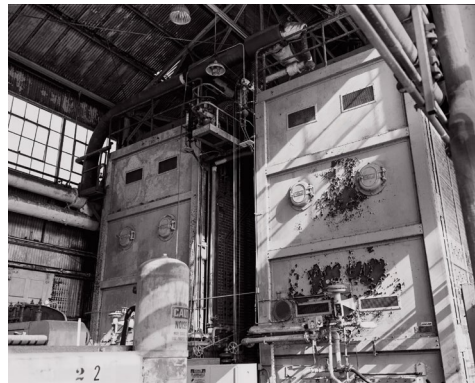
- Subject to the lease terms and Port approval process

Terms shown are indicative and non-binding; final terms subject to lease negotiation and Port approval.

PIER 70

Pier 70, the approximately 69-acres located generally between Mariposa and 22nd Street, east of Illinois Street, is the most intact historic maritime industrial complex west of the Mississippi River and is significant for its role in the industrialization of the United States. Ships built at Pier 70 served the United States military from the Spanish-American War in the late 1800's through the two World Wars and into the 1970's. Previously known as the Union Iron Works ("UIW"), the Bethlehem Steel Shipyard, and the San Francisco Yard, Pier 70 was a 19th century ship building and repair facility, important to the nation's maritime history. In 1884, Pier 70 was the site of the first steel hull shipyard on the West Coast of the United States. UIW built ships for the Japanese Navy and for Admiral Dewey's fleet in the late 1880's. Bethlehem Steel took over in 1905 and became the primary West Coast naval shipyard during World War I. With World War II came round-the-clock ship repair; between 1942 and 1945, some 2,500 damaged ships were repaired and returned to service.

Bethlehem Steel continued to build government and commercial ships at Pier 70 into the 1970's. In the early 1980's, Bethlehem went bankrupt and sold the shipyard to the Port of San Francisco. From the mid-1980s into the 2010s, BAE Systems resumed ship repair at Pier 70. Since then, it's transitioned to a Port of San Francisco-led redevelopment, with historic buildings adaptively reused for commercial, residential, and public open space.



UNION IRON WORKS HISTORIC DISTRICT



The Union Iron Works Historic District encompasses 65 acres of land and approx. 15 acres of the shoreline and Bay, including 46 contributing resources and a significant amount of vacant land that once supported shipyard buildings, removed after World War II.

Union Iron Works dates from the Gold Rush and established its shipyard at Pier 70 in the 1880s. The company constructed engines and boilers for iron ships, locomotive equipment for California's first trains, and mining equipment. In 1885, Union Iron Works built its first ship, the coal carrier Arago, the first steel-hulled ship built on the Pacific Rim. The company remained a technological pioneer from the late 19th century through the turn of the 20th century. Read more about the [Union Iron Works Historic District](#) and its [preservation guidelines](#).

BUILDING 36



Building 36 is an approximately 12,050 square foot steel-frame building, constructed in 1941. As part of the hull construction process during World War II, this building was originally used for welding preassemblies that were then moved to the slipways, Slips 1 through 4, using Bethlehem Steel-owned rail lines. Building 36 was most recently used as a machine shop by BAE Systems from the mid-1980s until 2010. Building 36 is listed as a contributor to the Union Ironworks Historic District.



PIER 70: MOMENTUM & FORWARD DEVELOPMENT



A HUB FOR CREATIVITY AND COMMUNITY

Pier 70 is a mixed-use waterfront district, built around the site's industrial history. About 300,000 square feet of mixed-use, historic building space were rehabilitated by Orton Development in 2017 and are currently tenanted with office and PDR uses. Brookfield Properties opened the nearby, roughly 230,000 square feet Building 12 in 2022 with food and beverage, visitor-attractions, maker, and office spaces. YMCA opened Building 49, as an entrance to Crane Cove Park, in 2025.

Adding to these historic rehabilitation successes, Brookfield has entitlements for more than 3 million gross square feet of residential, office, lab, retail and other uses. These new uses enjoy a new 6.5-acres of waterfront park, complimenting the existing 7-acre Crane Cove Park.

At full buildout, Pier 70 a mixed-use district with space for residents, makers, recreation, and businesses large and small, alongside two, high-quality waterfront parks. Rather than a conventional office and retail development, the plan leans into the site's eclectic industrial character, pairing new sustainable buildings with rehabilitated brick warehouses and machine shops.



PORT OVERVIEW & OBJECTIVES



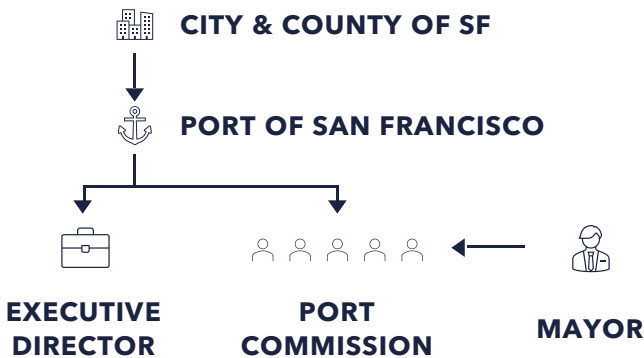
The Port of San Francisco is an enterprise department within the City of San Francisco. The Port oversees 7.5 miles of waterfront lands, from Aquatic Park in Fisherman’s Wharf to Heron’s Head Park near India Basin, in trust for the use and enjoyment of San Franciscans and visitors from throughout the country and the world.

Commercial operations on Port property include commercial, restaurants, retail shopping, passenger ferry service, commercial fishing, bay excursions, professional sports, bulk cargo, cruise ship calls, and harbor services. The Port’s lease portfolio includes two large-mixed use development projects and approximately 550 commercial, retail, office, industrial, and maritime tenants, and many internationally recognized landmarks such as Fisherman’s Wharf, Pier 39, the Ferry Building, and Oracle Park. In addition to commercial and maritime facilities, the Port also has created a connected network of waterfront parks and public access areas. In the Southern Waterfront, the Port created the Blue Greenway system of parks, walkways and water recreation facilities. Crane Cove Park and the connected shoreline open spaces created in the Mission Rock and Pier 70 projects are important public access improvements of the Blue Greenway.

Portions of Pier 70 were formerly occupied by the United States Navy and others for shipbuilding and related industrial operations, which have the potential for contaminating the soil, soil gas, and groundwater. The Port has invested in responsible development of its formerly industrial property, these investments include Feasibility Study & Remedial Action Plan, Water Board (2012), Risk Management Plan, Water Board (2014), and Revised Risk Management Plan (2026). Port tenants are responsible for complying with the RMP, and any updates thereto, and providing notifications to applicable oversight agencies, the San Francisco Department of Public Health and the Regional Water Quality Control Board for any ground-disturbing activities.

PORT WATERFRONT OBJECTIVES

- Adapt historic piers and buildings to viable new uses
- Expand public access, parks and open space
- Ensure new investment stimulates revitalization and support a financially secure Port enterprise
- Reduce seismic and flood risk to seawall and piers
- Preserve maritime and water-dependent uses
- Promote the highest standards for environmental sustainability, stewardship, and justice



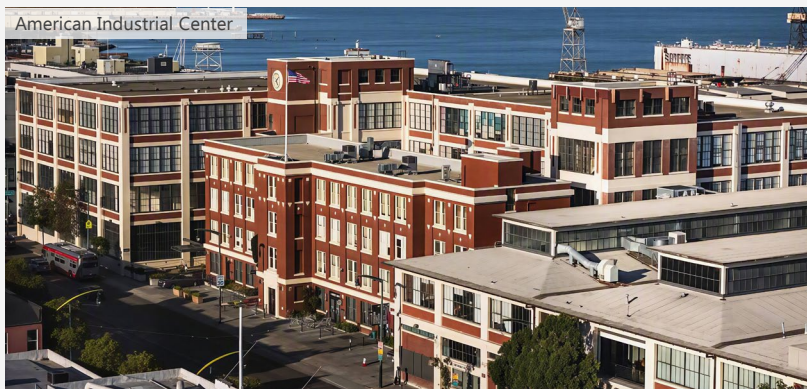
RELEVANT PORT RESOURCES

- [Port Commission](#)
- [Waterfront Plan](#)
- [Pier 70 Risk Management Plan](#)
- [Pier 70 28-acre project](#)

SUBMISSION REQUIREMENTS

- *Non-binding Letter of Intent with key business terms*
- *Brief qualifications*

LOCATION OVERVIEW



Located 2 Muni stops from **Chase Center**, across the parking lot from waterfront Cir. 2020 **Crane Cove Park**, just a block from the plethora of dining options at **American Industrial Center**, steps from the Central T Muni's 20th & 3rd Street stop, and a ~15-minute walk to the Caltrain 22nd Street Station.

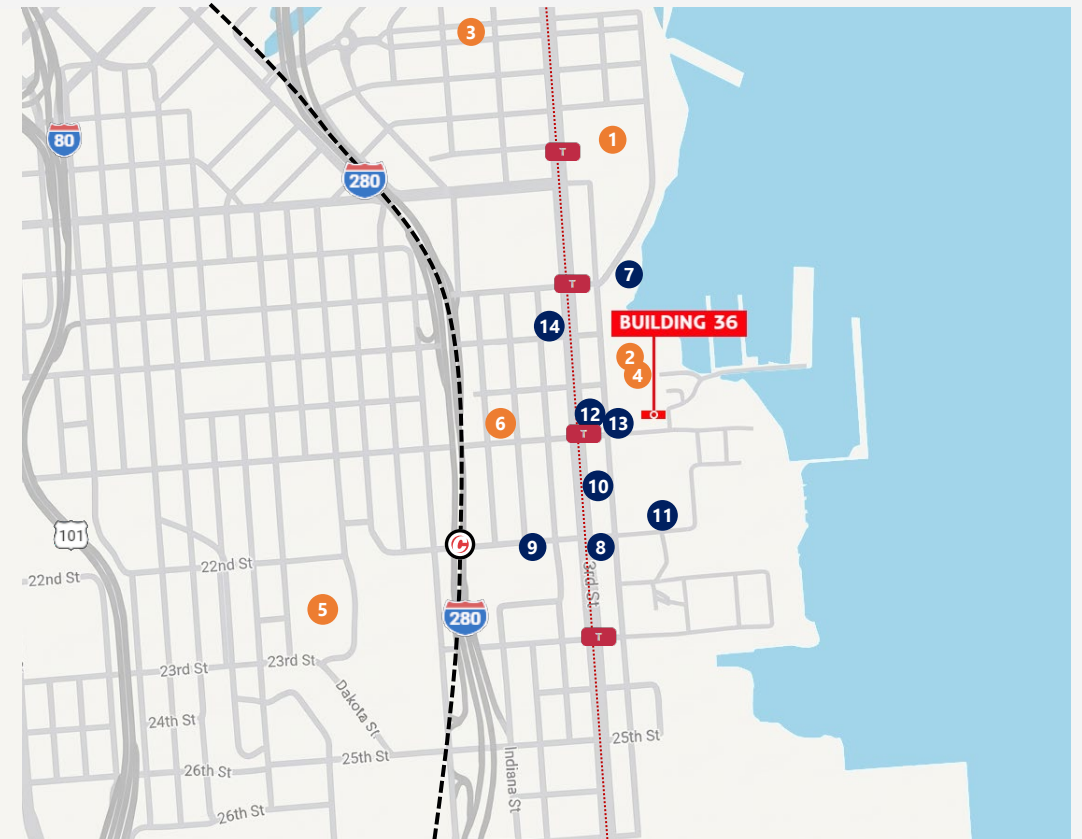
NEARBY AMENITIES

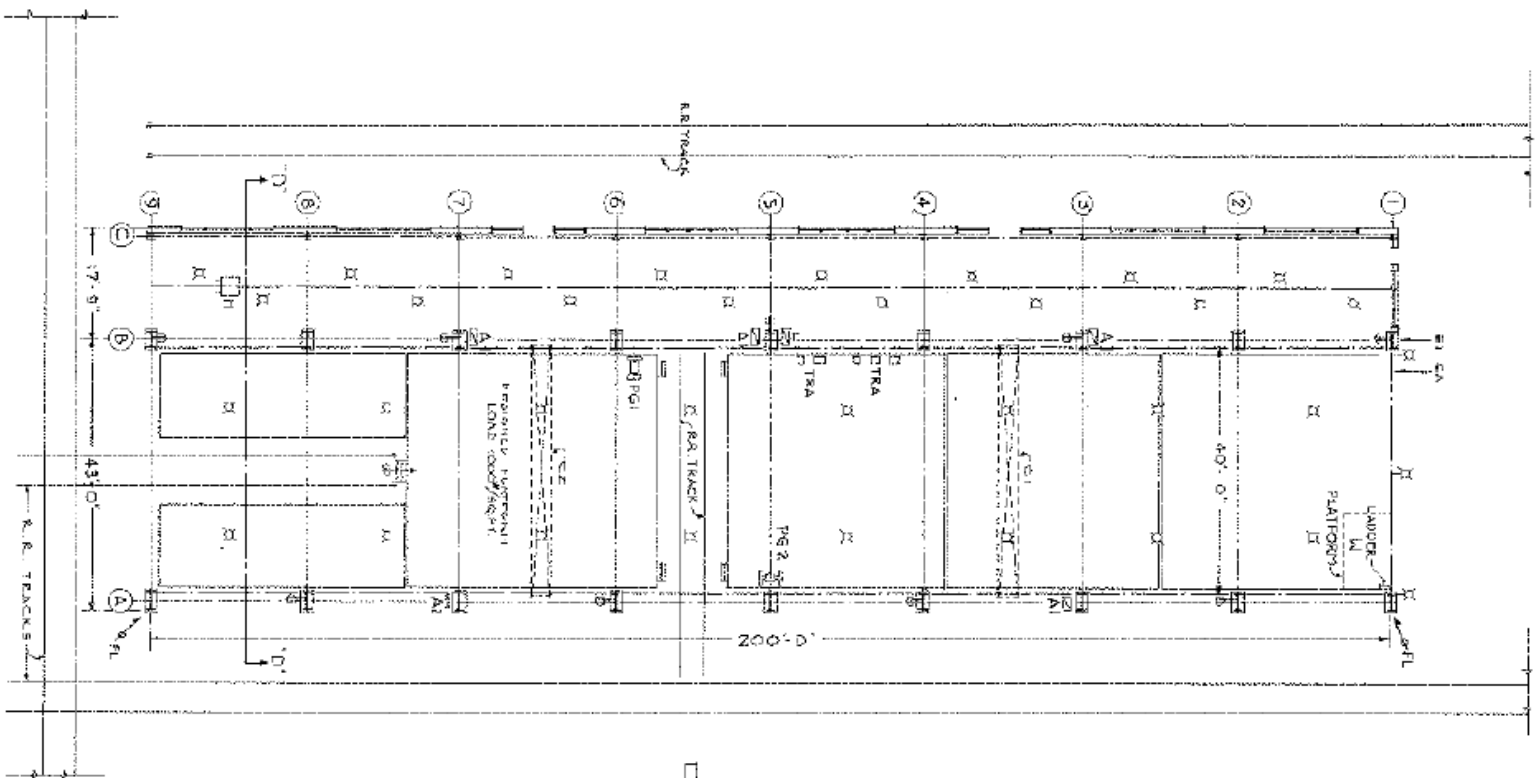
Parks, Fitness, & Entertainment

1. Chase Center
2. Crane Cove Park
3. Spark Social SF
4. The YMCA
5. Portero Hill Recreation Center
6. Esprit Park

Dining & Restaurants

7. The Ramp Restaurant
8. Souvla
9. Piccino
10. American Industrial Center
11. Breadbelly Building 12
12. Wooly Pig
13. Palm Court @ RH
14. Moshi Moshi





WELDING SHED
FLOOR PLAN BLDG. NO. 36
SCALE 1" = 16'
GEN. PLAN SECTION G-5

BUILDING 36

± 12,050

TOTAL SF

Includes:

- 1 Private Office & Locker Room
- ±11,500 SF Shed Space
- 2 Bridge Cranes
- 4 Boom Cranes

PROPERTY PHOTOS



NEARBY LANDMARKS

Caltrain · Muni T Line

Oracle Park · Chase Center · UCSF

American Industrial Center · Pier 70

WALK, DRIVE DISTANCES



6 Minutes



15 Minutes



3 Minutes



4 Minutes



19 Minutes



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