

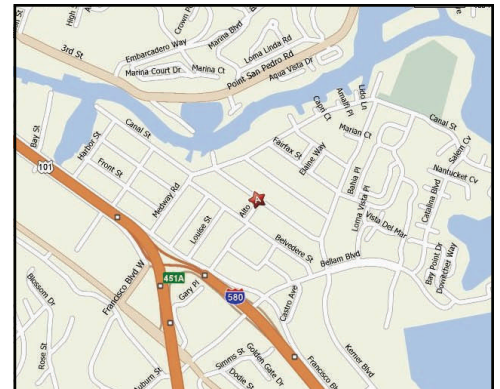


FOR LEASE OFFICE / WAREHOUSE COMBO



**117 Larkspur Street
San Rafael**

- Combination of warehouse, shop and storage space
- Useful for contractors, engineers, marketing and other operations
- 2,848 +/- square feet
- \$1.30 psf Gross



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■ **HL Commercial Real Estate**

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other condition, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

117 Larkspur Street, San Rafael

Property Description:

Space Use:	Office/Industrial
Available Square Feet:	2,848 +/- square feet
Building Square Feet:	19,400 +/- square feet
Parking:	On-site
Divisible:	No
Year Built:	1973
Fire Sprinklered:	No
Zoning:	CCI/O (Core Canal Industrial/Office)
Flood Zone Designation:	Zone A1

Location Description:

East San Rafael commercial area with a dense mix of small industrial, auto repair and building trade uses, as well as professional offices, all near heavy residential population. Near Kelly Moore Paints and Johnson & Daly Moving & Storage.

Lease Terms:

Rent:	\$1.30 sf
Lease Term:	3-5 years
Lease Type:	Gross
Available:	Now

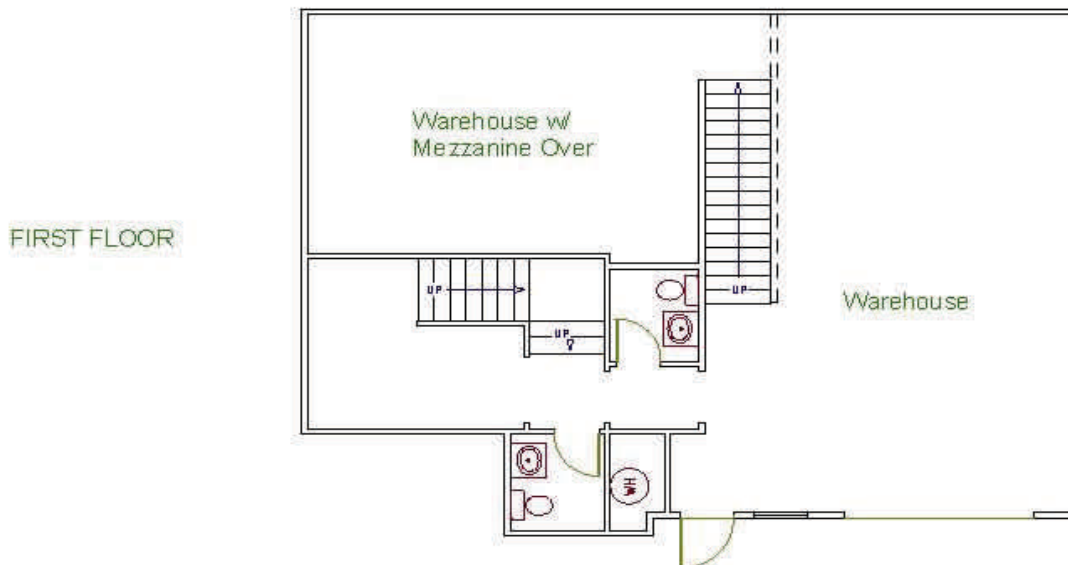
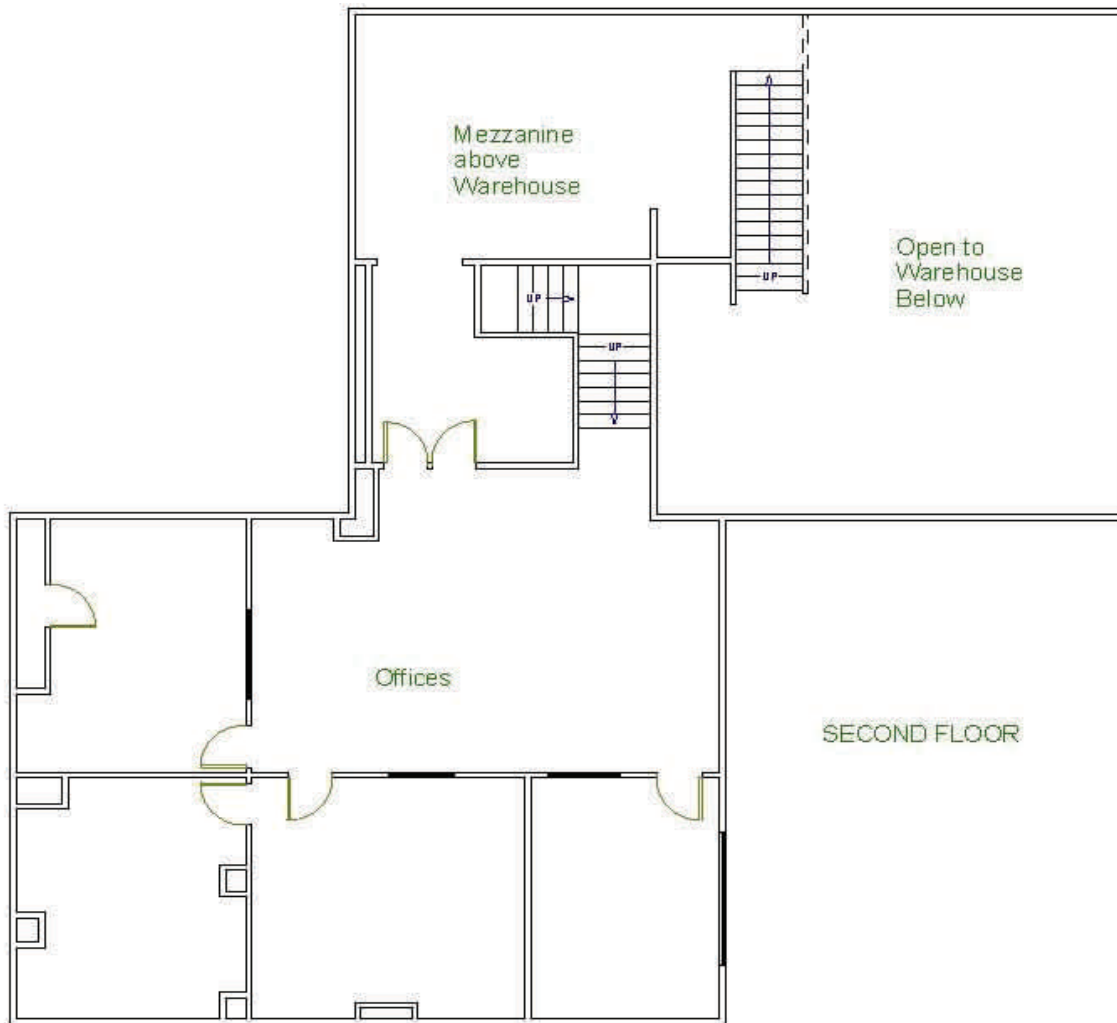
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