



**Warehouse!**



## For Lease: Warehouse Unit

1925 E. Francisco Blvd., Suite 3, San Rafael, CA

- Warehouse with Skylights
- Private Restroom
- 14' Roll-up Door
- Close to Richmond Bridge
- Great for contractors!

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>1,342 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$3,000/mo</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>Lease Term:</b>	<b>1 - 5 Years</b>
<b>Available:</b>	<b>Now</b>



Contact:  
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# For Lease: Warehouse Unit

1925 E. Francisco Blvd., Suite 3, San Rafael, CA 94901

## Property Description:

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Unit 3 is a warehouse with three private offices, storage space and a 14' roll-up door. It is accessed from the center of the complex. There is an additional second floor mezzanine space. It is possible the mezzanine may be subject to removal prior to the end of the lease. This space is fully wired, cable ready and has HVAC, skylights and windows.

## Location Description:

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The Rafael Business Center is conveniently located in Central Marin with easy access to both Highway 101 and I-580. Near the Richmond Bridge and Home Depot.

## Space Information/Features:

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Total Available Square Feet:	1,342 +/- sq. ft. (ground floor) (owner is source, agent has not verified square footage)
Divisible/Can Add:	No
Ceiling Clear Height:	18 feet
Parking Ratio:	Approximately 2:1000 sq. ft., all unreserved
Number of Roll-up Doors:	One
Warehouse Ceiling Insulated:	Yes

## Building Information/Features:

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Total Building Square Feet:	Approx. 1,116 +/- sq. ft. (this condominium only)
Year Constructed:	1980 +/-
Zoning/Permitted Uses:	<a href="#">L I/O (Light Industrial/Office District)</a>
Fire Sprinklers:	No (alarm system has heat sensors)
Heating & Air Conditioning:	Yes - In offices (not warehouse)
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding)
This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.	



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## Lease Information:

Minimum Lease Term:	One Year
Initial Base Rent:	\$2.26 psf (\$3,000/month)
Lease Type:	Modified Gross
Tenant Expenses:	Gas, electricity, janitorial, phone and internet
Included:	HOA paid by Landlord Includes water, garbage and common area maintenance



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# For Lease: Warehouse Unit

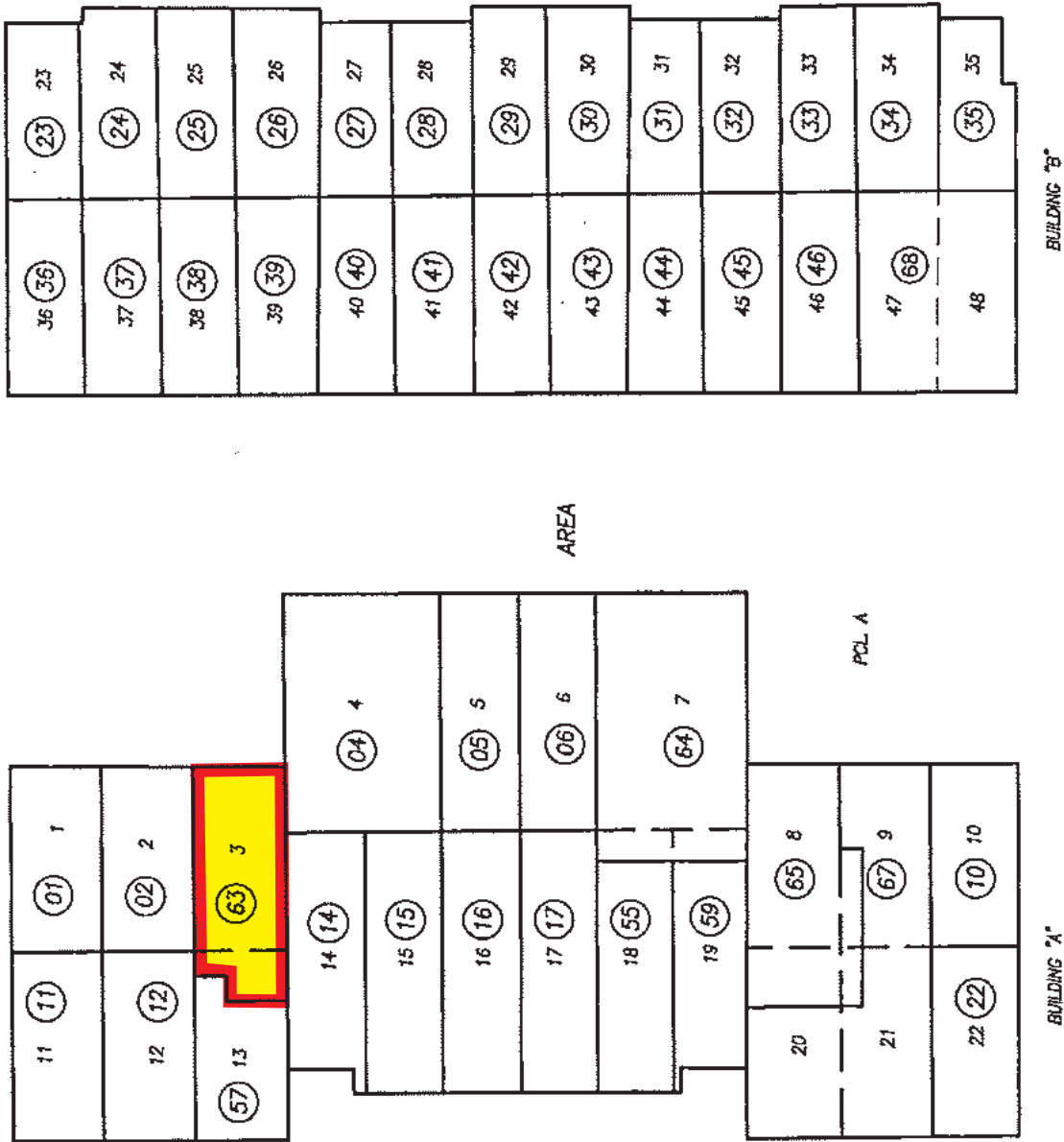
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# For Lease: Warehouse Unit

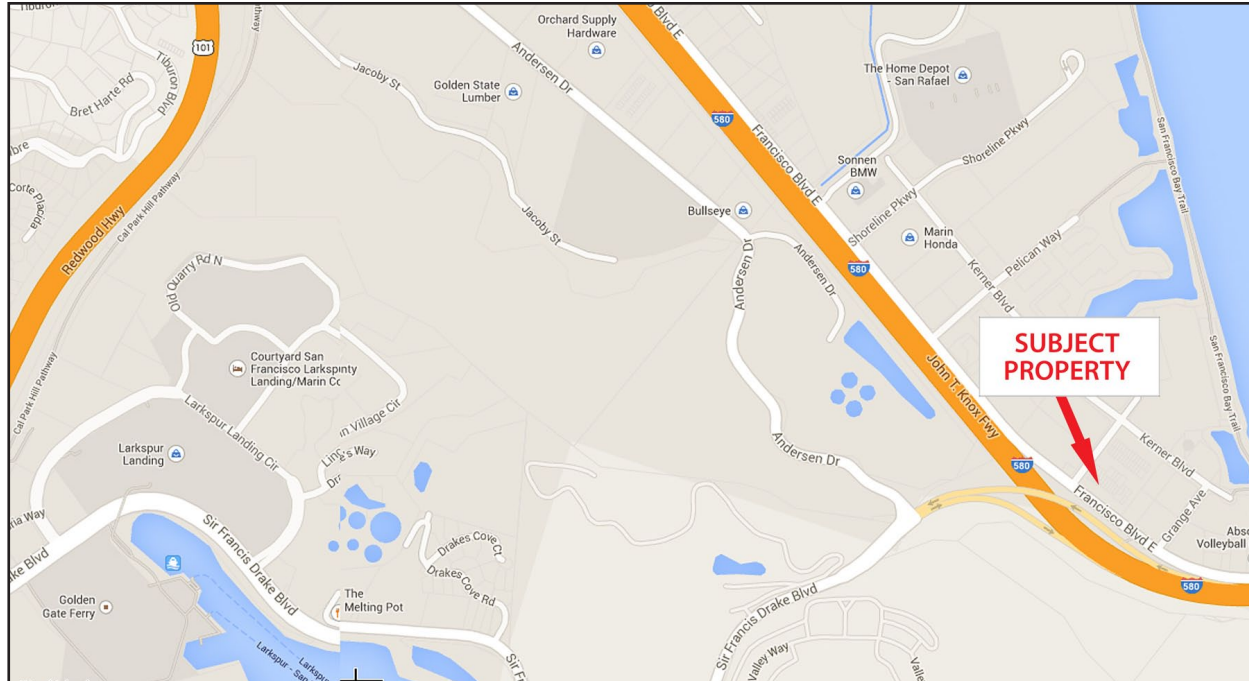
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East Francisco Boulevard

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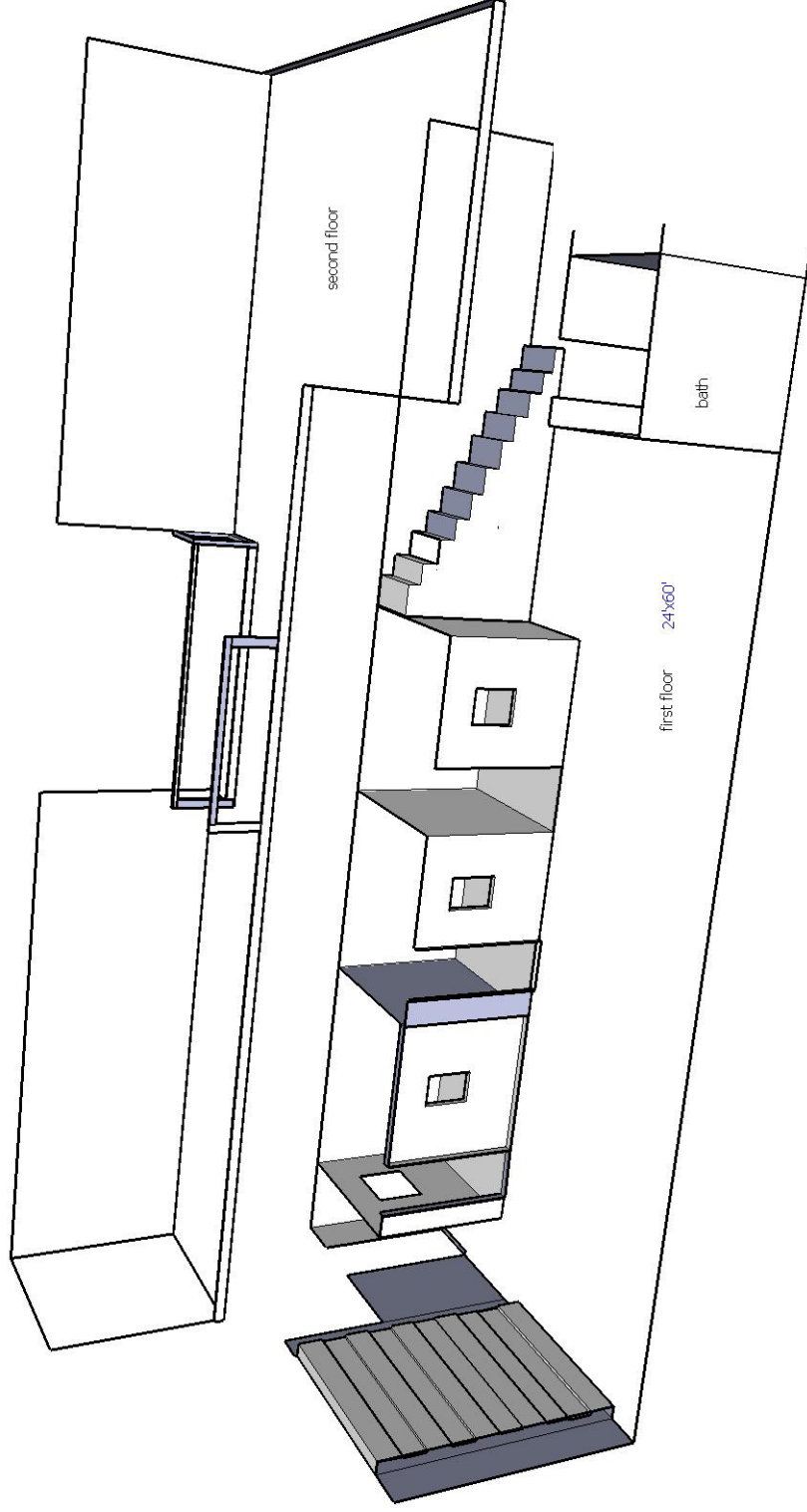


[Click here to View in Google Maps](#)



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Floor Plan Not to Scale  
For Illustration Only

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