



For Lease: Warehouse Space

125 Mitchell Blvd., Suite A/B, San Rafael, CA

- Two Warehouse Roll-Up Doors
- 1,528 Sq. Ft. Warehouse
- Private Restroom
- Two Private Offices
- Spacious Conference Room
- No Automotive Uses

Offering Summary

Total Available sq. ft:	3,160 +/- sf
Initial Base Rent:	\$1.60 psf
CAM Charges:	.15 psf
Lease Type:	Ind. Gross
Lease Term:	3-5 Years
Available:	8/1/26

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HL Commercial Real Estate
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125 Mitchell Blvd., Suite A/B, San Rafael, CA 94903

Building/Space Description:

Suite A/B offers a functional flex-industrial layout designed to accommodate a variety of warehouse, light manufacturing, and service-oriented users. The end-cap unit features approximately 18-foot clear warehouse ceilings, two grade-level roll-up doors, and a private restroom. The office area includes an open reception/work area, two private offices, and a spacious conference room accessed through double glass entry doors, creating a professional environment for employees and visitors alike.

Location Description:

This property is located in the Terra Linda Industrial Park, a multi-purpose industrial/office park, just off Hwy. 101 and just 5 minutes north of Downtown San Rafael and five minutes south of Novato. Easy access to the East Bay and I-80 over Hwy. 37.

Space Information/Features:

Total Available Square Feet:	3,160 +/- sq. ft. (the owner is source, agent has not verified square footage)
Divisible/Can Add:	No
Ceiling Clear Height:	18 Feet
Number of Roll-up Doors:	Two
Warehouse Ceiling Insulated:	Yes
Electrical:	200 amp/3 phase

Building Information/Features:

Total Building Square Feet:	28,789 +/- sq. ft.
Year Constructed:	1985+/-
Zoning/Permitted Uses:	LI/O (Light Industrial/Office)
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

Lease Information:

Lease Term:	3-5 Years
Initial Base Rent:	\$1.60/psf, plus 3% annual increases
CAM Charge:	\$0.15 psf per month, increases 5%
Lease Type:	Industrial Gross
Tenant Expenses:	Interior janitorial, separately metered utilities, increases over base year RE Taxes and Insurance + CAM Charge

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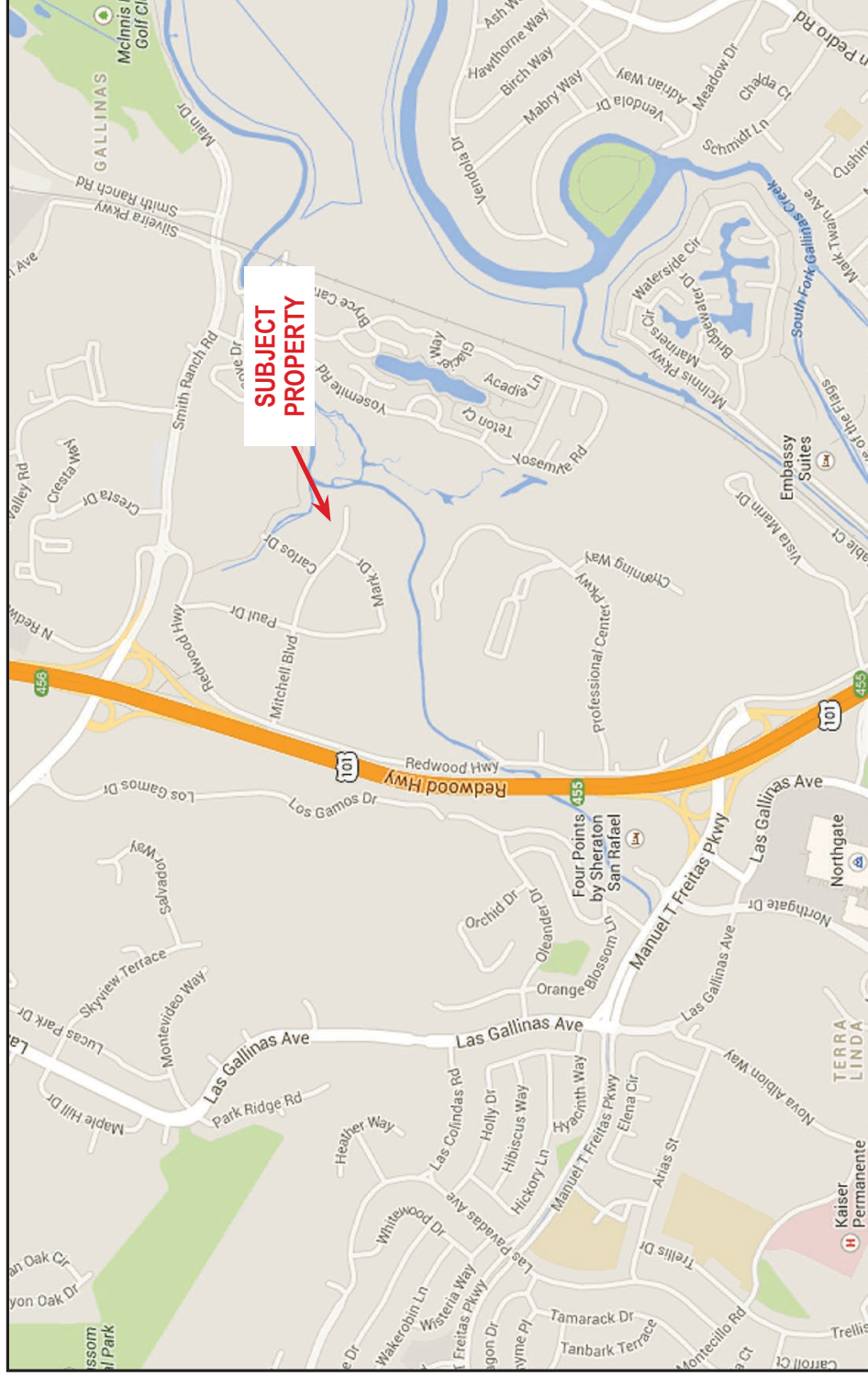
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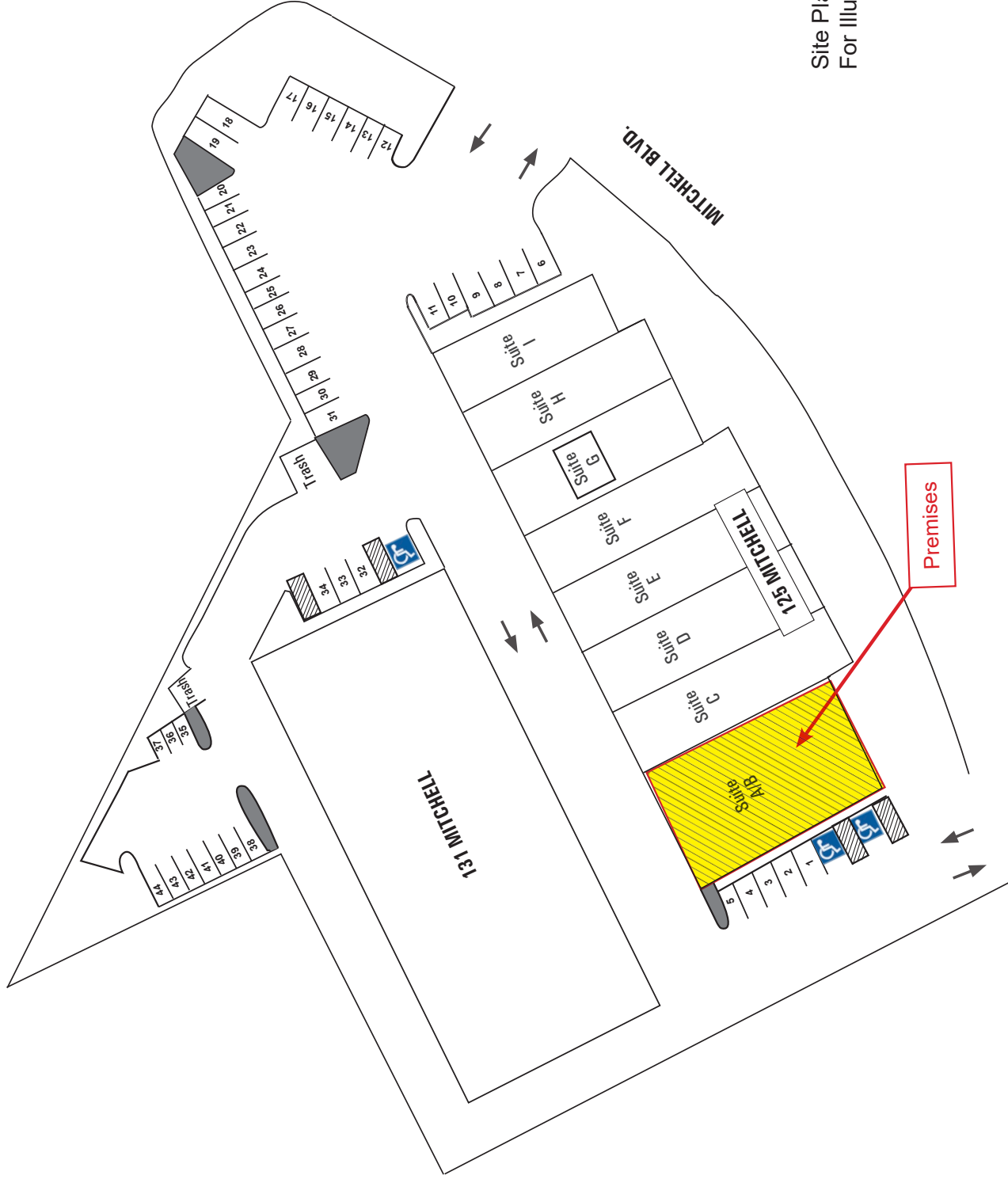
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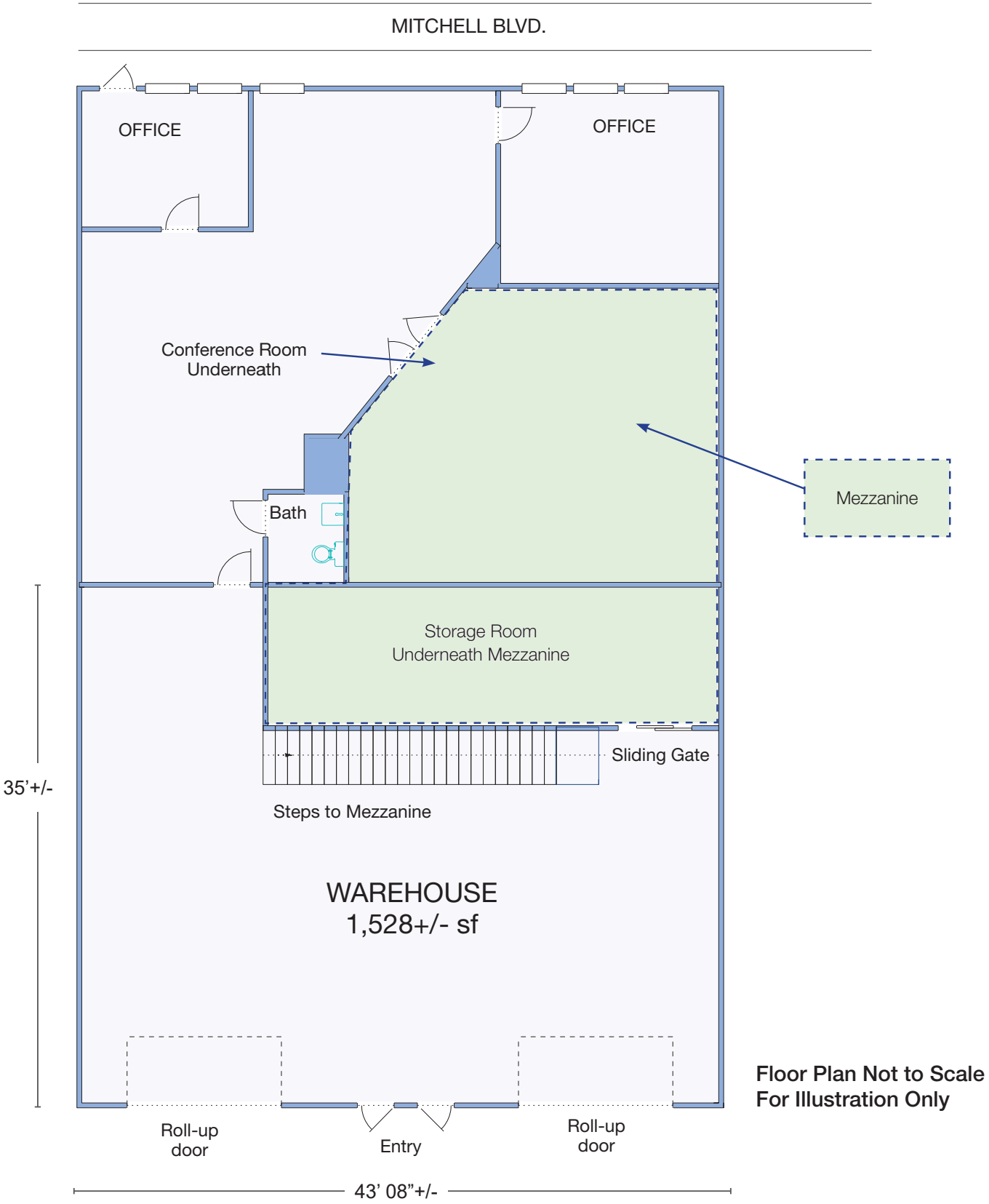
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Site Plan Not to Scale.
For Illustration Only

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Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

Higher Level Commercial Real Estate

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