



For Lease: Offices / Warehouse / Flex Space

125 Mitchell Blvd., Suite C,D,E San Rafael, CA

- Three Roll-Up Doors
- Private Restroom
- High Ceilings in Warehouse
- No Automotive Uses
- Offices/Warehouse/Flex
- Potential fenced yard area available for additional rent

Offering Summary

Total Available sq. ft:	1,944 - 5,832 +/- sf
Initial Base Rent:	\$1.75 psf
CAM Charges:	.15 psf
Lease Type:	Ind. Gross
Lease Term:	3 - 5 Years
Available:	9/1/24

Contact:

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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
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For Lease: Office / Warehouse Space

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Building/Space Description:

This warehouse space includes - in Suite D/E: A large high ceiling open space with 2 roll-up doors, 2 offices and 2 restrooms. Suite C also offers a large area high ceiling space with 1 roll-up door, 2 offices and 1 restroom.

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:

Suite	Sq. Ft.
C	1,944 +/- sq. ft.
D/E	3,888 +/- sq. ft.
Total	5,832 +/- sq. ft.

(the owner is source, agent has not verified square footage)

Divisible/Can Add: Possible
Ceiling Clear Height: 18 Feet
Number of Roll-up Doors: Three (3)
Parking: TBD
Warehouse Ceiling Insulated: Partial
Electrical: TBD

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: TBD

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: \$1.75/psf, plus 3% annual increases
CAM Charge: \$0.15 psf per month
Lease Type: Industrial Gross
Tenant Expenses: Interior janitorial, separately metered utilities, increases over base year RE Taxes and Insurance + CAM

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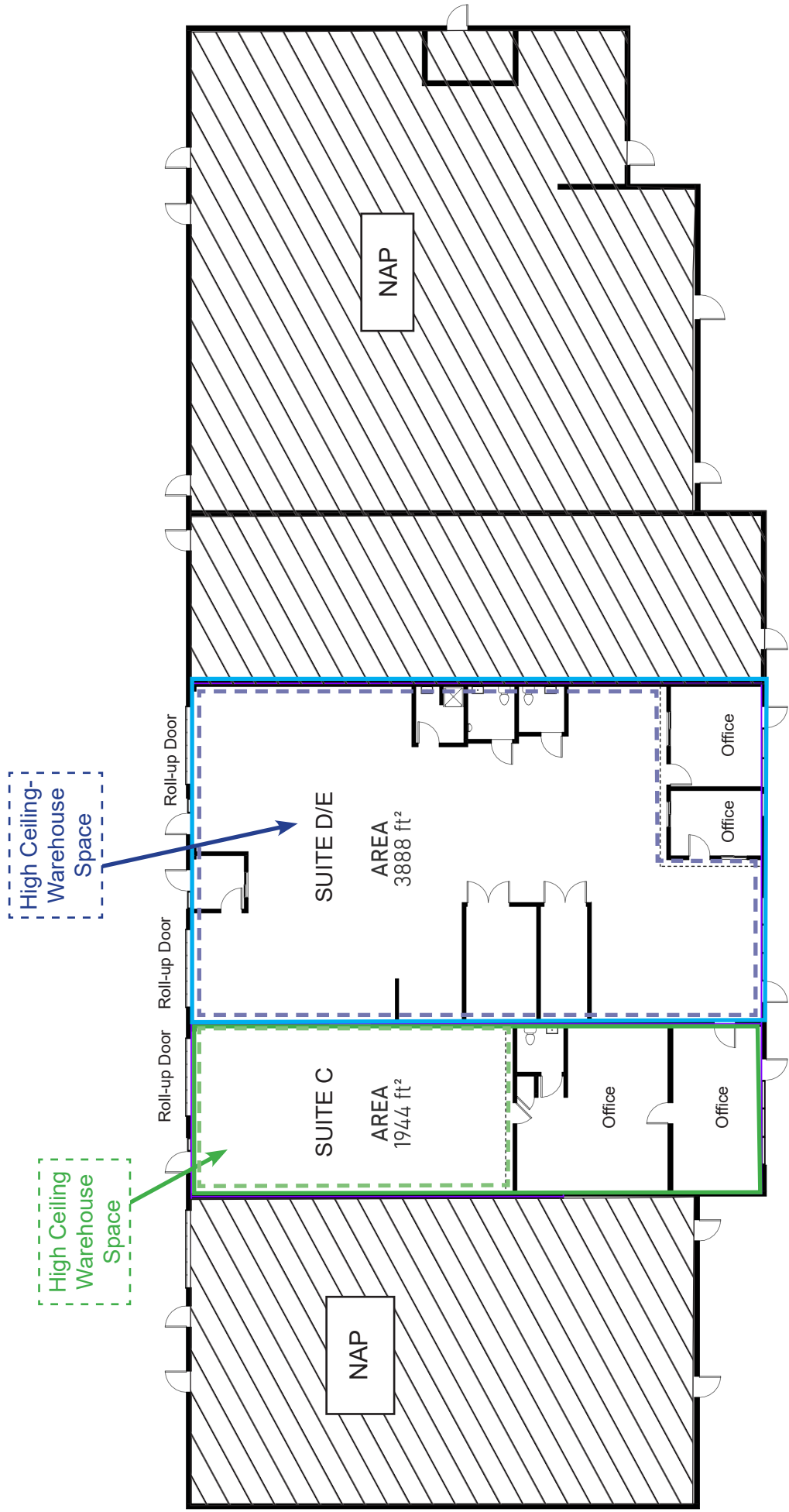
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Site Plan

