



For Lease: Offices / Warehouse / Flex Space

131 Mitchell Blvd., San Rafael, CA

- 7 Roll-Up Doors
- R & D Manufacturing Space
- Private Restrooms
- No Automotive Uses
- Offices/Warehouse/Flex
- Potential fenced yard area available for additional rent

Contact:

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Offering Summary

| | |
|--------------------------------|----------------------|
| Total Available sq. ft: | 13,167 +/- sf |
| Initial Base Rent: | \$1.50 psf |
| CAM Charges: | .15 psf |
| Lease Type: | Ind. Gross |
| Lease Term: | 3 - 5 Years |
| Available: | Now |



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

For Lease: Office / Warehouse Space

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Building/Space Description:

This multi-functional warehouse space has a large open space with 7 roll-up doors and 2 restrooms. Great space for R & D manufacturing. Office space available in adjacent building if needed.

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: | 13,167 +/- 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: | Seven (7) |
| 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: | No |
| 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: | \$1.50/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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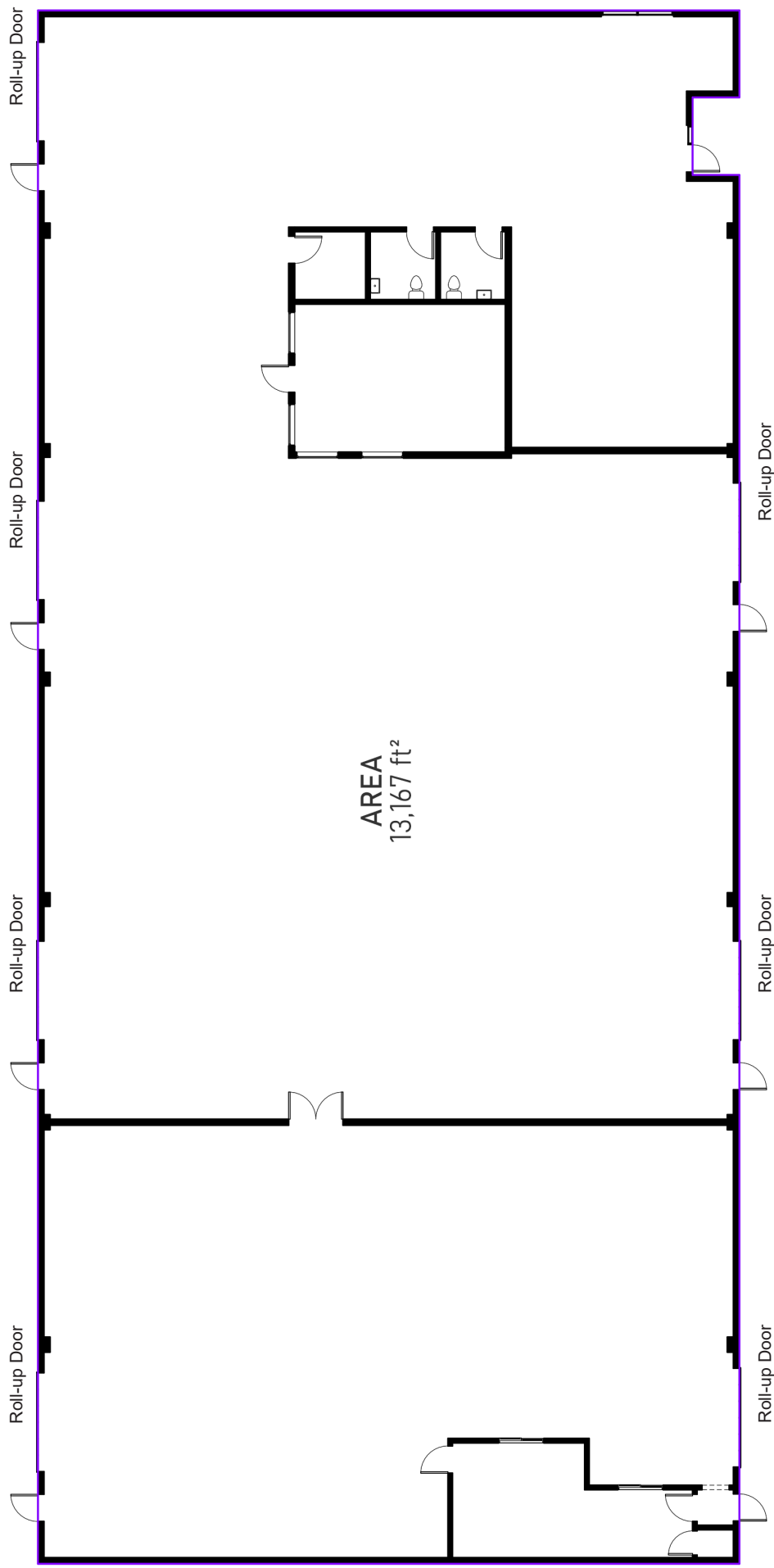
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