



## 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

### Offering Summary

<b>Total Available sq. ft:</b>	<b>13,167 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$1.50 psf</b>
<b>CAM Charges:</b>	<b>.15 psf</b>
<b>Lease Type:</b>	<b>Ind. Gross</b>
<b>Lease Term:</b>	<b>3 - 5 Years</b>
<b>Available:</b>	<b>9/1/24</b>

Contact:

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# For Lease: Office / Warehouse Space

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## Building/Space Description:

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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:

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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:

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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:

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Total Building Square Feet:	28,789 +/- sq. ft.
Year Constructed:	1985+/-
Zoning/Permitted Uses:	<a href="#">LI/O (Light Industrial/Office)</a>
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:

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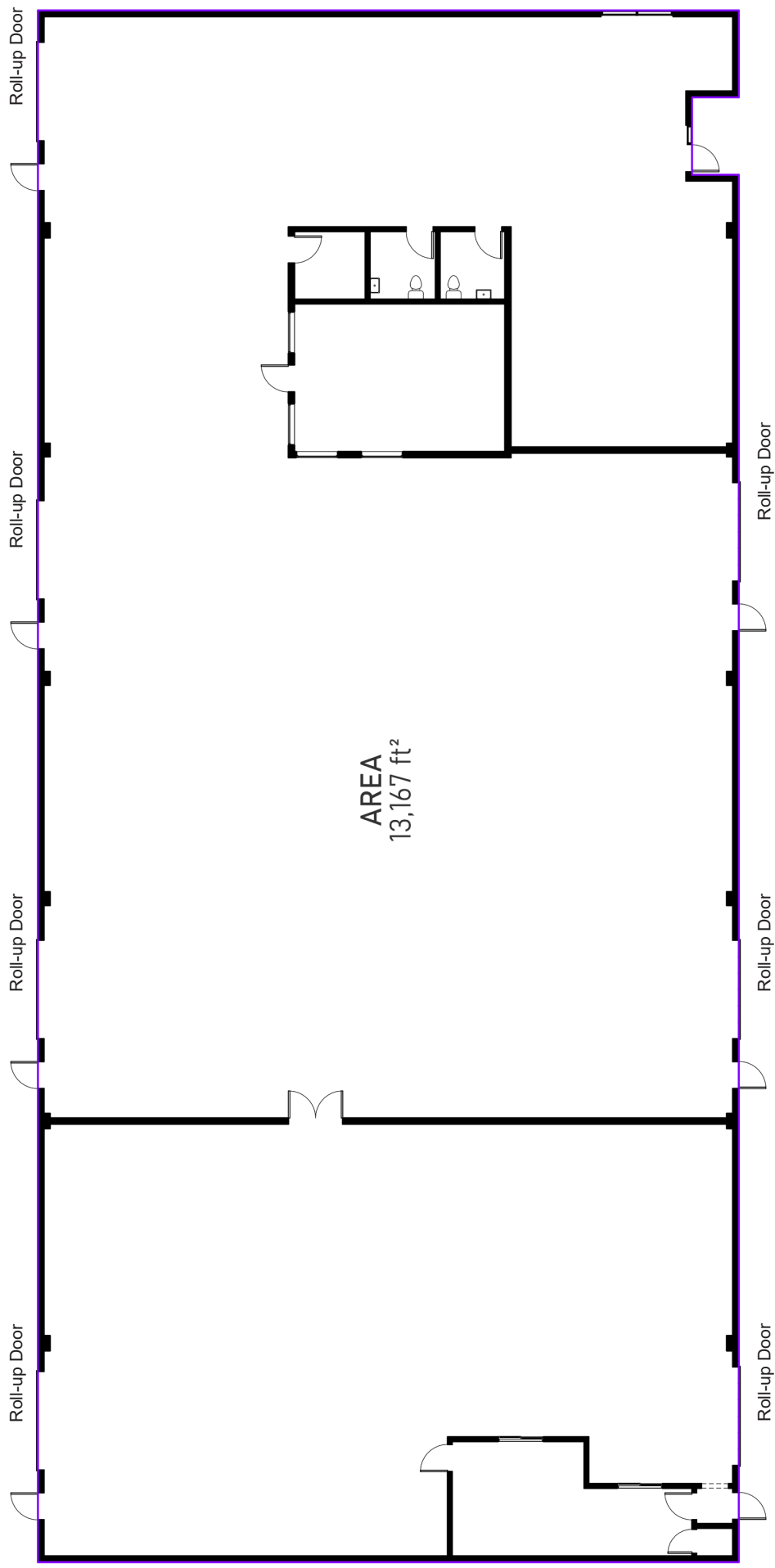
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[Click here to View in Google Maps](#)

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Site Plan

