



For Lease: Heavy Industrial/Warehouse Space

410 - 410A Irwin St., San Rafael, CA

- **Do Not Disturb Tenant**
- Heavy Industrial Space
- Automotive Uses Permitted
- Steel Clear Span Building
- 4 Warehouse Doors
- Heavy Duty Concrete Floor

Offering Summary

Available Sq Ft:	13,900 +/- sq ft
Initial Base Rent:	\$1.49 psf
NNN Charges:	\$.23/sq ft/mo
Lease Type:	NNN
Lease Term:	3 -5 Years
Available:	12/1/2024

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HL Commercial Real Estate
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410 - 410 A Irwin St., San Rafael, CA 94901

Building/Space Description:

This property consists of 2 side by side steel frame/metal clad buildings with heavy duty concrete slab floors. One building (410 Irwin) is approximately 8,230 sq ft; and, the other (410-A Irwin) approximately 5,580 sq ft. The 410 Building has a bathroom and some interior office space. The 410-A Building is open without bathroom or offices. Owner will consider dividing into two rentals if first tenant takes the 410-A Building, and constructs their own bathroom. These buildings have historically been used for heavy industrial, (i.e. auto-body repairs, concrete vehicle maintenance, etc.) Parking is located both in front and rear of the buildings. Warehouse doors open on each end of both buildings.

Location Description:

410 Irwin St is located in the heavy industrial area of San Rafael near Woodland Ave. Nearby businesses include *Jackson Hardware, Watersavers Irrigation, Marin Airporter, Rubenstein Supply, Hurricane Hauling & Demolition,* and multiple auto repair and auto body shops.

Property Details:

Total Available Sq Ft:	13,900 +/- sq ft (building measurement)
Divisible/Can Add:	Divisible if first space leased is 410-A, and tenant installs bathroom if desired
Ceiling Clear Height:	16' +/-
# of Roll Up Doors:	1 roll-up warehouse door, plus 3 sliding warehouse doors
Electrical:	TBD
Parking:	12-14 spaces onsite, including tandem
Total Building Sq Ft:	13,900 +/-
Tax Parcel #:	Marin County APN 013-181-32
Year Constructed:	1960's
Zoning/Permitted Uses:	I - Industrial District The industrial district provides opportunities for a full range of heavy and light industrial uses, including the building trades and automotive service industry repairs, parts, machine shops). Other permitted uses include warehousing, heavy manufacturing, storage, building suppliers (wholesale & retail).
Fire Sprinklers:	None
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding) This property has flooded in the past. 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.

Property Details:

Lease Term:	3-5 years
Initial Base Rent:	\$1.49 (3% annual increases)
Lease Type:	NNN – Triple Net
Estimated NNN Charges:	\$.23/sq ft/mo (2024)
Tenant Expenses:	Interior/exterior maintenance and repairs, all utilities, and NNN Charges.

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