

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

Contact:

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Offering Summary

13,900 +/- sq ft
\$1.49 psf
\$.23/sq ft/mo
NNN
3 -5 Years
12/1/2024



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

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information. 7/3/24

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: Divisible/Can Add:	13,900 +/- sq ft (building measurement) 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:	<u>I - Industrial District</u> 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		

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

Contact:

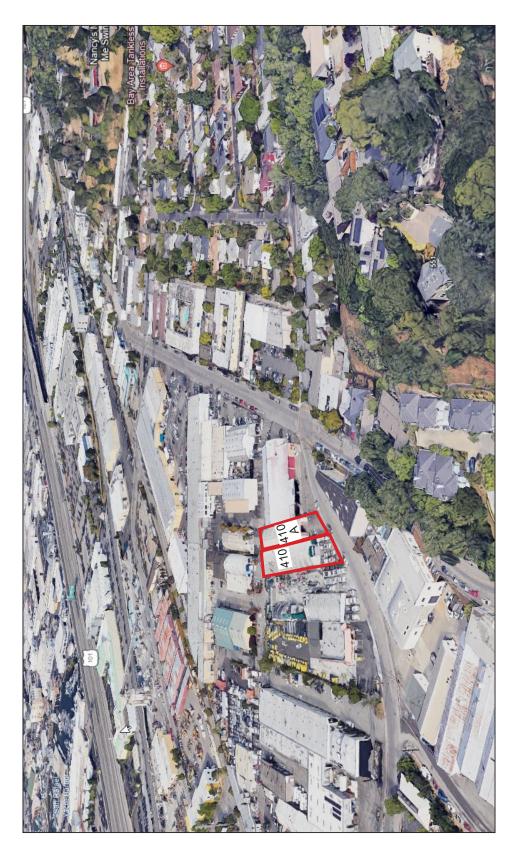
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