



For Lease: Warehouse Space

4322 Redwood Hwy., Suite 200, San Rafael, CA

- 22 +/- ft Clear Height
- Private Restroom
- Office Space
- Ample Parking
- Close to Hwy. 101

Offering Summary

Available Sq Ft:	1,793 +/- sf
Initial Base Rent:	\$2.10 psf
Lease Type:	Ind. Gross
Lease Term:	2 - 5 Years
Available:	Feb. 1, 2025

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Building/Space Description:

This beautiful Vineyard warehouse includes 22 +/- feet clear height, a 325 +/- sq. ft. office and a restroom. Ample parking on site. Overnight parking is \$50/ month.

Location Description:

This property is conveniently located in the Vineyard Complex in Terra Linda, close to the Northgate Mall and Marin County Civic Center. There is with easy access to both to Highway 101 and Interstate 580.

Space Information/Features:

Total Available Square Feet:	1,793 +/- sq.ft.
Divisible:	No
Ceiling Clear Height:	22 +/- ft.
Warehouse Ceiling Insulated:	Yes
Number of Roll-up Doors:	One
Parking Ratio:	3:1000 sq ft for the Vineyard, all unassigned

Building Information/Features:

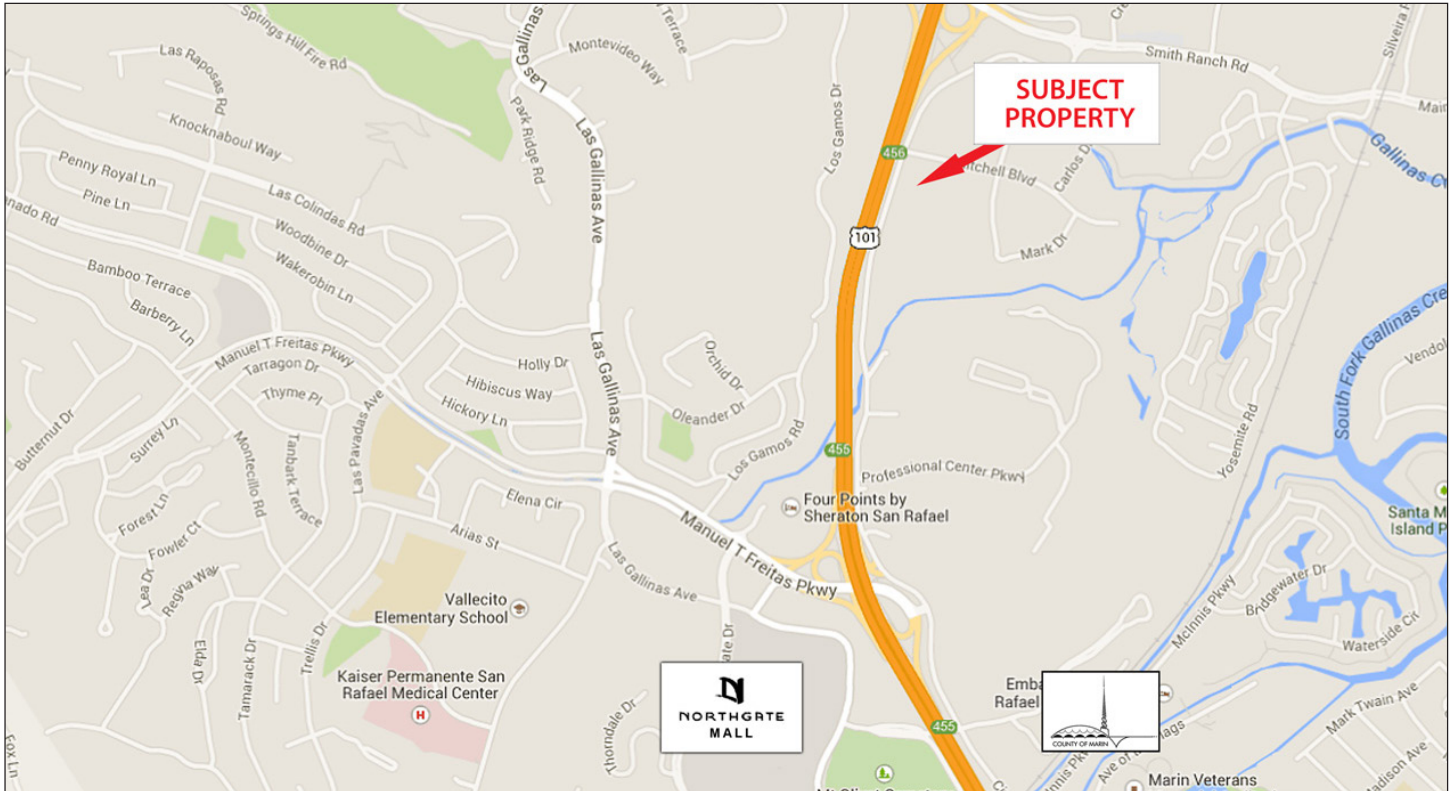
Building/Project Name:	The Vineyard
Total Building Square Feet:	1,793 +/- sq. ft.
Year Constructed:	2004 +/-
Zoning/Permitted Uses:	PD 1828 (Planned Development)
Permitted Uses:	Professional, administrative and general offices, warehouses and related uses. No Automotive uses. See Owner Assoc. CC&Rs and Rules and Regulations for details
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Yes, in office only
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 Terms:

Minimum Lease Term:	Two to Five Years
Initial Base Rent:	\$2.10 per square foot
Lease Type:	Industrial Gross
Tenant Expenses:	Electric, garbage, janitorial and increase over base year RE taxes and insurance, HOA fee of \$577.53 which includes water

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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.

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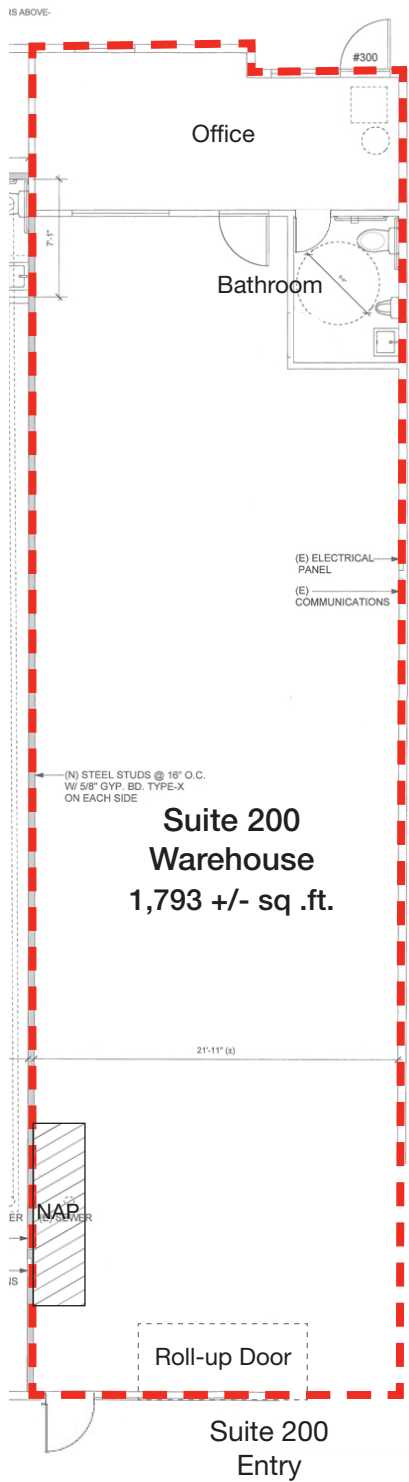
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Floor Plan Not to Scale

Redwood Highway
