



For Lease: Warehouse Space

96 Mitchell Blvd., San Rafael, CA

- Warehouse Roll-Up Doors
- Private Restroom
- Can be used as Distribution, Light Manufacturing, or Storage
- 1,354 +/- sf mezzanine at NO CHARGE!
- Fire Sprinklers

Contact:

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Offering Summary

Total Available sq. ft:	6,370 +/- sf
Initial Base Rent/mo:	\$1.45 psf
CAM Charges/mo:	.10 psf
Lease Type:	Ind. Gross
Lease Term:	3-5 Years
Date Space Available:	Now



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903-2102
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Building/Space Description:

This warehouse space includes 3 roll-up doors and an open room with one restroom, sprinklers and 18' high ceilings. Space is rough, landlord will consider free rent in exchange for improvements to space.

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:	6,370 +/- sq. ft. plus 1,354 +/- sq. ft. mezzanine (the owner is source, agent has not verified square footage)
Divisible/Can Add:	Discuss with agent
Ceiling Clear Height:	18 Feet
Number of Roll-up Doors:	3
Warehouse Ceiling Insulated:	Partial
Electrical:	TBD

Building Information/Features:

Total Building Square Feet:	23,616 +/- sq. ft.
Year Constructed:	1966 +/-
Zoning/Permitted Uses:	LI/O Light Industrial/Office
Fire Sprinklers:	Yes
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:	2 Years
Initial Base Rent:	\$1.45/psf/mo.
CAM Charge:	\$.10 psf per month, increases 5%/yr.
Lease Type:	Industrial Gross
Tenant Expenses:	Interior maintenance, CAM charge, separately metered utilities, & pro-rata increases over Base Year RE Taxes and Insurance.

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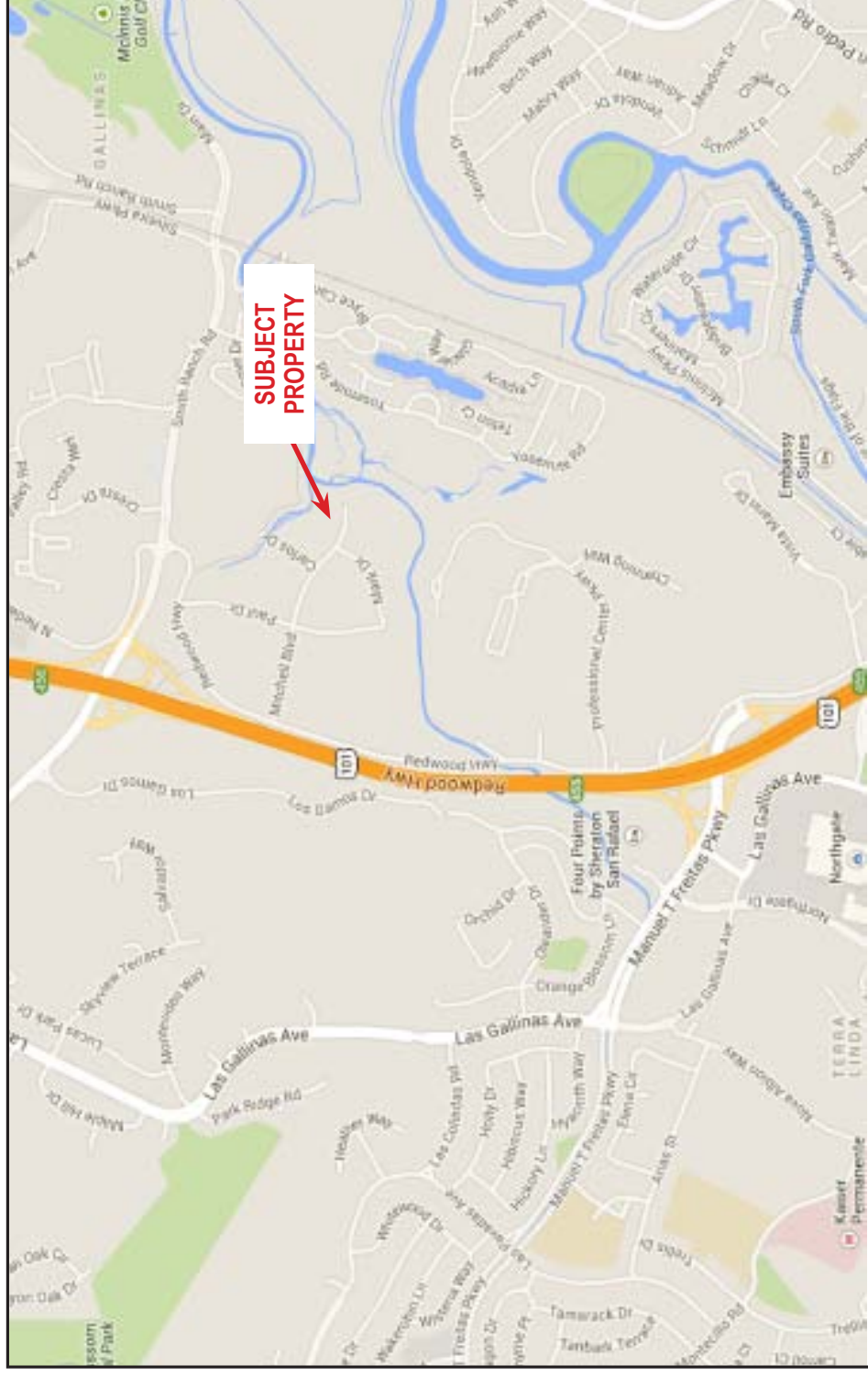
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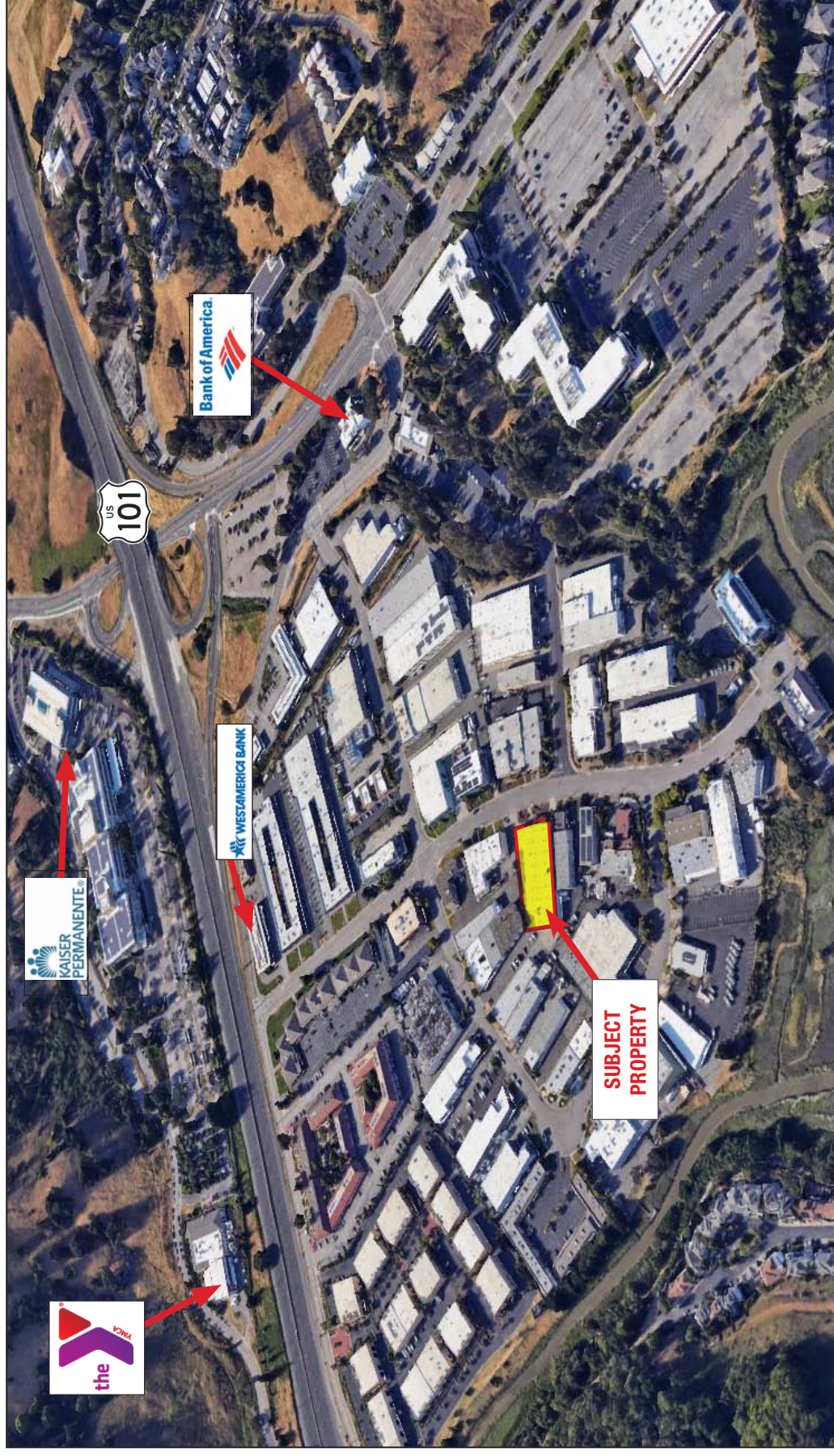
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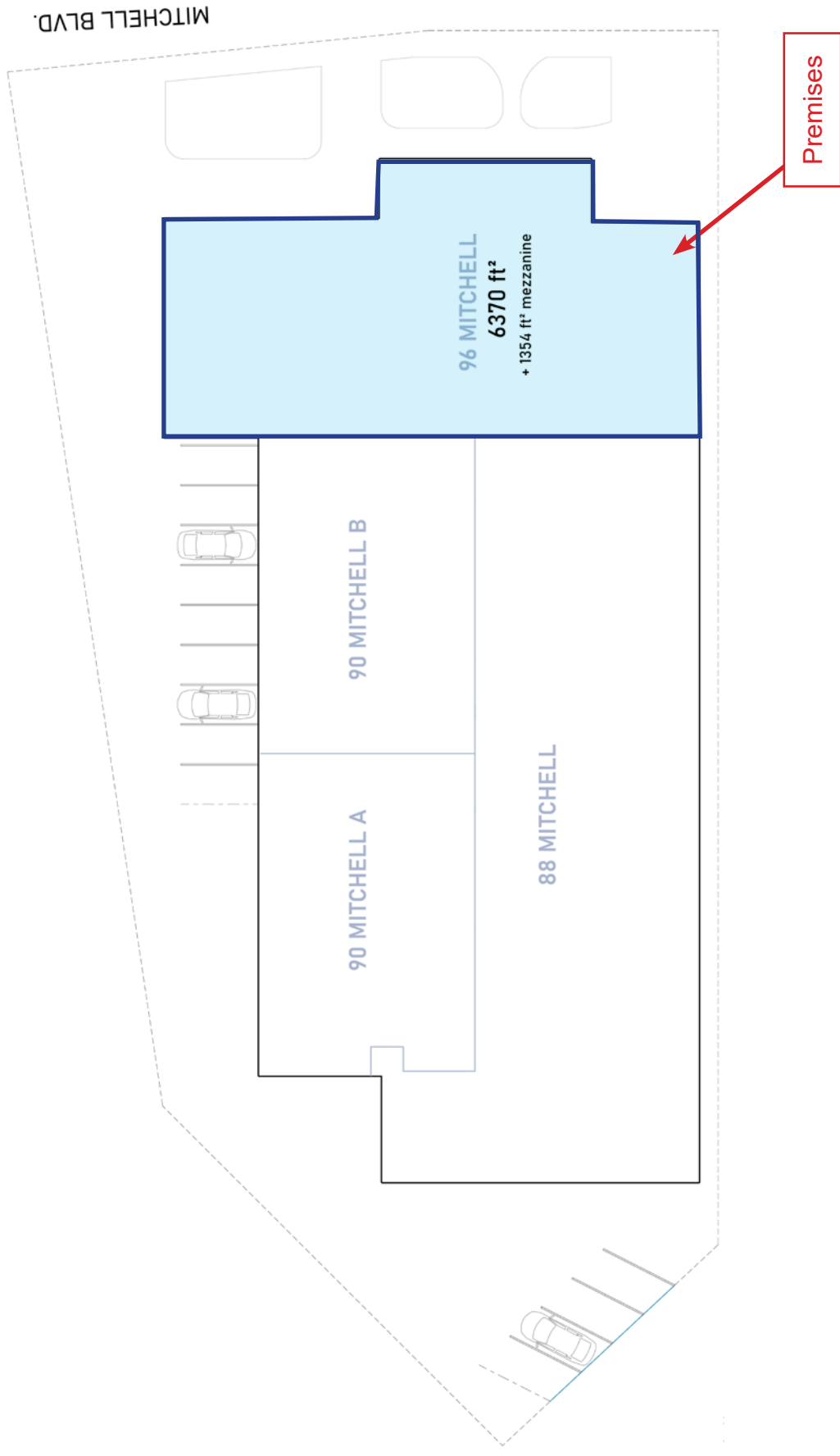


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Site Map



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