



**MUST
SEE!**

For Lease: Warehouse / Flex Space

134 Gary Place, Suite B, San Rafael, CA

- Roll-Up Doors
- Private & Common Restrooms
- High Ceilings in Warehouse
- No Automotive Uses
- Offices/Warehouse/Flex

Offering Summary

Total Available sq. ft:	1,714 +/- sf
Initial Base Rent:	\$2.00 psf
Net Charges:	\$0.32 psf
Lease Type:	NNN
Lease Term:	3 - 5 Years
Available:	Now

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Higher Level Commercial Real Estate
www.hlcre.com



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134 Gary Place, Suite B, San Rafael, CA 94901

Building/Space Description:

All warehouses feature convenient roll-up doors, with select spaces including private restrooms and mezzanine offices. Enjoy abundant natural light throughout, complemented by recessed lighting and operable interior windows. Each space has been freshly painted, creating a clean and inviting work environment.

Location Description:

This property is located in southern San Rafael next to the very busy Marin Square. With easy access to 101 and the I-80.

Space Information/Features:

Suite	Sq. Ft.	Price	NNN	Restrooms
B	1,714 +/- sf.	\$3,428	\$548.48	Common

(the owner is source, agent has not verified square footage)

Divisible/Can Add: Possible
Ceiling Clear Height: 18 Feet
Number of Roll-up Doors: One, per unit
Parking: 1 unassigned, unreserved
Warehouse Ceiling Insulated: Partial
Electrical: 100 AMP

Building Information/Features:

Total Building Square Feet: 4,000 +/- sq. ft.
Year Constructed: 1935 +/-
Zoning/Permitted Uses: [LI/O \(Light Industrial/Office\)](#)
Fire Sprinklers: No
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 Information:

Lease Term: 3-5 Years
Initial Base Rent: \$2.00/psf, plus 3% annual increases
Estimated Net Charge: \$0.32 psf, per month, estimated for 2025
Lease Type: NNN
Tenant Expenses: All maintenance, triple net charges & separately metered utilities

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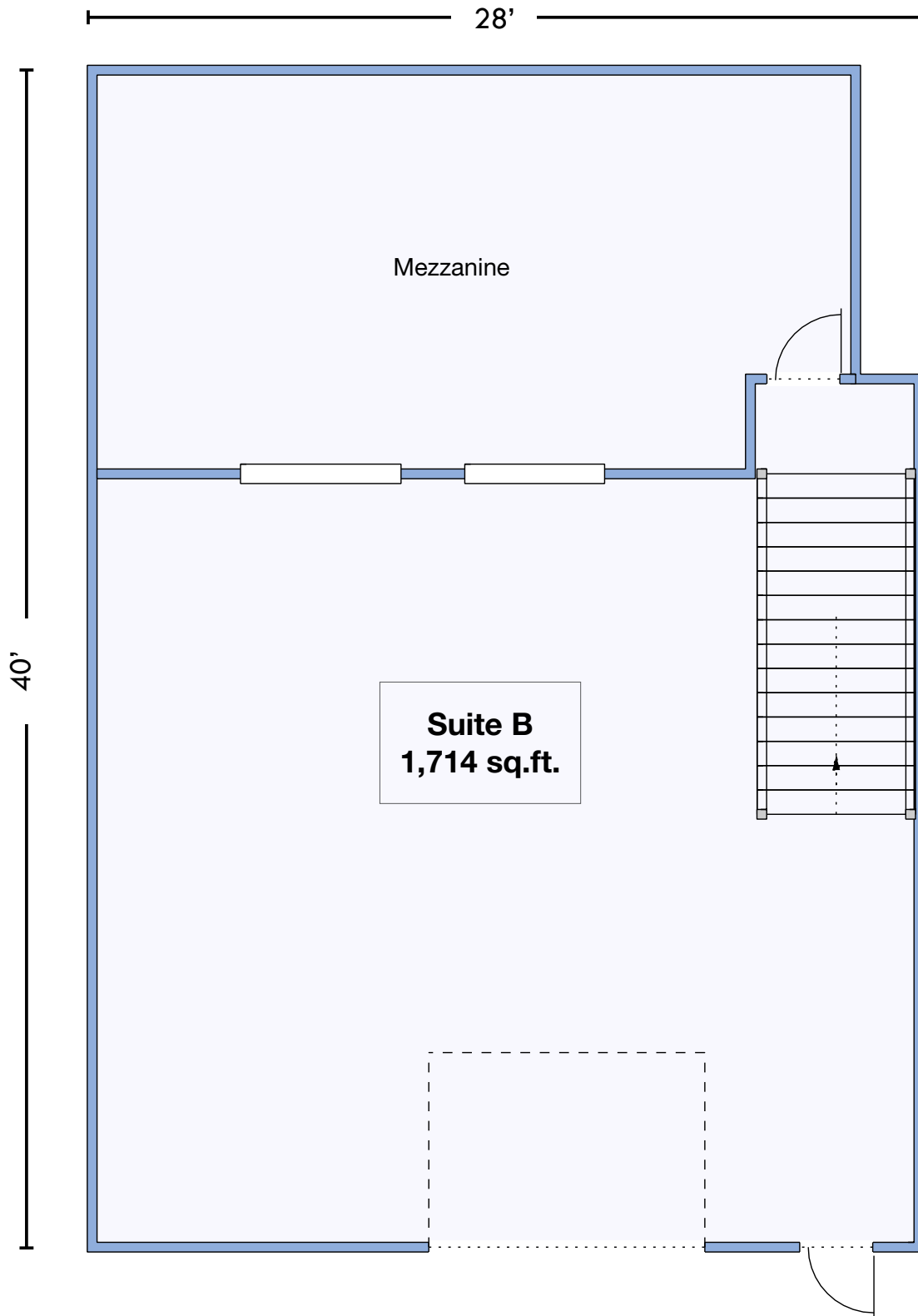
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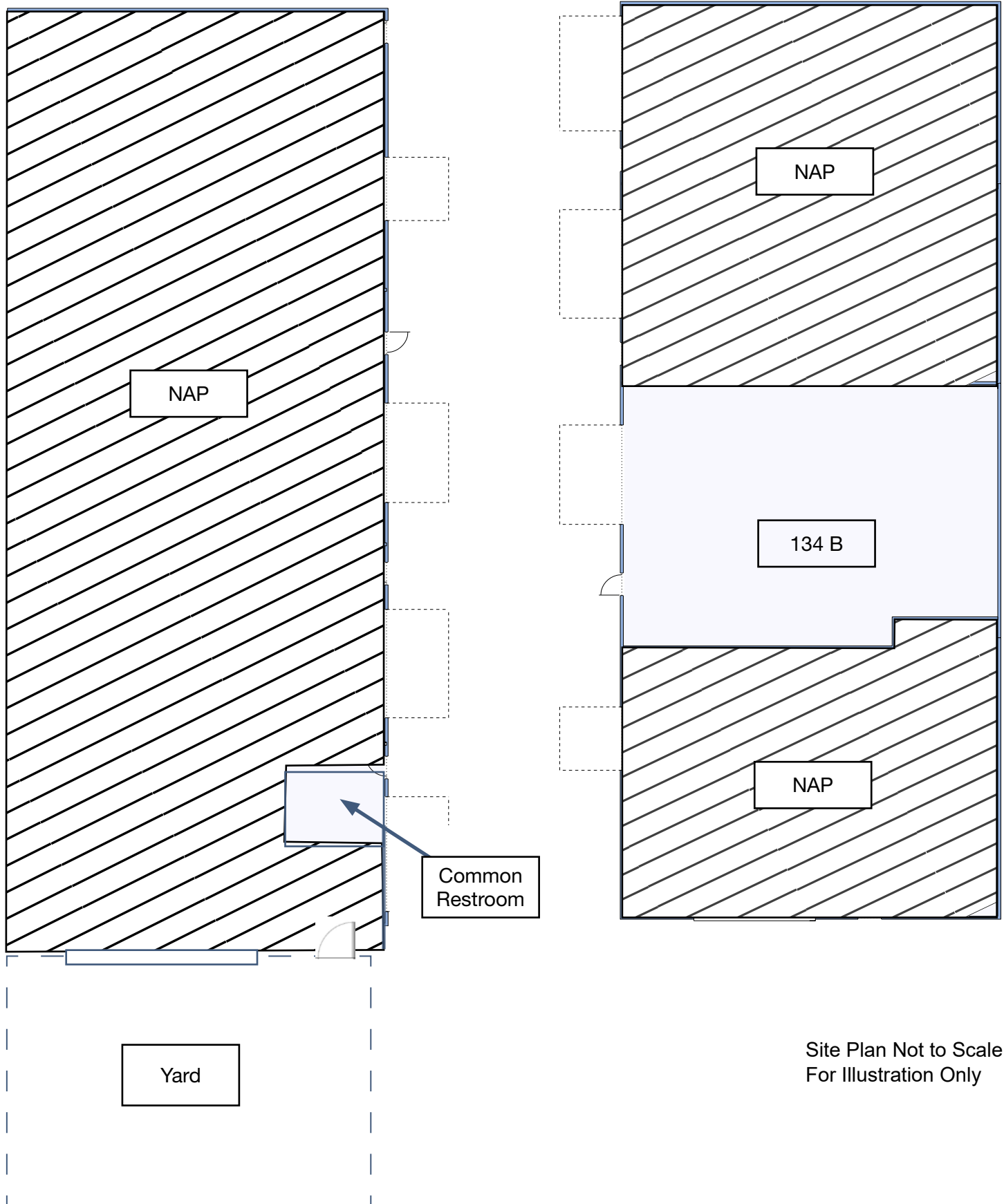
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