



**MUST
SEE!**



For Lease: Warehouse / Flex Space

138 Gary Place, Suite B, San Rafael, CA

- Roll-Up Door
- Private & Common Restroom
- High Ceiling in Warehouse
- No Automotive Uses
- Offices/Warehouse/Flex

Offering Summary

Total Available sq. ft:	1,060+/- sf
Initial Base Rent:	\$2.00 psf
Net Charges:	\$0.32 psf
Lease Type:	NNN
Lease Term:	3 - 5 Years
Available:	Now



Contact:
Mark Cooper
(415) 608-1036
mark@hlcre.com
Lic# 01814831



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

For Lease: Warehouse / Flex Space

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

Building/Space Description:

Warehouse features a convenient roll-up door with private restroom and mezzanine office. This 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	1,060+/- sf.	\$2,120	\$339.20	Common

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

Divisible/Can Add: No
Ceiling Clear Height: 18 Feet
Number of Roll-up Doors: One, per unit
Parking: 1 unassigned, unreserved
Warehouse Ceiling Insulated: No
Electrical: 100 AMP/Submeter

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: No
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



Contact:
Mark Cooper
(415) 608-1036
mark@hlcre.com
Lic# 01814831



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

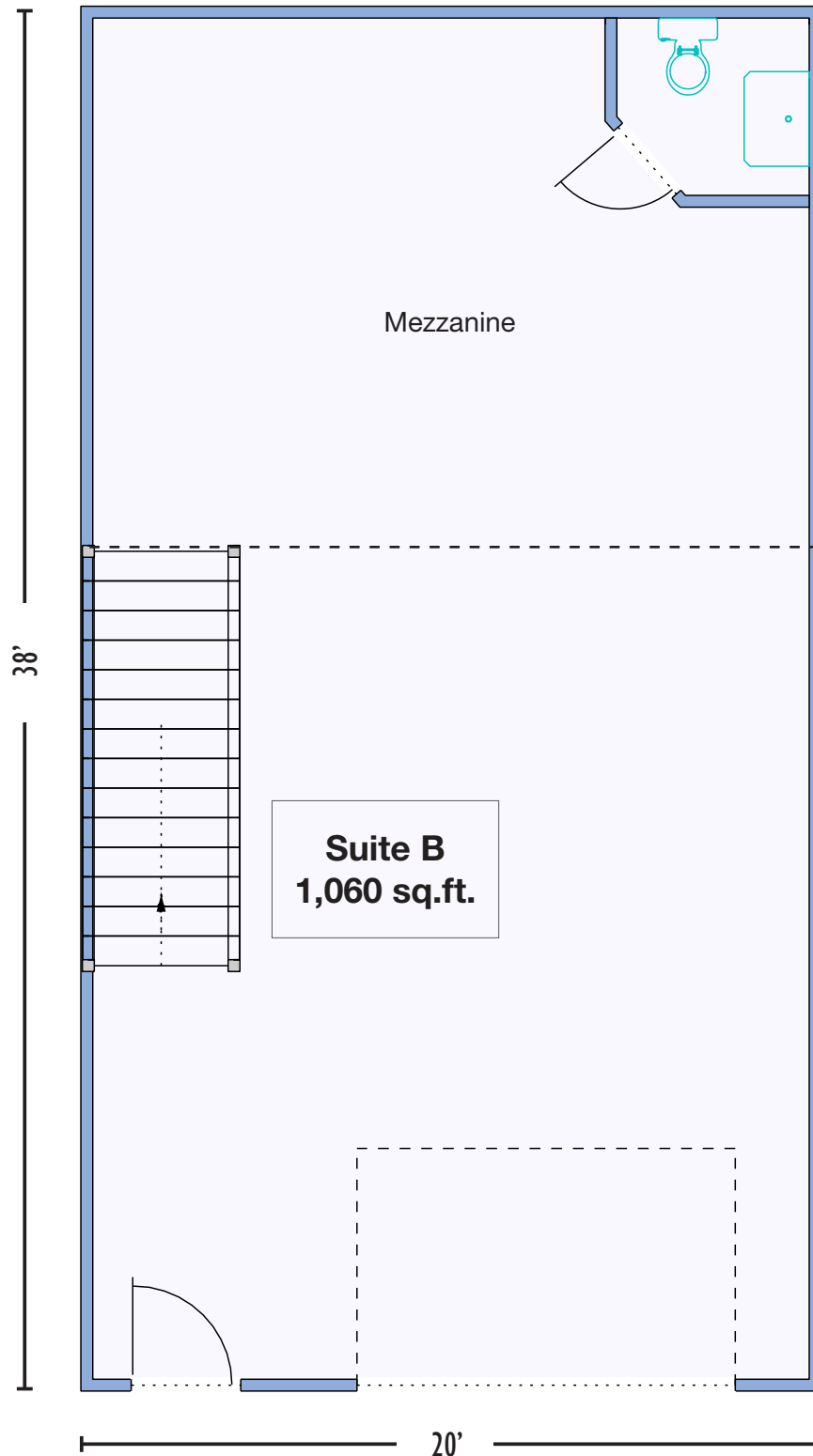
For Lease: Warehouse / Flex Space

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



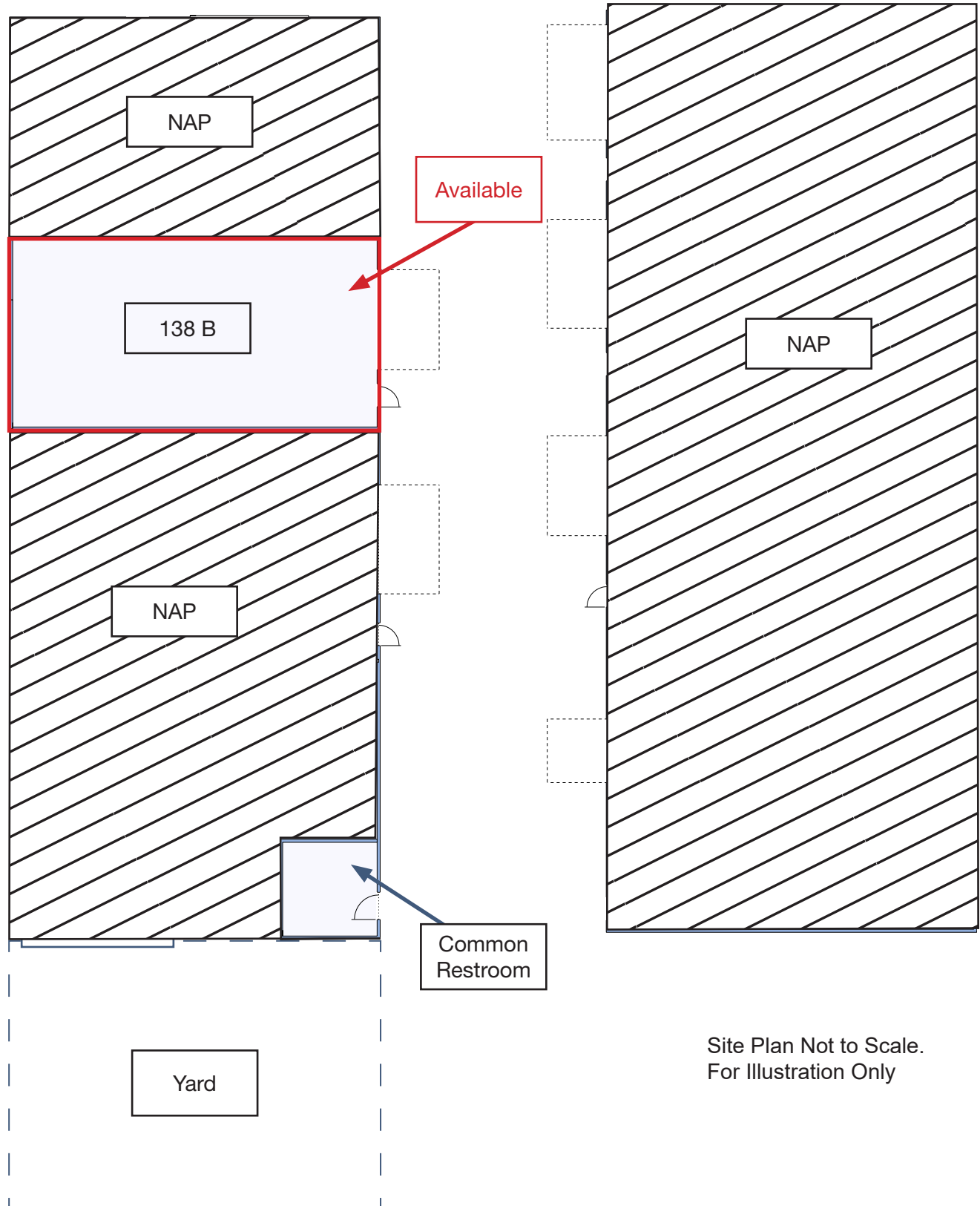
For Lease: Warehouse / Flex Space

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



For Lease: Warehouse / Flex Space

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



For Lease: Warehouse / Flex Space

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



Contact:
Mark Cooper
(415) 608-1036
mark@hlcre.com
Lic# 01814831

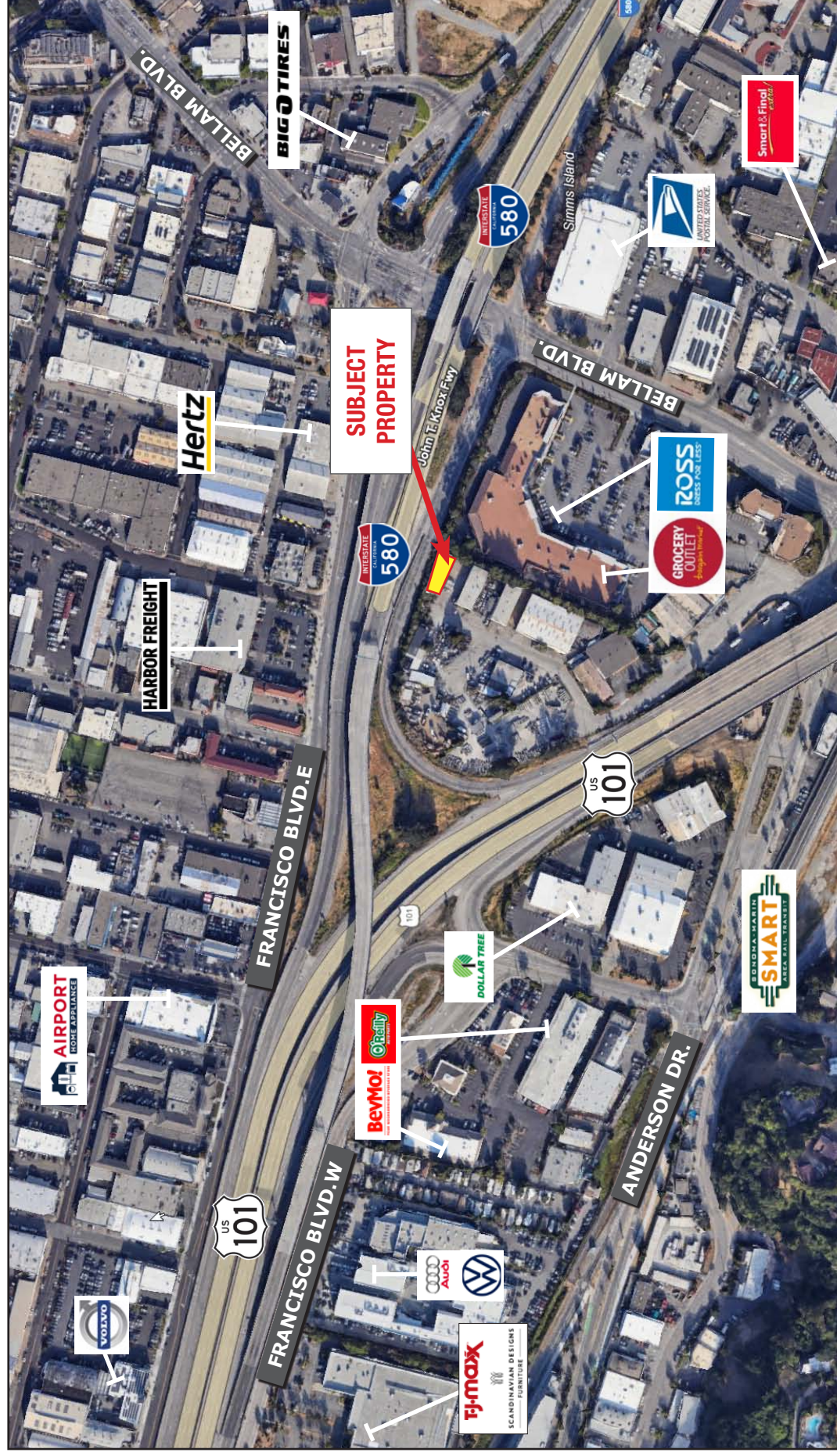


HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

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.

For Lease: Office / Warehouse / Flex Space

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



[Click here to View in Google Maps](#)