



±3,000 SF INDUSTRIAL SPACE FOR LEASE

1945 E FRANCISCO BLVD
UNITS 23, 24, & 25

SAN RAFAEL, CA 94901

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Property Features

Prime San Rafael light industrial space for lease in E. San Rafael. The corner unit offers easy truck loading access from Kerner Blvd.

Space Available: Units 23, 24, 25 - approximately $\pm 3,000$ SF

Power: 200 amp 3-phase

Office: ± 300 SF

Mezzanine: ± 572 SF (not calculated in $\pm 3,000$ SF)

Sprinklers: Yes

Parking Spots: 6

Zoning: LI/O

Restrooms: 2

Clear Height: ± 17 - $18'$

Roll Up Doors: 2 ($\pm 14'$ grade level)

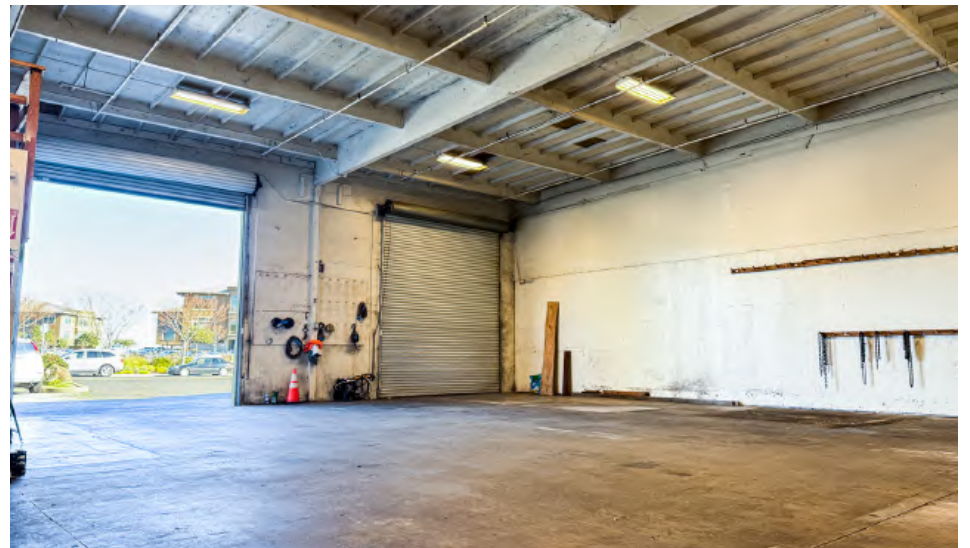
Construction: Reinforced Concrete

Lease Rate: \$1.75 PSF NNN



1945 E FRANCISCO BLVD SAN RAFAEL, CA 94901

PROPERTY PHOTOS



1945 E FRANCISCO BLVD

SAN RAFAEL, CA 94901



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101

INTERSTATE
580

ANDERSEN DR

TARGET

THE HOME
DEPOT

FRANCISCO BLVD

KERNER BLVD

1945 E FRANCISCO BLVD

Marin
COUNTRY MART

- Rustic Bakery
- Birkenstock
- International Orange
- The Real Real
- Soul Cycle
- Shake Shack
- Farmshop
- Hog Island
- Johnny's Doughnuts
- Pressed Juicery
- Starbucks
- El Huarache Loco
- Sushi Ko
- Tutu School

LARKSPUR
FERRY

SIR FRANCIS DRAKE BLVD

RICHMOND
BRIDGE



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