

± 1,152 SF UP TO ± 3,645 SF CLEAN WAREHOUSE SPACE AVAILABLE

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±7,548 SF

TOTAL AVAILABLE

**4 SUITES VARYING FROM** 

±1,152 SF UP TO ±3,645 SF

±12' SF

CLEAR HEIGHT

5

GRADE LEVEL DOORS

\$1.75 NNN

LEASE RATE





# **LOADING**5 GRADE LEVEL

DOORS



#### **SPRINKLERED**

**THROUGHOUT** 



#### **PARKING**

ON-SITE 62 SPACES



#### **ZONING**

LI/O



#### **FOUR SUITES**

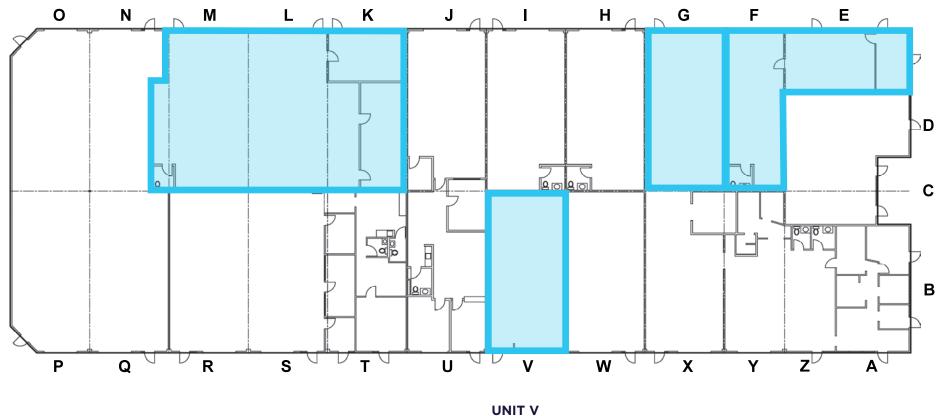
AVAILABLE NOW. CAN LEASE TOGETHER OR SEPARATELY.



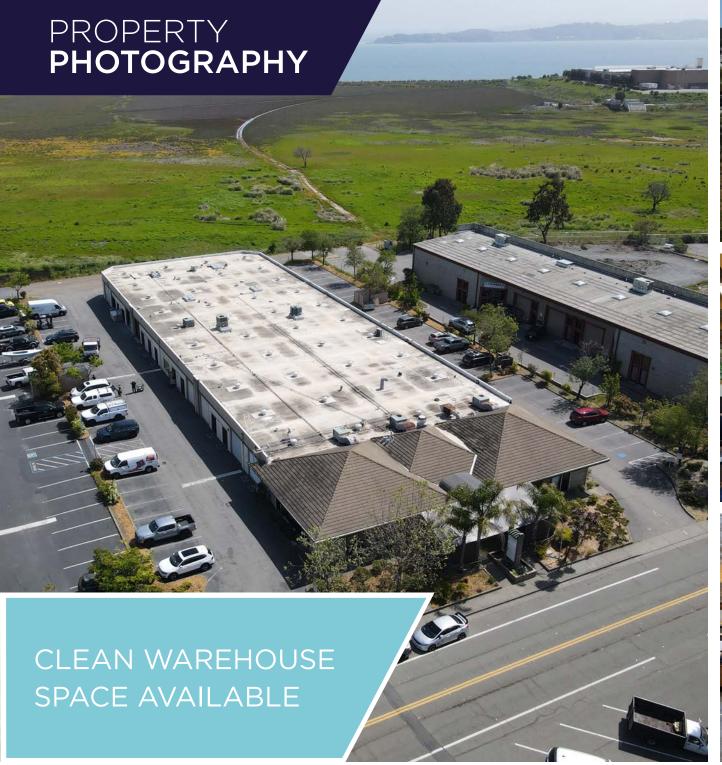




UNIT F + E DATE: 04/30/28 ± 1,599 SF



UNIT V ± 1,152 SF

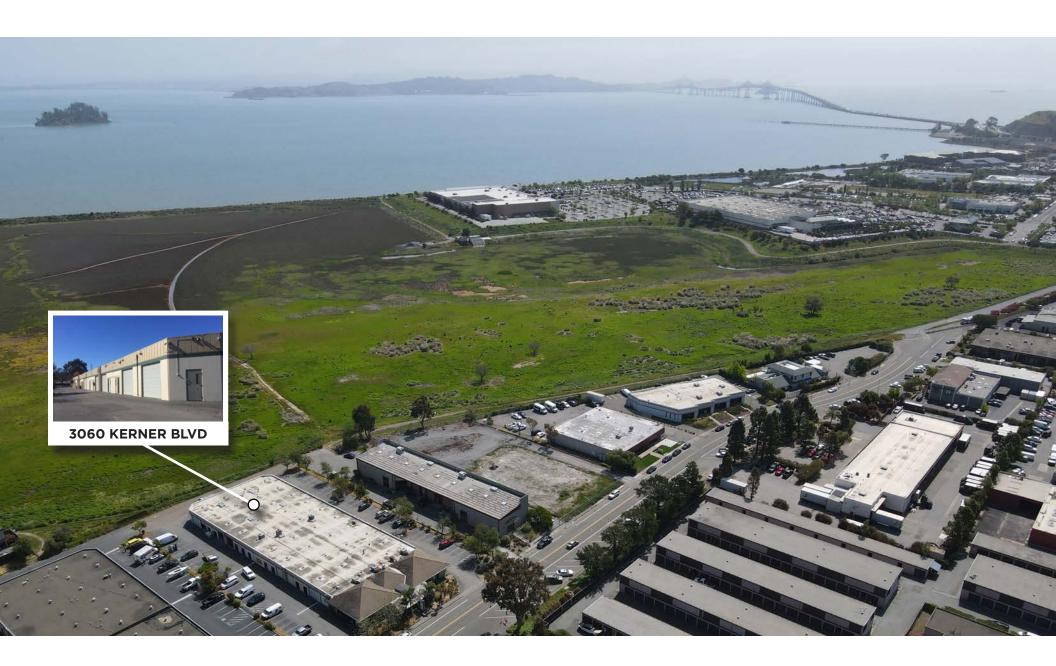




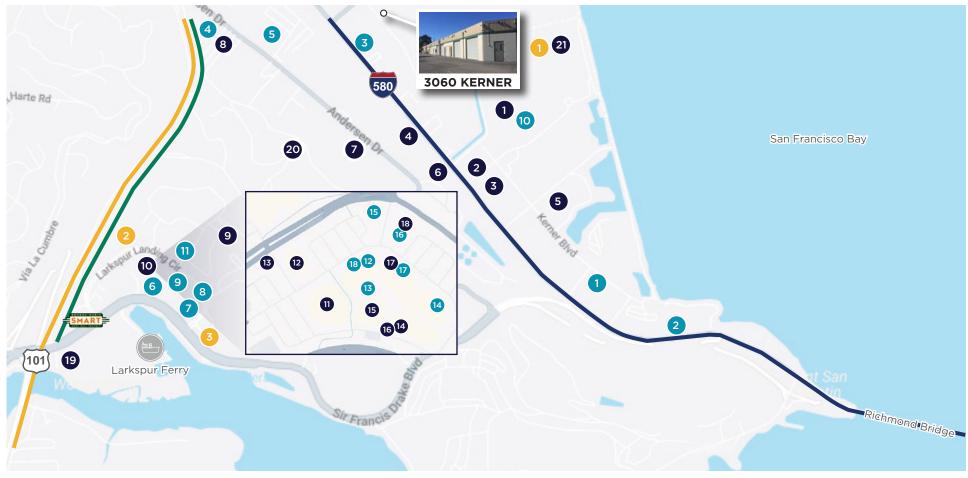




# AERIAL **VIEW**



### <u>AMENITIES</u> MAP



#### FOOD/BEVERAGE

- 1 Jessie & Laurent
- 2 San Korean Cafe
- **3** Viking Submarine Sandwiches
- 4 El Pollo Loco
- 5 Michael's Sourdough Sandwiches
- 6 Rustic Bakery
- 7 Hog Island Larkspur
- 8 Buvette du Marais
- 9 Farmshop
- 10 Kelly's Deli
- 11 Bistro

- 12 Starbucks
- 13 Souvla
- 14 Pressed Juicery
- 15 Shake Shack
- 16 SunLife Organics
- 18 Sushi Ko
- 17 Johnny Doughnuts

- 1 The Home Depot
- - 5 Lingrove

- 8 Rafael Lumber
- 9 Elegus Corporation

### **RETAIL/FITNESS**

- 2 BMW of San Rafael
- **3** Honda Marin
- 4 PACE Supply
- 6 Rack N Road Car Racks & Hitch Superstore
- 7 Golden State
- & Building Supply
- 10 Marin County Mart

- 11 Birkenstock
- 12 The RealReal
- 13 Veronica Beard
- 14 Copperfield's Books

21 Target

- 15 Country Mart Trading Post
- 16 Love Story Yoga
- 17 Mighty Pilates
- 18 SoulCycle
- 19 The New Wheel Electric Bike
- 20 A & S Landscape Material

#### **GROCERY/DRUG STORE**



- **CVS Pharmacy**
- 2 Marin Ortho
- 3 Jay Salzman

#### **LEGEND**

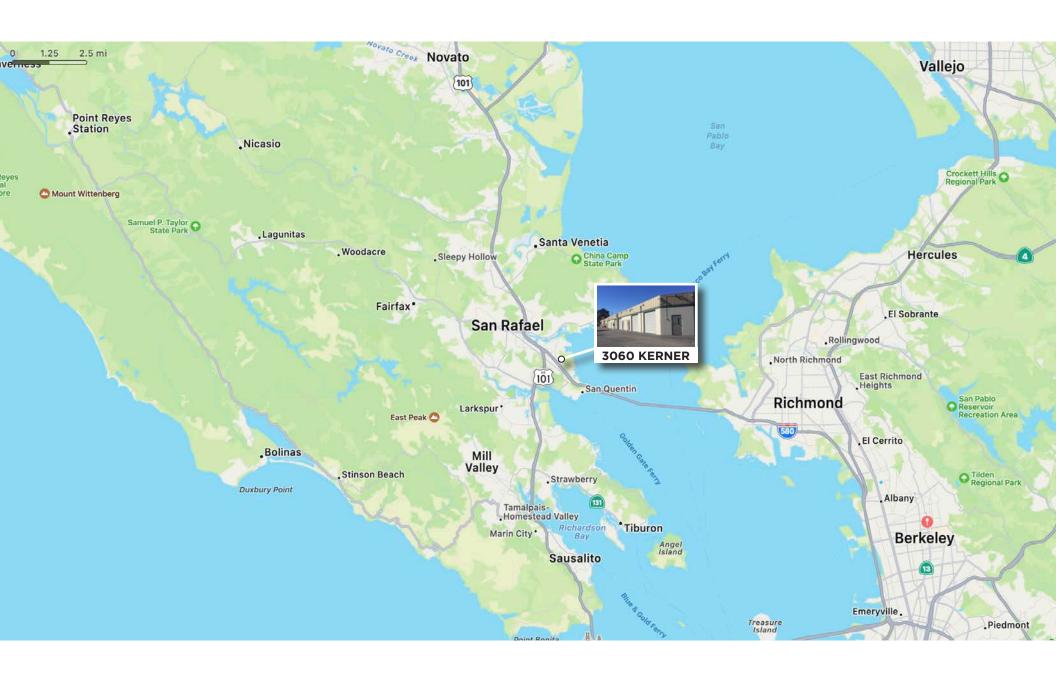




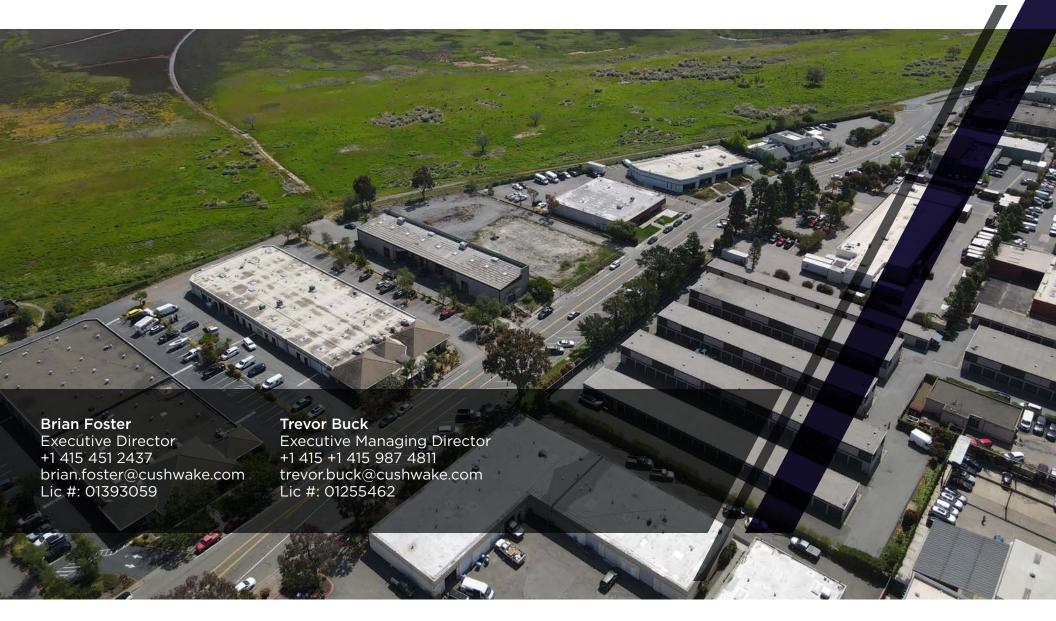


U.S. 101 Interstate 580 Smart Train

## REGIONAL **AERIAL MAP**







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