25

TIBURON STREET

SAN RAFAEL, CALIFORNIA



FOR LEASE ±29,595 SF

WAREHOUSE, OFFICE AND FENCED YARD SPACE

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CUSHMAN & WAKEFIELD

SUMMARY

An exceptional leasing opportunity in San Rafael, this unique property offers a highly functional combination of industrial warehouse/ office space with a secure, fenced yard, complemented by off-street parking.

The warehouse is designed to accommodate a wide range of operational needs, featuring 3 grade-level roll-up doors and 2 dock high for efficient access, approximately 16.5'-17.5' ceiling clear height, abundant natural light from skylights, for improved energy efficiency, and a fully sprinklered interior. The secure yard area offers flexibility for outdoor storage, fleet parking, or equipment staging.

Strategically located with access to US 101 and 580, the property provides seamless regional connectivity throughout Marin County and beyond. It is also conveniently situated near a wide array of restaurants, retail amenities, and essential business services, creating an attractive and convenient environment for both employees and clients.

This is a rare opportunity to lease a versatile, well-located industrial property in one of San Rafael's most accessible commercial corridors.

± 29,595 SF
Available

3 Grade-Level / 2 Dock High
Roll-Up Doors

16.5' - 17.5'
Clear Height

Fully
Sprinklered

Outside
Secure Storage

Skylights
Lighting

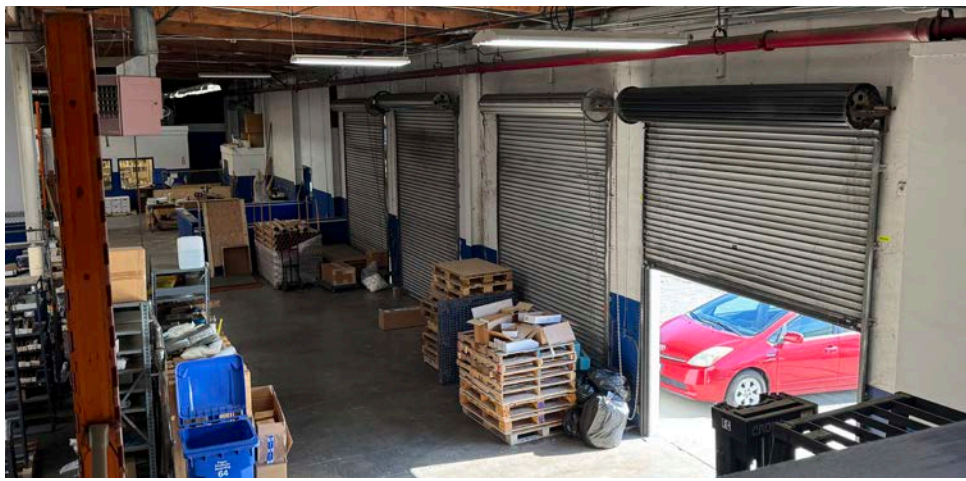


PROPERTY OVERVIEW

BUILDING INFORMATION	
Address	25 Tiburon Street | San Rafael, CA
Lease Rate	$1.90 PSF
NNN	$0.16 PSF
Building Size	± 29,595 SF Divisible
Office Size	± 7,778 SF (± 5,193 SF first floor & ± 2,585 SF second floor)
Yard Size	± 5,000 SF Fenced & Gated
Sprinklered	Fully Fire Sprinklered
Number of Stories	2
Parking	Off Street Parking
Zoning	CCIO - Canal Core/Light Industrial
Lighting	Abundant Skylights
Clear Height	16.5’ - 17.5’
Roll-Up Doors	3 Grade-Level / 2 Dock High
Power Room #1	1-200amp and 2-100amp, 3-phase electrical services 120/240 delta total 400amps
Power Room #2	1-200amp 120/240 volt single phase electrical service

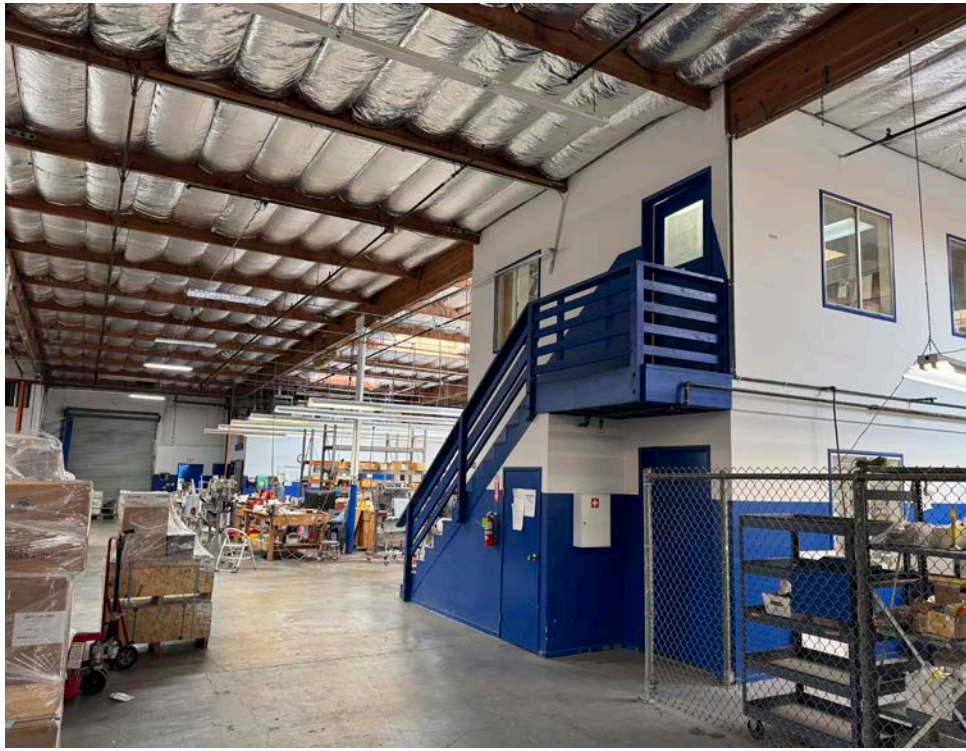


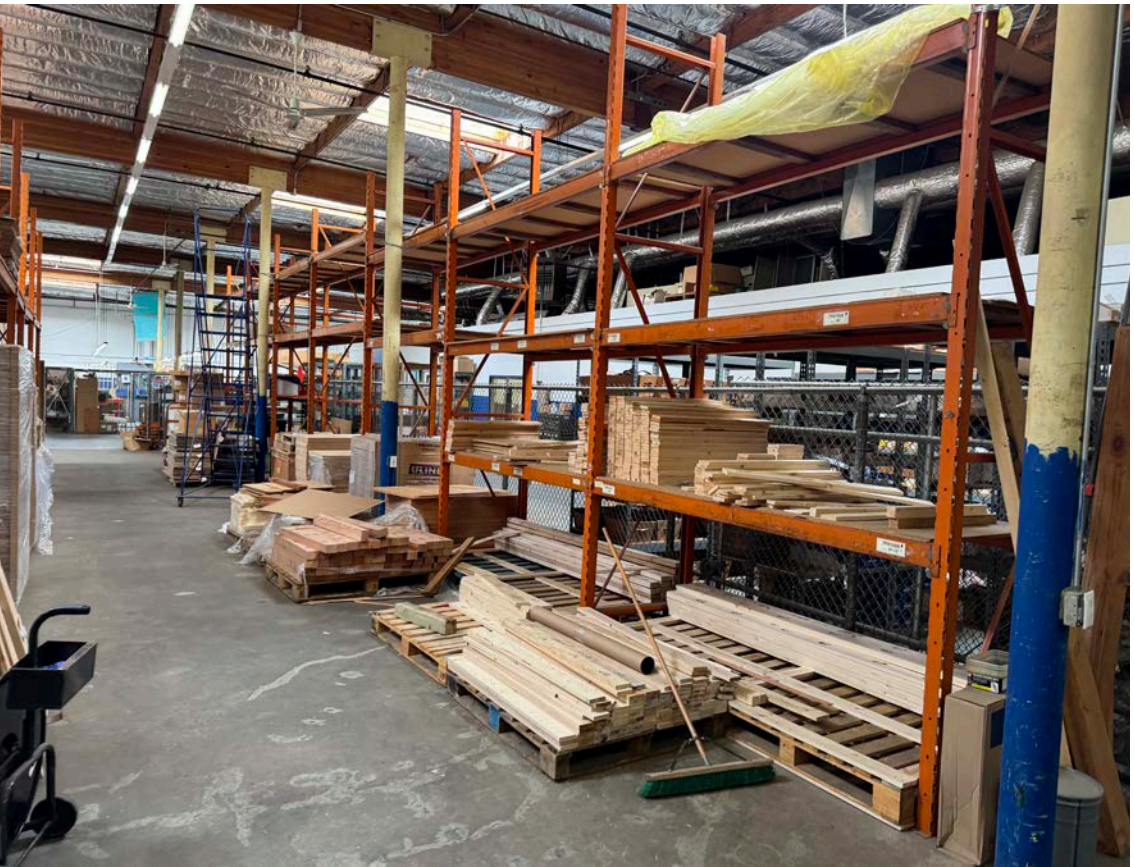


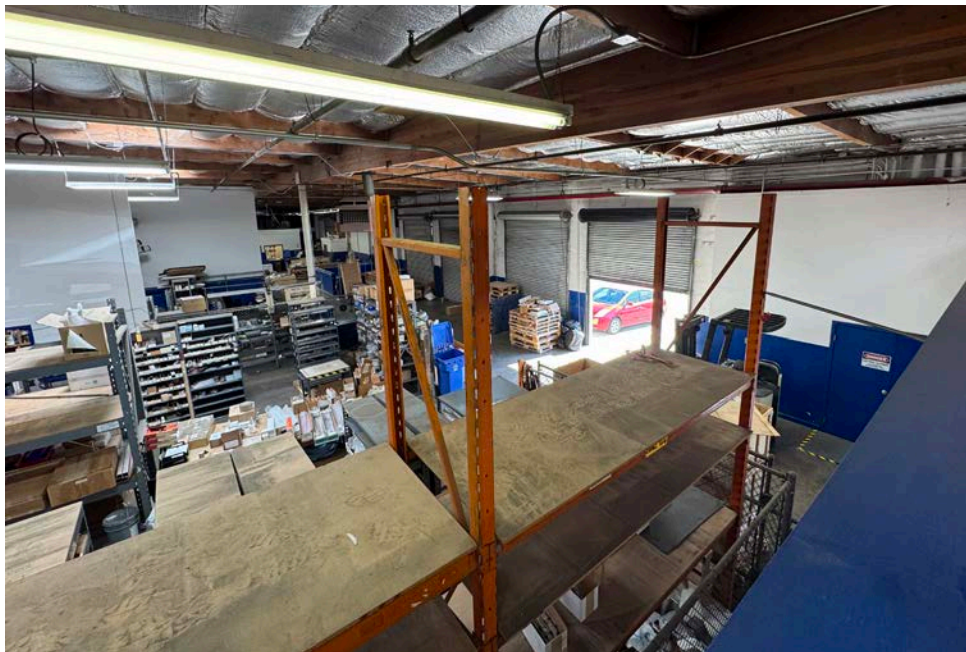


PROPERTY PHOTOS

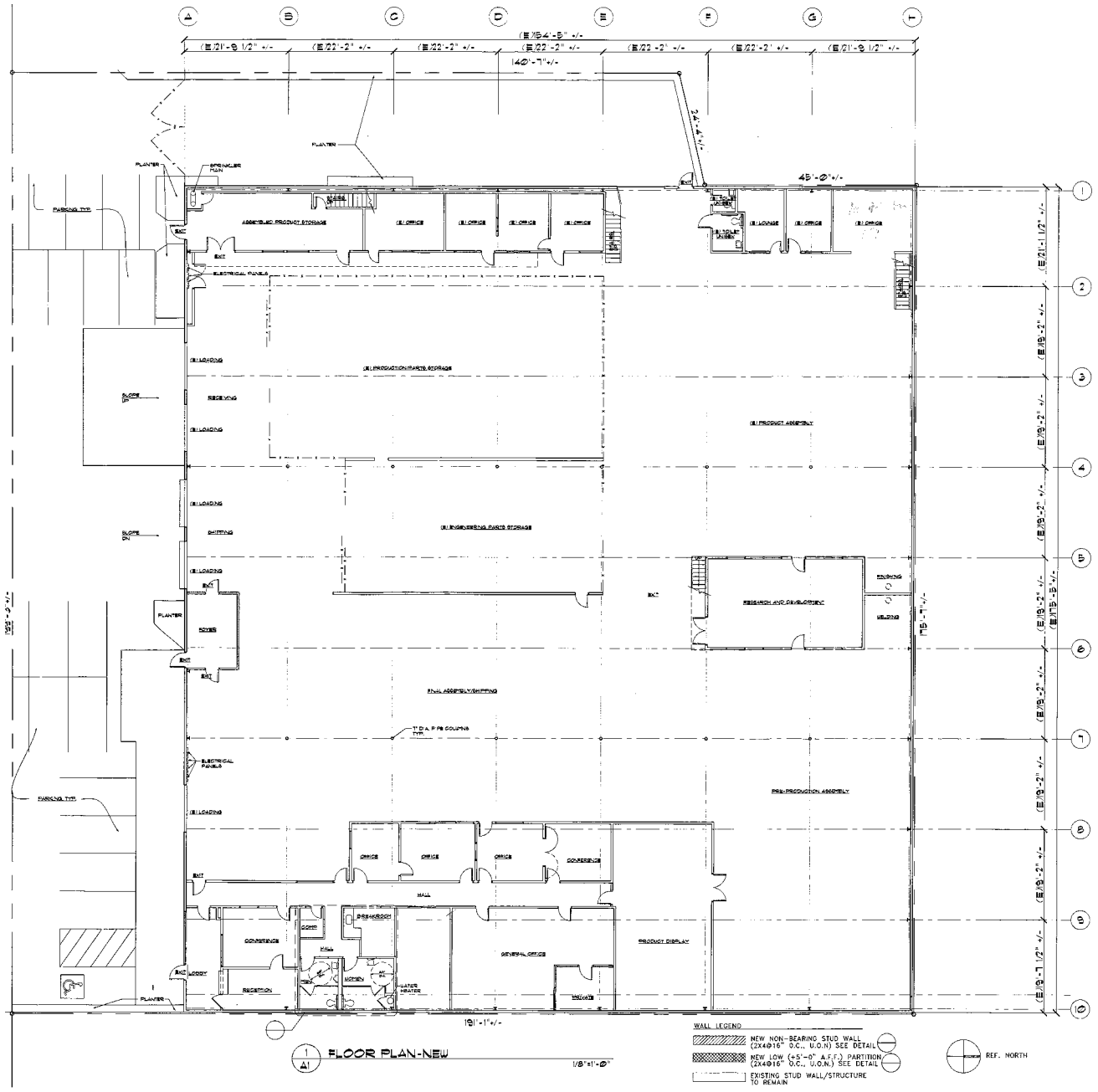




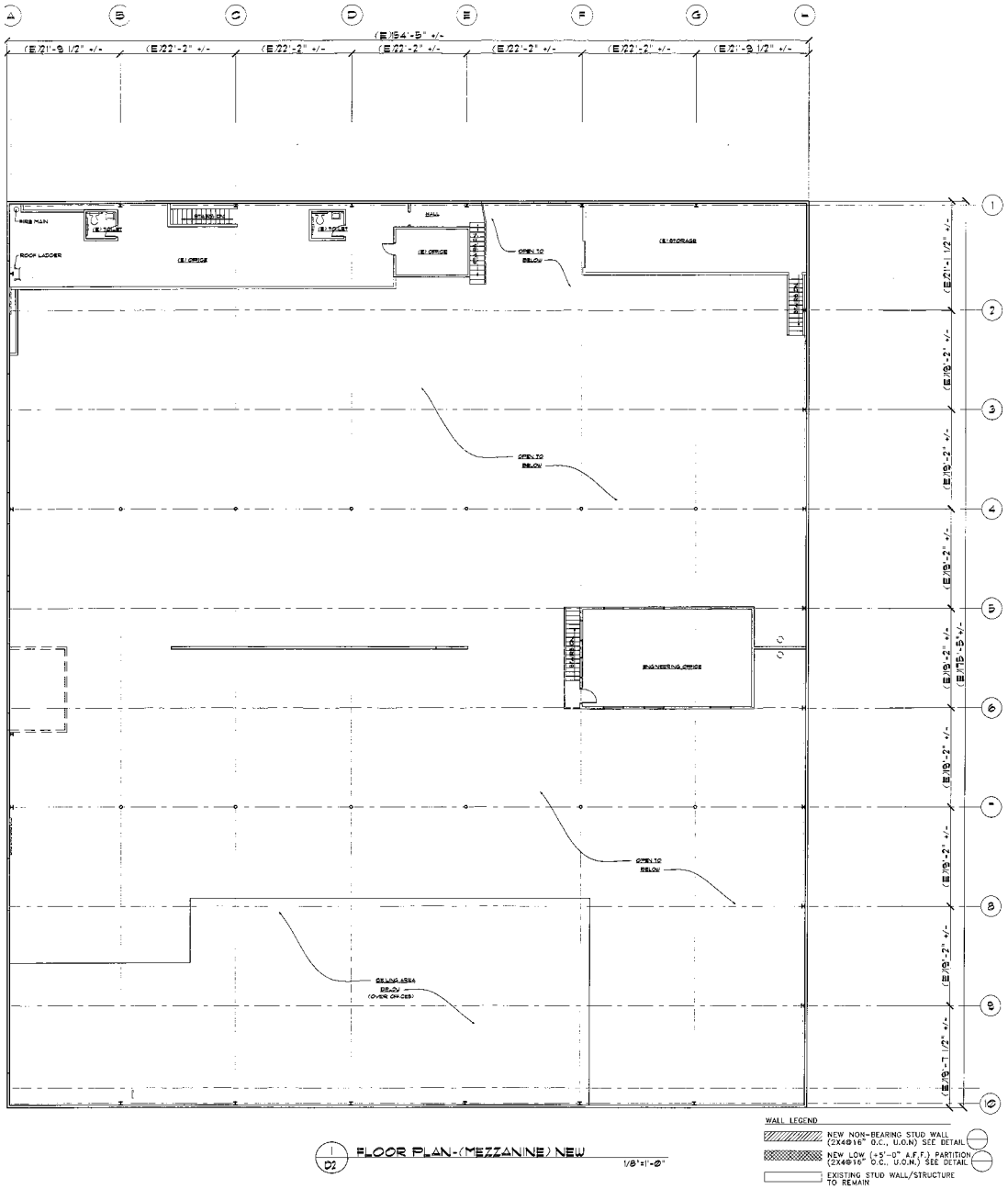




First Floor Plan

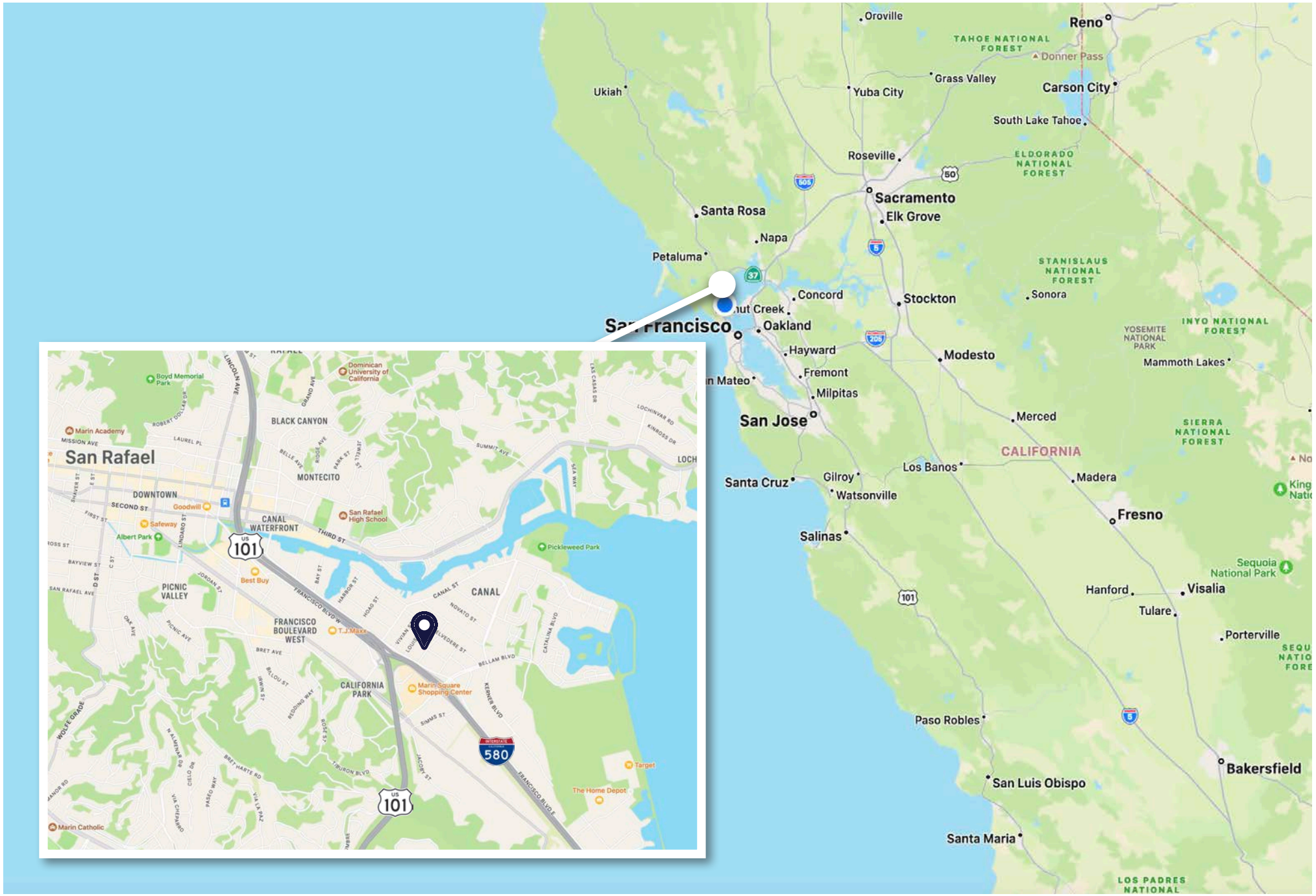


Second/Mezzanine Floor Plan



SAN RAFAEL & REGIONAL MAP

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