

DUFFY PLACE

SAN RAFAEL | CALIFORNIA

INDUSTRIAL SPACE

IN THE HEART OF MARIN COUNTY



NEWMARK

**D.R. STEPHENS
& COMPANY**

**FOR LEASE $\pm 2,819$ RSF and $\pm 5,868$ RSF
\$1.85/SF/MONTH, MODIFIED GROSS**

PROPERTY HIGHLIGHTS

615 IRWIN STREET: ±5,868 RSF

±1,626 RSF - Warehouse

±4,242 RSF - Office (Ground level & mezzanine)

25B DUFFY PLACE: ±2,819 RSF

±2,819 RSF - Ground level warehouse/office

\$1.85/RSF/Month, Industrial Gross



Located in the heart of the industrial corridor in San Rafael



Easy access from Highway-101, I-580, and the main thoroughfares of Andersen Drive and Irwin Street



Two industrial buildings with a strong multi-use tenant base within the complex



Industrial Zoning: permitted uses include assembly, carpentry, printing shops, coffee roasters, auto detail, storage, distribution, repair services, manufacturing among others

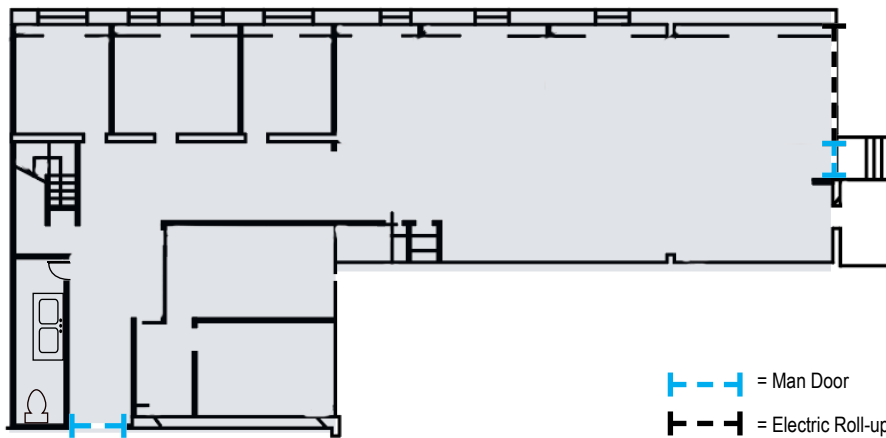


615 IRWIN STREET: ±5,868 RSF

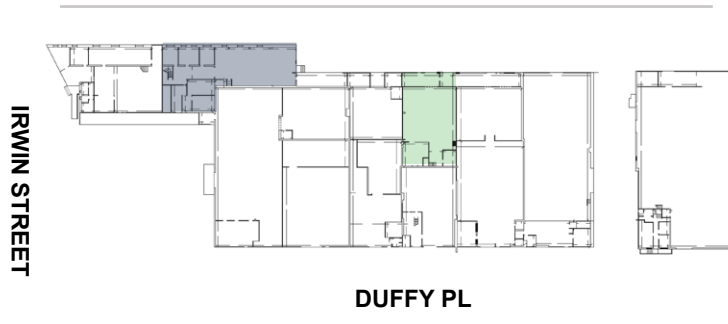
±1,626 RSF - Warehouse

±4,242 RSF - Office (Ground level & mezzanine)

- One dock high roll-up door
- Sprinklered throughout
- Electric roll-up door
- Two private restrooms



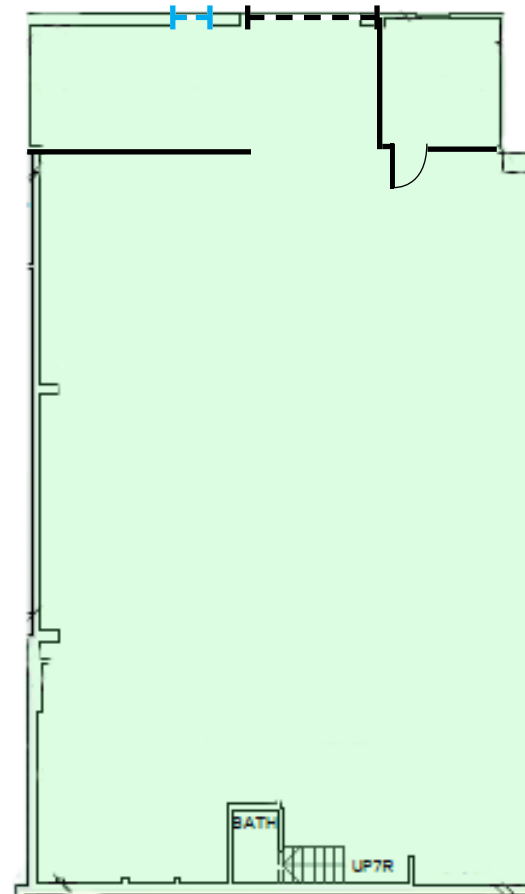
ANDERSEN DR



25B DUFFY PLACE: ±2,819 RSF

Ground level warehouse/office

- Open area with one small private office
- Private restroom
- Sprinklered throughout
- Electric roll-up door



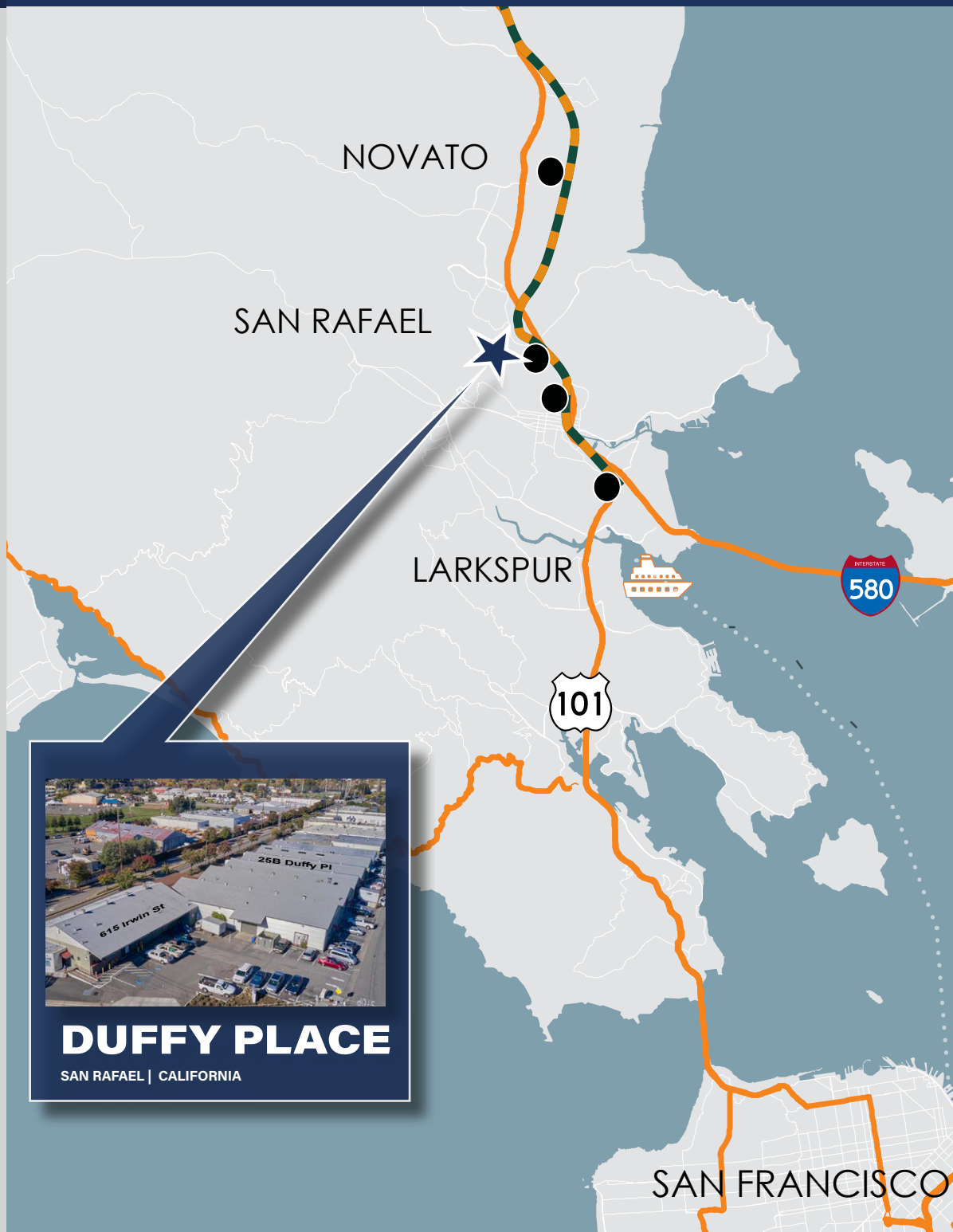
FLOOR PLANS NOT TO SCALE

DUFFY PLACE, SAN RAFAEL



TRANSPORTATION MAP

DUFFY PLACE, SAN RAFAEL



WALK TO SHAMROCK
SHOPPING CENTER

2 MINUTES

DRIVE TO LARKSPUR LANDING
FERRY TERMINAL

7 MINUTES

DRIVE TO SMART STATION

11 MINUTES

BIKE TO SAN FRANCISCO

19 MILES

DRIVE TO PETALUMA

23 MILES



Route Larkspur to Santa Rosa



Smart Stations



DUFFY PLACE

SAN RAFAEL | CALIFORNIA

NEIGHBORHOOD AMENITIES

DUFFY PLACE, SAN RAFAEL



Downtown San Rafael



Sol Food

B:OMARIN



Montecito Plaza Shopping Center



Albert Park



PANAMA HOTEL

North Bay Lighting

Pacific Supply

Duffy Pl

DuBois Street



Francisco Boulevard West

101

Andersen Drive



Irwin Street

DUFFY PLACE
SAN RAFAEL | CALIFORNIA

DUFFY PLACE

SAN RAFAEL | CALIFORNIA

INDUSTRIAL SPACE

IN THE HEART OF MARIN COUNTY

JERRY SUYDERHOUD

415-526-7660

jerry.suyderhoud@nmrk.com

CA RE LIC #00633998

1101 Fifth Avenue, Suite 370, San Rafael, CA 94901

JOE MCCALLUM

415-526-7672

joe.mccallum@nmrk.com

CA RE LIC #02048815

Office: 415-526-7676

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Last updated: September 30, 2025 1:50 PM

Website: nmrk.com

NEWMARK

D.R. STEPHENS
& COMPANY