

**FOR SALE**

# 2591-2597 KERNER BOULEVARD

2591 Kerner Boulevard, San Rafael, CA 94901



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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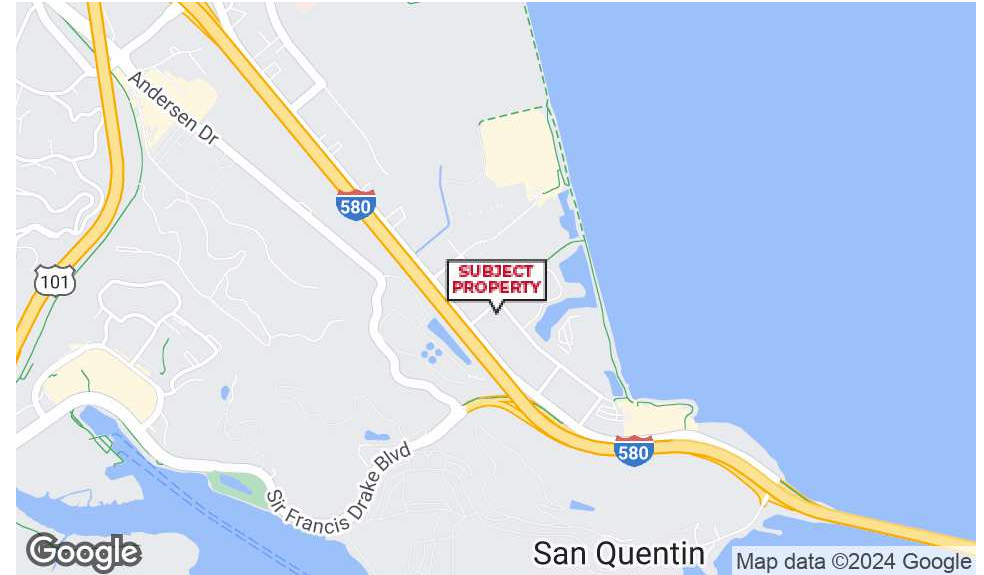


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Executive Summary

# 2591-2597 KERNER BOULEVARD

2591 Kerner Boulevard, San Rafael, CA 94901



## OFFERING SUMMARY

Property Type:	Office, R&D Flex
Sale Price:	\$6,500,000
Building Size:	+/- 28,689 SF
Price / SF:	\$226.57
Year Built:	1986
Renovated:	2007
Market:	San Rafael

## PROPERTY OVERVIEW

2591-2597 Kerner Boulevard is a highly improved light industrial building totaling approximately 28,689 square feet. The front of the building is two story office and the rear portion is improved with clean rooms, lab space, and shipping and receiving warehouse. There are five grade-level roll-up doors. There are two power supplies totaling 2,200 amps of 480/277, 3 phase electrical, abundant HVAC, and other over-standard improvements. Most recently occupied by a single tenant, it has the ability to be divided into a multi-tenant configuration.

## PROPERTY HIGHLIGHTS

- Owner/User opportunity
- To be delivered vacant at COE
- Single tenant or multi-tenant occupancy
- Highly improved with over standard Bio-Medical Clean Rooms
- Abundant HVAC

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Additional Photos

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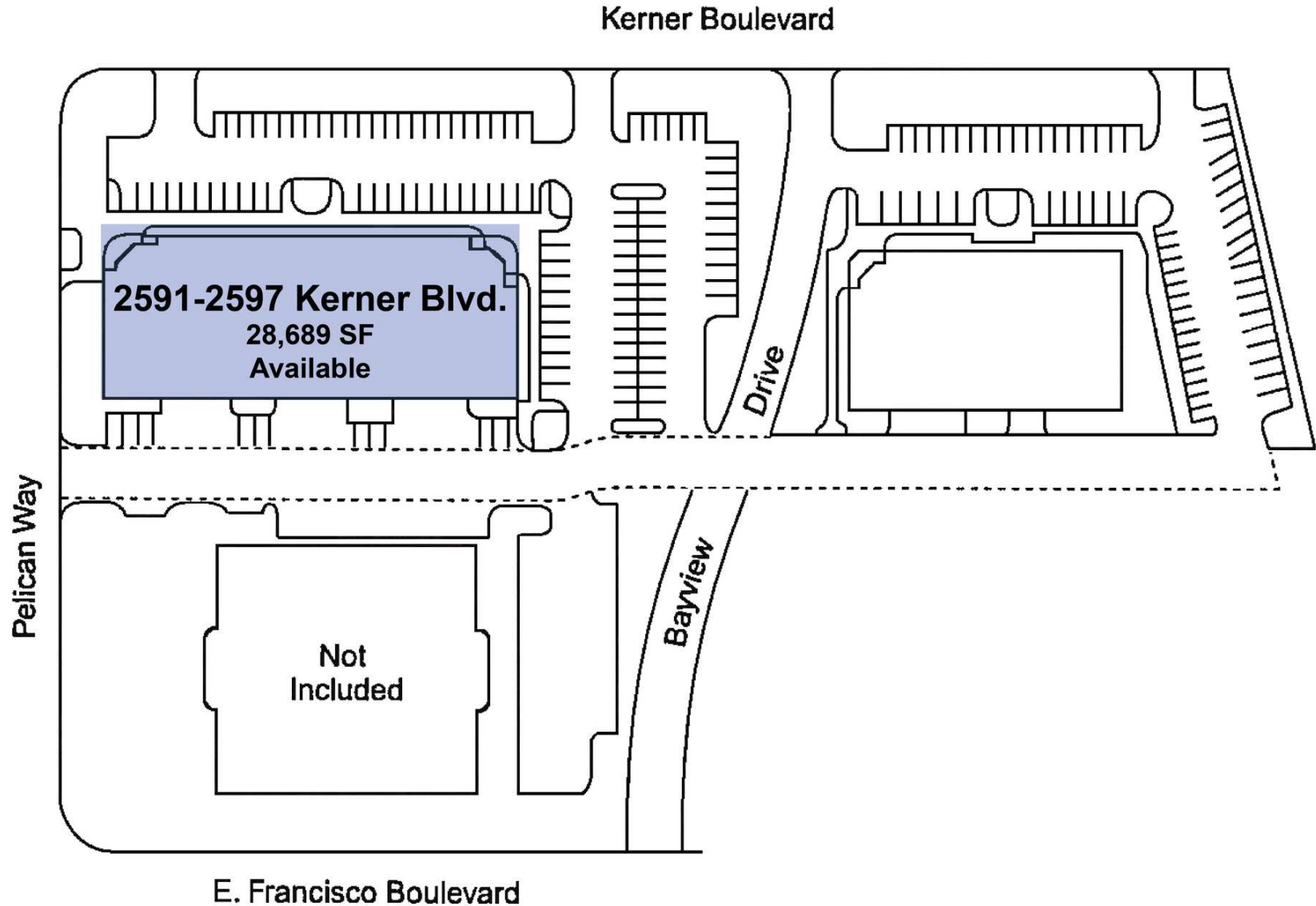


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Site Plans

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# FOR SALE

First Floor

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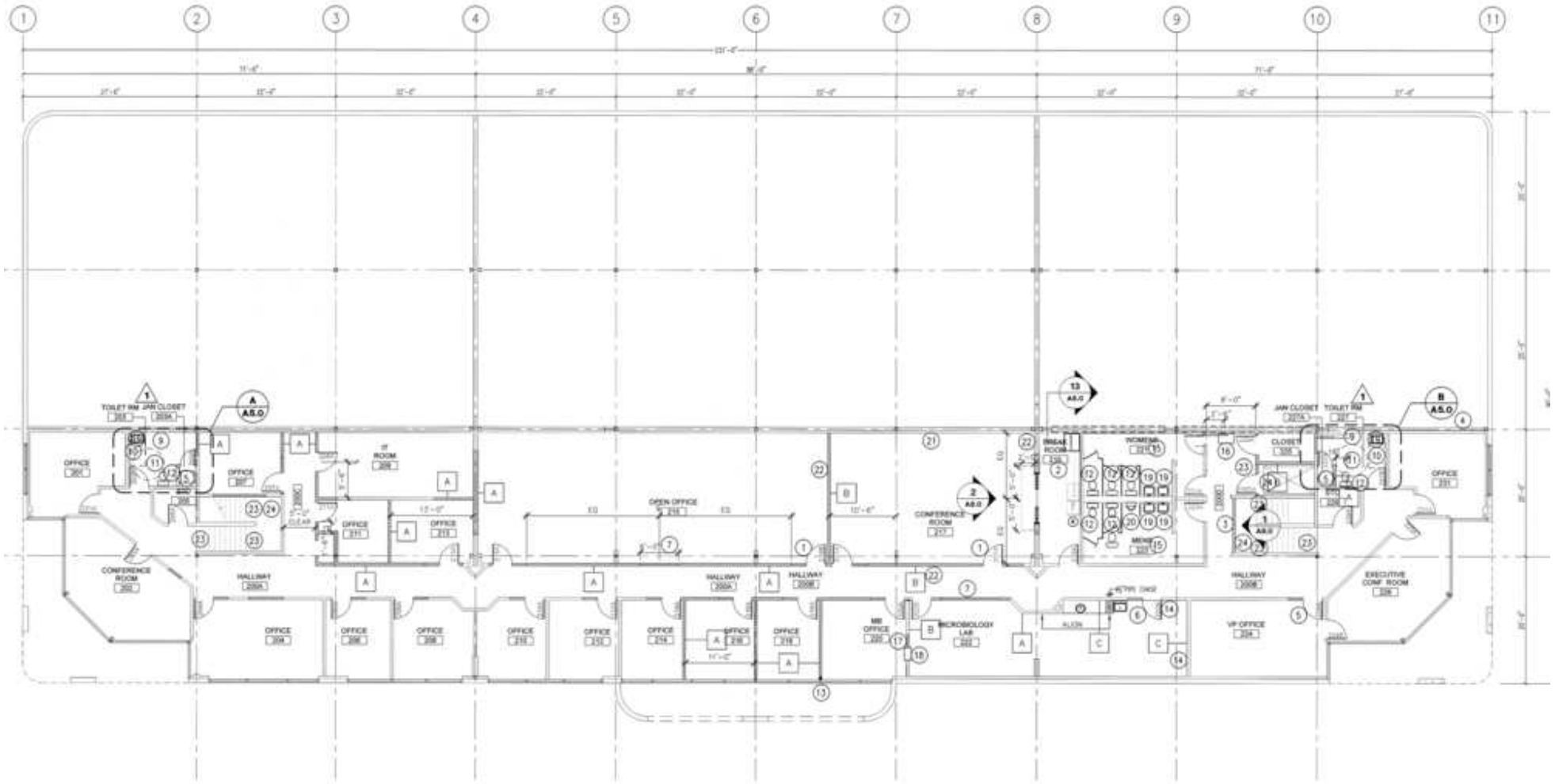


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Second Floor

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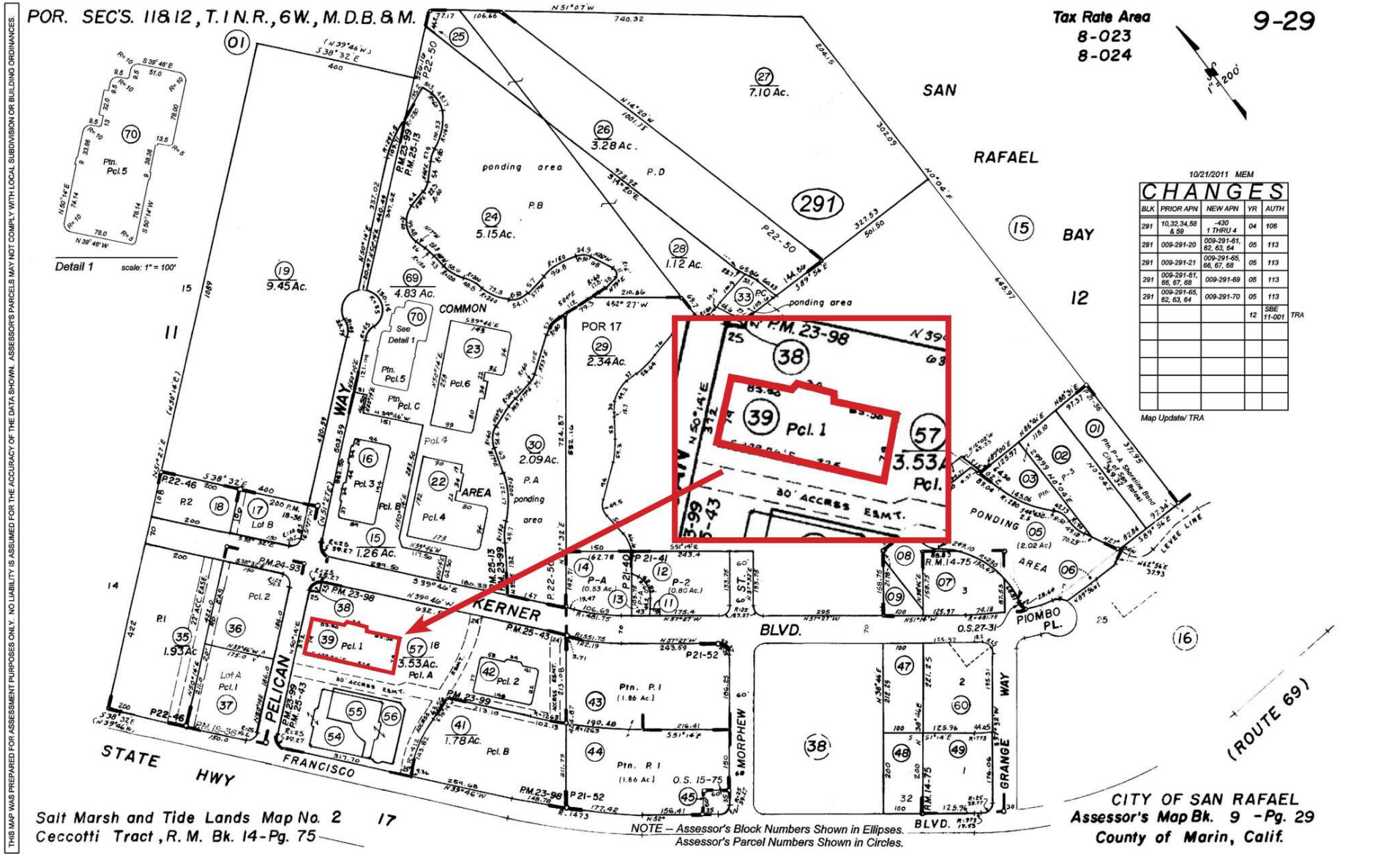


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Parcel Map

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Aerial Map

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Google

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