



Keegan & Coppin
COMPANY, INC.

FOR SALE

**4320 REDWOOD HWY, #400
SAN RAFAEL, CA**

Warehouse Condominium

REPRESENTED BY:

MATT STORMS, PARTNER
LIC # 01233478 (415) 461-1010, EXT 123
MSTORMS@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



4320 REDWOOD HWY, #400
SAN RAFAEL, CA

WAREHOUSE CONDOMINIUM

Keegan & Coppin Company is pleased to offer the opportunity to acquire a modern highest quality warehouse condominium at the Vineyard Business Center in San Rafael. Originally developed in 2004, the Vineyard Business Center is Marin's premier commercial condominium development project. With its central location and immediate freeway access, the property appeals equally to small business owners or individuals wanting a commercial space for their private needs.

This corner unit boasts the following high-end improvements:

- 17 foot clear height warehouse
- Fully insulated with HVAC service throughout
- 2 bathrooms and a shower
- Kitchenette
- Small front office

Purchase price:

\$746,000

Building(s) total size:

1,715+/- SQ FT (APPROX.)
BUYER TO VERIFY



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

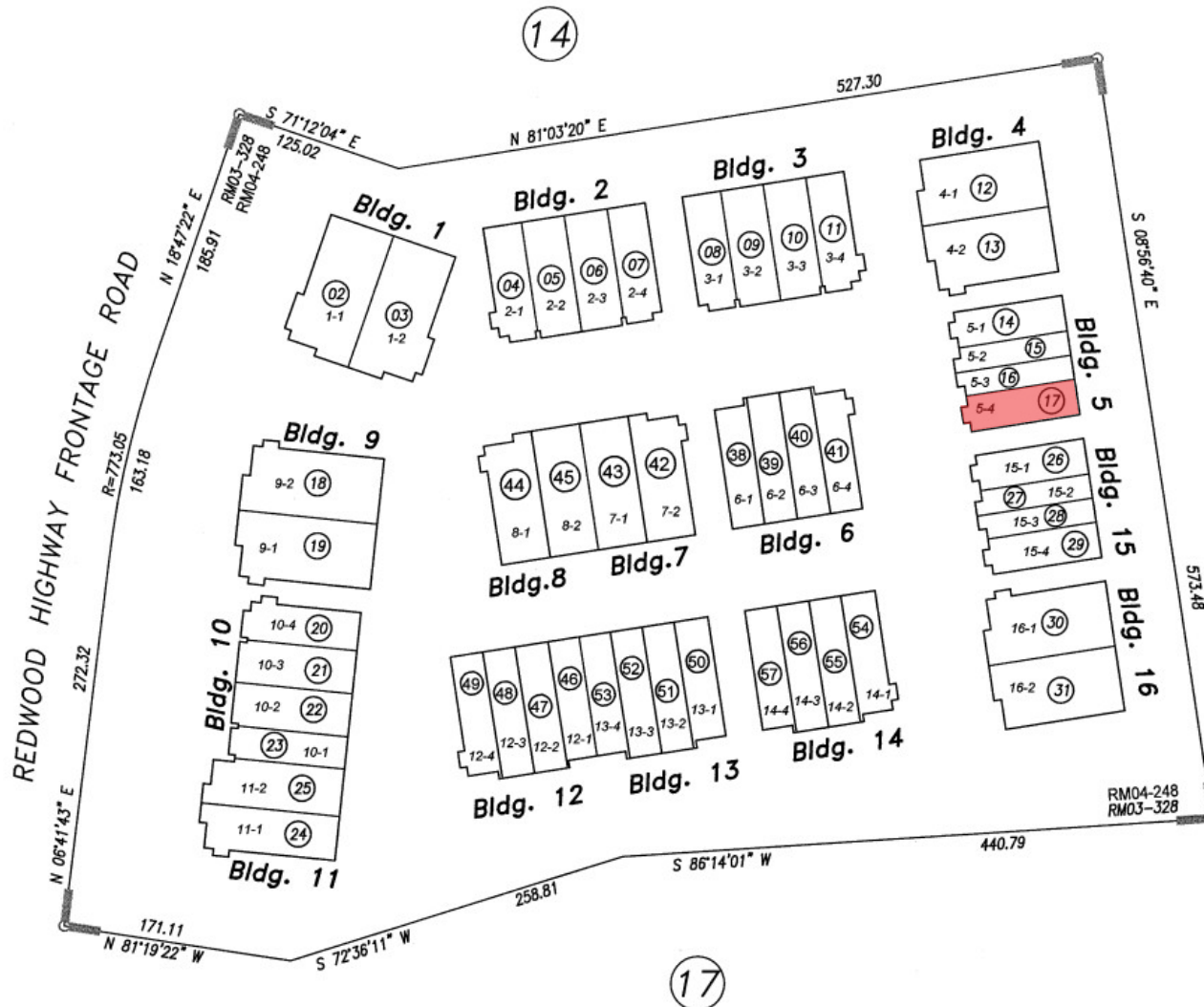


PROPERTY DESCRIPTION



4320 REDWOOD HWY, #400
SAN RAFAEL, CA

WAREHOUSE CONDOMINIUM



PROPERTY DESCRIPTION

155-510-17
APN

\$569.63
MONTHLY ASSOCIATION DUES

200 AMP/3 PHASE
POWER

3:1,000
PARKING

Fully Sprinklered
FIRE SUPPRESSION

Concrete Tilt Up
CONSTRUCTION TYPE

Air Condition Throughout
HVAC

2004+/-
YEAR BUILT (per public record)

17 FT+/-
CLEAR HEIGHT

One 12 FT Roll Up Door
ROLL UP

PD 1828 / Planned Development
ZONING

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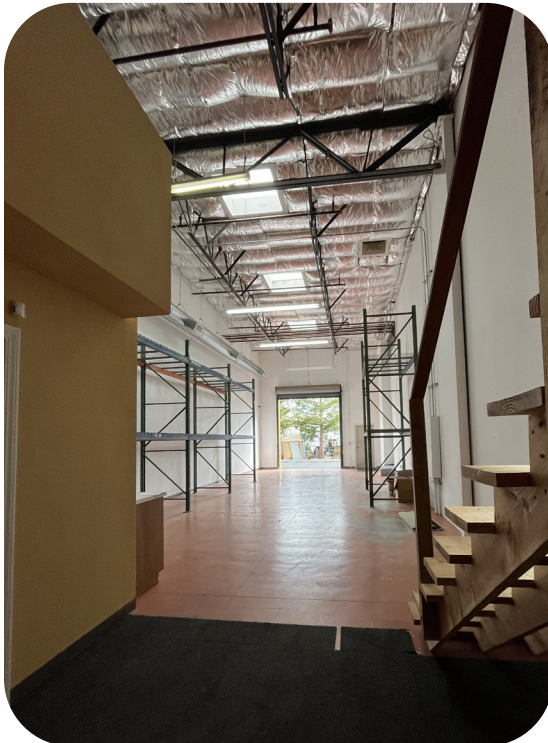


PHOTOS



4320 REDWOOD HWY, #400
SAN RAFAEL, CA

WAREHOUSE CONDOMINIUM





ABOUT US



4320 REDWOOD HWY, #400
SAN RAFAEL, CA

WAREHOUSE CONDOMINIUM



Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. Our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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