



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

**4330 REDWOOD HWY, #200**  
**SAN RAFAEL, CA**

Light Industrial Condo

REPRESENTED BY:

**NATHAN BALLARD, PARTNER**  
LIC # 01743417 (415) 461-1010, EXT 116  
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# LIGHT INDUSTRIAL CONDO FOR SALE



4330 REDWOOD HWY, #200  
SAN RAFAEL, CA

**LIGHT INDUSTRIAL  
CONDO**

## PROPERTY INFORMATION

### HIGHLIGHTS

- Rare Light Industrial Condo Unit
- Fully Sprinklered
- Reserved Parking
- Roll-Up Door
- High Clear Height
- Extremely Well-Maintained
- Best San Rafael Location
- Bonus Mezzanine

### DESCRIPTION

This best-in-class 2,031 square foot Light Industrial/Flex condo features an approximately 378 sq. ft. office up front plus a break room, private restroom, utility sink, and open warehouse. The warehouse boasts high ceilings (18.5' to the truss and 20.5' to the purlin), an electric roll up door, and bright lighting. This fully sprinklered unit also contains a functional bonus mezzanine space of approximately 850 square feet (not included in square footage). A 200-amp 3-phase electrical service provides robust power to accommodate a wide variety of businesses. With reserved parking, a strong homeowners association, and flexible zoning, this rare opportunity is not to be missed.

### SALE TERMS

#### APNs

155-510-47

#### Sale Price

\$975,000

#### Parking

2 Reserved

#### Size

2,031+/- sq ft

#### Zoning

PD (LI/O)

#### HOA Fee

\$700/Month

Keegan & Coppin Co., Inc.  
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Larkspur, CA 94939  
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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.

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# LIGHT INDUSTRIAL BUILDING FOR SALE



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## DESCRIPTION OF AREA

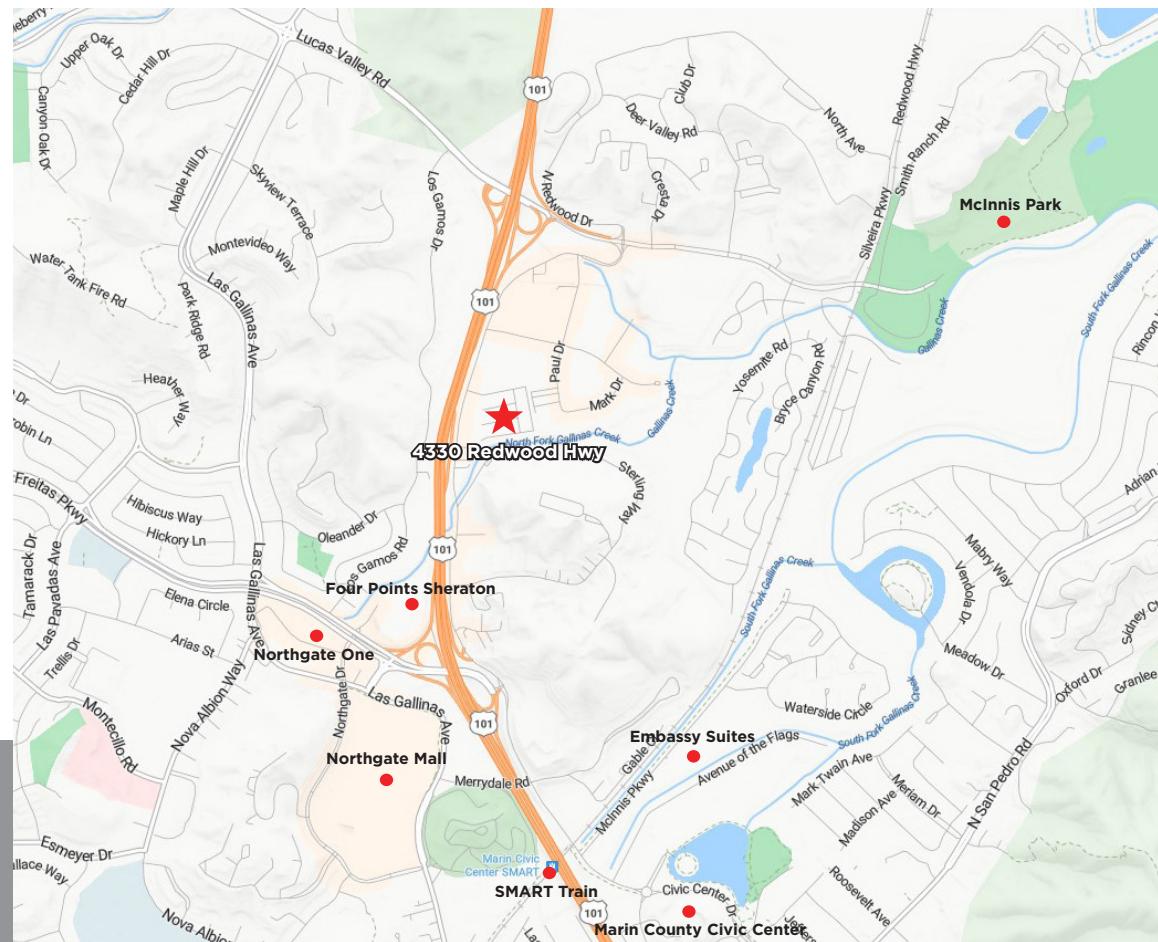
The Vineyard is an extremely well maintained first class commercial condominium project which contains an efficient mixture of office, light-industrial, and warehouse units. This centrally located project is close to many restaurants, shops, and amenities including the Northgate Mall, Northgate One Shopping Center (Safeway anchored), Four Points by Sheraton, McInnis Park, the Marin YMCA, the SMART Train, the Marin County Emergency Services Building, and the Marin County Civic Center.

## NEARBY AMENITIES

- Northgate One (Safeway)
- Northgate Mall
- SMART Train
- Four Points by Sheraton
- Embassy Suites
- Marin County Civic Center
- McInnis Park

## TRANSPORTATION ACCESS

- Hwy 101 (.5 miles)
- Interstate 580 (4.5 miles)
- Hwy 37 (5.7 miles)
- Marin Airporter (5.6 miles)
- SMART Train (1.1 miles)



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## PHOTOS



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