



Keegan & Coppin
COMPANY, INC.

FOR SALE

**97 LOUISE STREET
SAN RAFAEL, CA**

**WAREHOUSE PURCHASE OPPORTUNITY
OWNER-USER OR INVESTMENT**



REPRESENTED BY:

VESA BECAM, PARTNER
LIC # 01459190 (415) 461-1010, EXT 114
VESA@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



97 LOUISE STREET
SAN RAFAEL, CA

FOR SALE

Keegan & Coppin Company, Inc. is pleased to offer for sale this very well-located San Rafael industrial property. The offering provides a unique opportunity for a small business owner or an investor to acquire a rarely available industrial property in the heart of Marin County, California. With immediate access to both Highway 101 and Interstate 580, 97 Louise represents the possibility of investment in Marin County's largest city and major business hub, with unusual access to the greater Bay Area. The property will be delivered vacant, with 5 impeccably maintained individual bays available, each with its own restroom, offering a buyer the ultimate flexibility. The building is fully sprinklered throughout, with 16-foot clear height, and automotive uses are permitted.

The asset offers functional warehouse space suited for a variety of businesses, as well as investors seeking to acquire industrial space in a supply-constrained market, where available inventory remains extremely limited. The San Rafael industrial submarket continues to demonstrate strong fundamentals, with consistent demand from local businesses, and very few opportunities for purchase opportunities. With lease rates for comparable industrial product continuing to rise and a lack of new development in Marin County, the property provides a compelling occasion for an owner-user to control occupancy costs while building long-term equity, or for an investor to acquire an asset with long term potential stability.



Purchase price:	\$3,500,000.00
Building(s) total size:	10,241+/- SQ FT
PSF:	\$342.00

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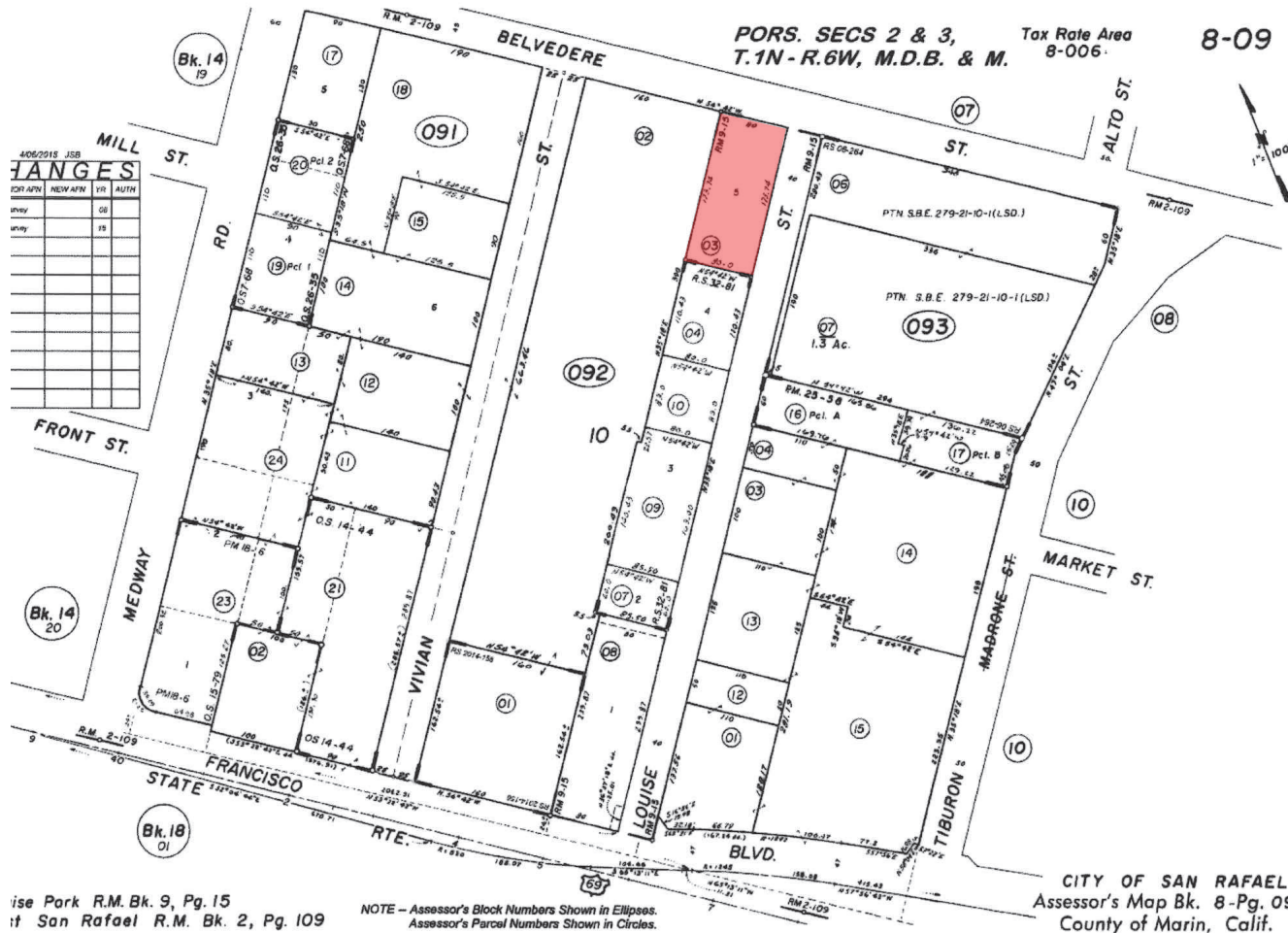


PROPERTY DESCRIPTION



97 LOUISE STREET
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FOR SALE



PROPERTY DESCRIPTION

APN
008-092-03

BUILDING SIZE
10,241 SF

PARCEL SIZE
13,920 SF

PARKING
10 on site

ZONING
CCI/O (Core Canal Industrial/Office)
Automotive uses permitted

CONSTRUCTION TYPE
Wood frame stucco

TENANCY TYPE
Single or Multiple

YEAR BUILT
1961

CEILING CLEAR HEIGHT
16 Feet

FIRE SPRINKLERS
Yes

NUMBER OF BAYS
5
5 Roll up doors, 5 restrooms

ACCESS
Immediate access to 101 and 580

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LOCATION DESCRIPTION

MARIN COUNTY

Marin County, at the northernmost tip of the San Francisco metropolitan area, is one of the most vibrant communities in the United States. Its population is one of the wealthiest, healthiest and most highly educated in the nation. The expanding economy acts as a global talent magnet and employment hub. Marin has a long history of being home to vibrant companies in innovative fields. Marin's unparalleled quality of life continues to attract new residents and reinforces residential property values. Residents enjoy exceptional school districts, easy access to a multitude of recreational activities, and breathtaking natural beauty. From all perspectives, Marin remains in high demand, with a dynamic economy, a desirable lifestyle, and a direct link to the urban core of the San Francisco Bay Area.

Marin remains a key component to the regional stability of the greater San Francisco Bay Area. Its low 2.7% percent unemployment rate is a sign of the County's robust economic health. A diverse workforce generates more than \$25 billion of annual personal income, while a very healthy business community contributes to the growth of the North Bay region.

TRANSPORTATION

Strategically located in Downtown San Rafael with immediate access to Highway 101 and Interstate 580. Just a few blocks from the San Rafael transit center served by the SMART train and Golden Gate Transit.



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SAN RAFAEL

San Rafael is Marin's answer to urban living. Sprawling, gritty, and gentrified, its business activity centers mostly in the downtown area and the Terra Linda/Northgate area to the north. The downtown area is dominated by BioMarin's headquarter campus and has been constantly expanding over the past ten years as San Rafael has become a hotbed of new development. Along with several new buildings for BioMarin having been recently completed or currently under development other major projects include the new AC Hotel by Marriott, a 140-room luxury hotel, the new Hampton Inn & Suites, a 185-room hotel near the intersection of Highway 101 and Interstate 580, and the new recently completed 41 residential unit mixed-use property at the corner of Second Street and B Street.

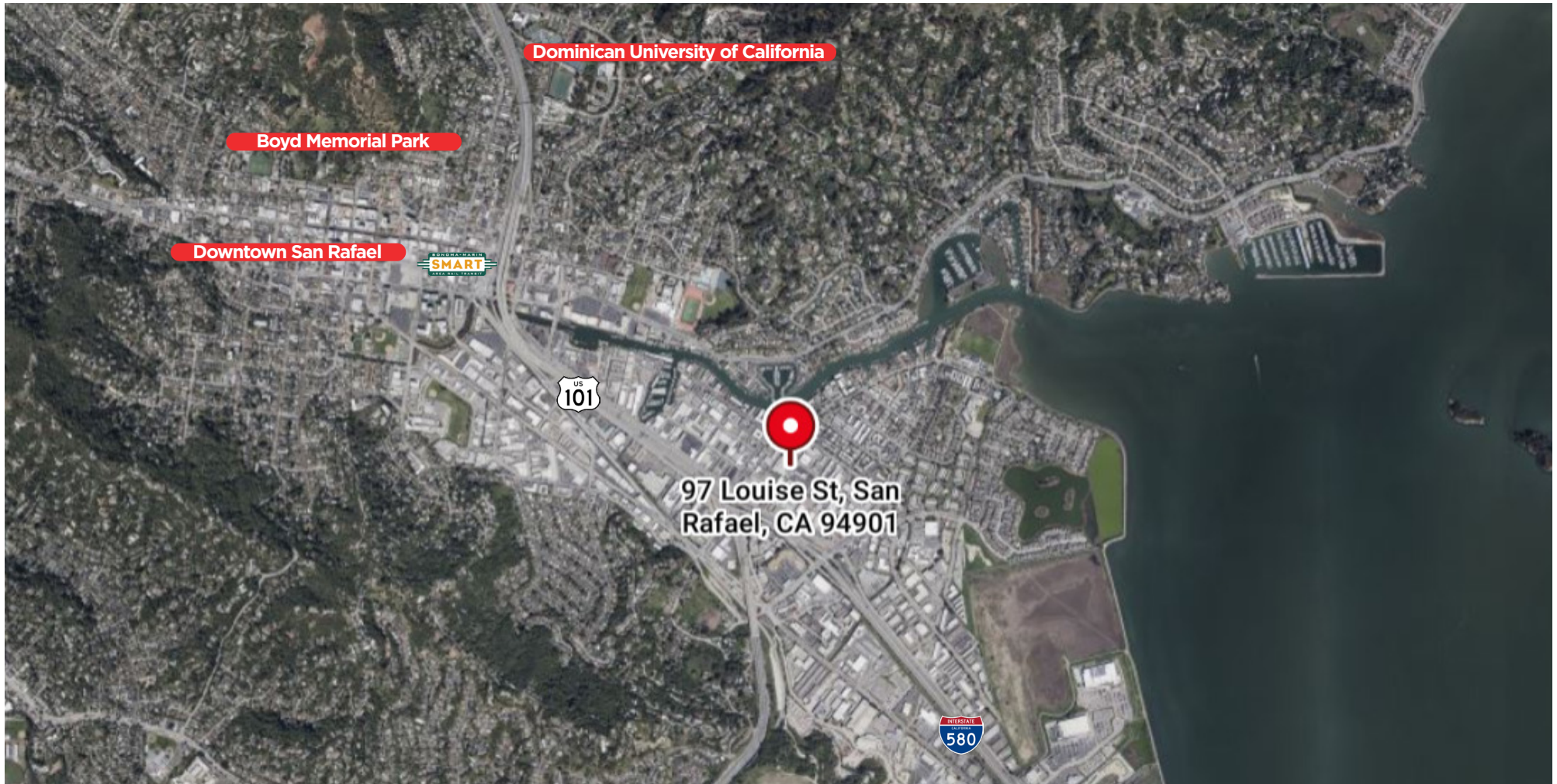


VICINITY MAP



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ABOUT US



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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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