



## For Lease: Warehouse Space

96 Mitchell Blvd., San Rafael, CA

- Warehouse Roll-Up Doors
- Private Restroom
- Can be used as Distribution, Light Manufacturing, or Storage
- 1,354 +/- sf mezzanine at NO CHARGE!

### Offering Summary

<b>Total Available sq. ft:</b>	<b>6,370 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$1.45 psf</b>
<b>CAM Charges:</b>	<b>.05 psf</b>
<b>Lease Type:</b>	<b>Ind. Gross</b>
<b>Lease Term:</b>	<b>2 Years</b>
<b>Date Space Available:</b>	<b>Now</b>

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## Building/Space Description:

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This warehouse space includes 3 roll-up doors and an open room with one restroom, sprinklers and 18' high ceilings. Space is rough, landlord will consider free rent in exchange for improvements to space.

## Location Description:

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This property is located in the Terra Linda Industrial Park, a multi-purpose industrial/office park, just off Hwy. 101 and just 5 minutes north of Downtown San Rafael and five minutes south of Novato. Easy access to the East Bay and I-80 over Hwy. 37.

## Space Information/Features:

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Total Available Square Feet:	6,370 +/- sq. ft, plus 1,354 +/- sq. ft mezzanine (the owner is source, agent has not verified square footage)
Divisible/Can Add:	Discuss with agent
Ceiling Clear Height:	18 Feet
Number of Roll-up Doors:	3
Warehouse Ceiling Insulated:	Partial
Electrical:	TBD

## Building Information/Features:

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Total Building Square Feet:	23,616 +/- sq. ft.
Year Constructed:	1966 +/-
Zoning/Permitted Uses:	LI/O Light Industrial/Office
Fire Sprinklers:	Yes
Heating & Air Conditioning:	TBD
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

## Lease Information:

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Lease Term:	2 Years
Initial Base Rent:	\$1.45/psf
CAM Charge:	\$.05 psf per month
Lease Type:	Industrial Gross
Tenant Expenses:	Interior janitorial, CAM charge, separately metered utilities, & Pro-Rata increases over base year. RE Taxes and Insurance

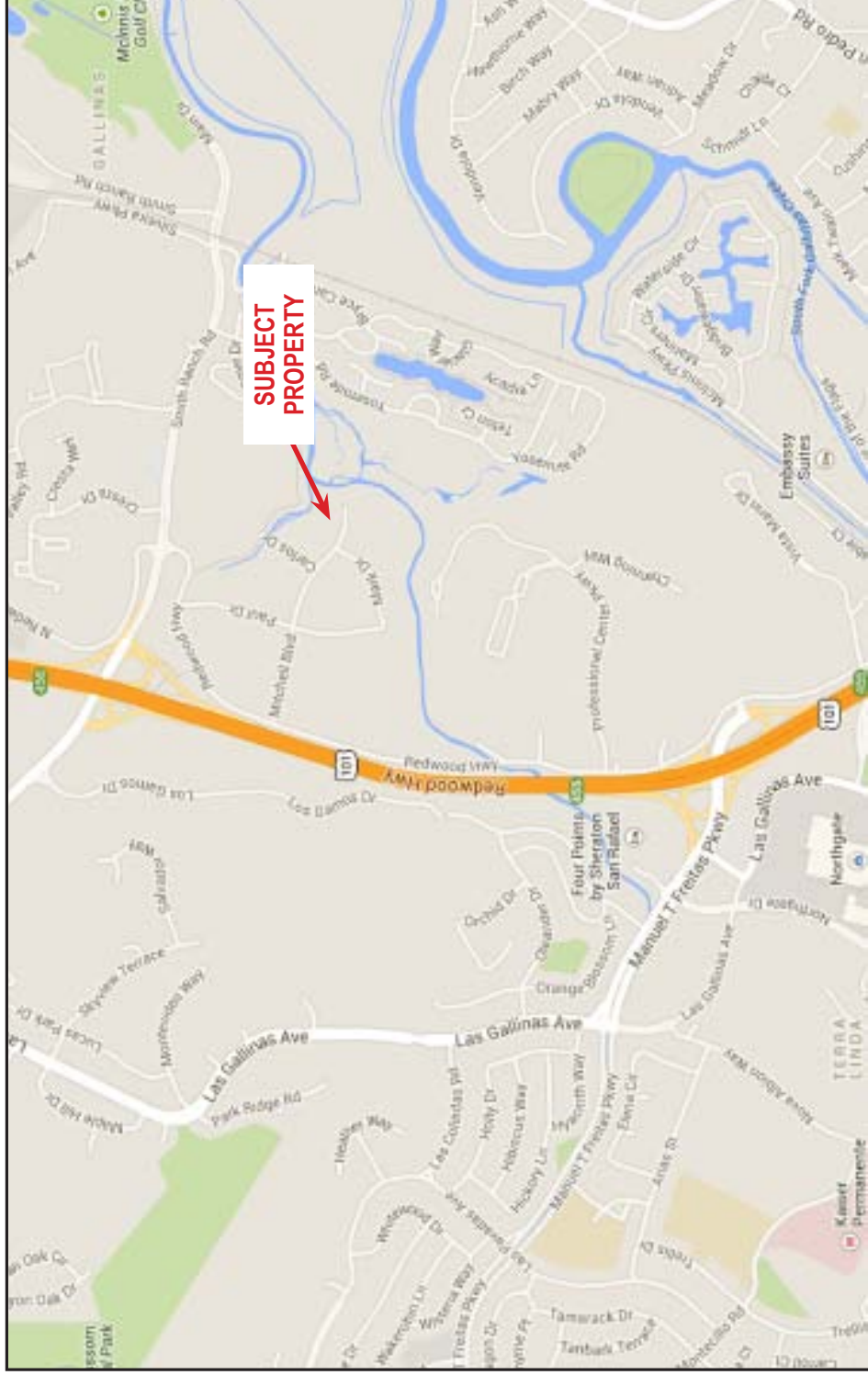
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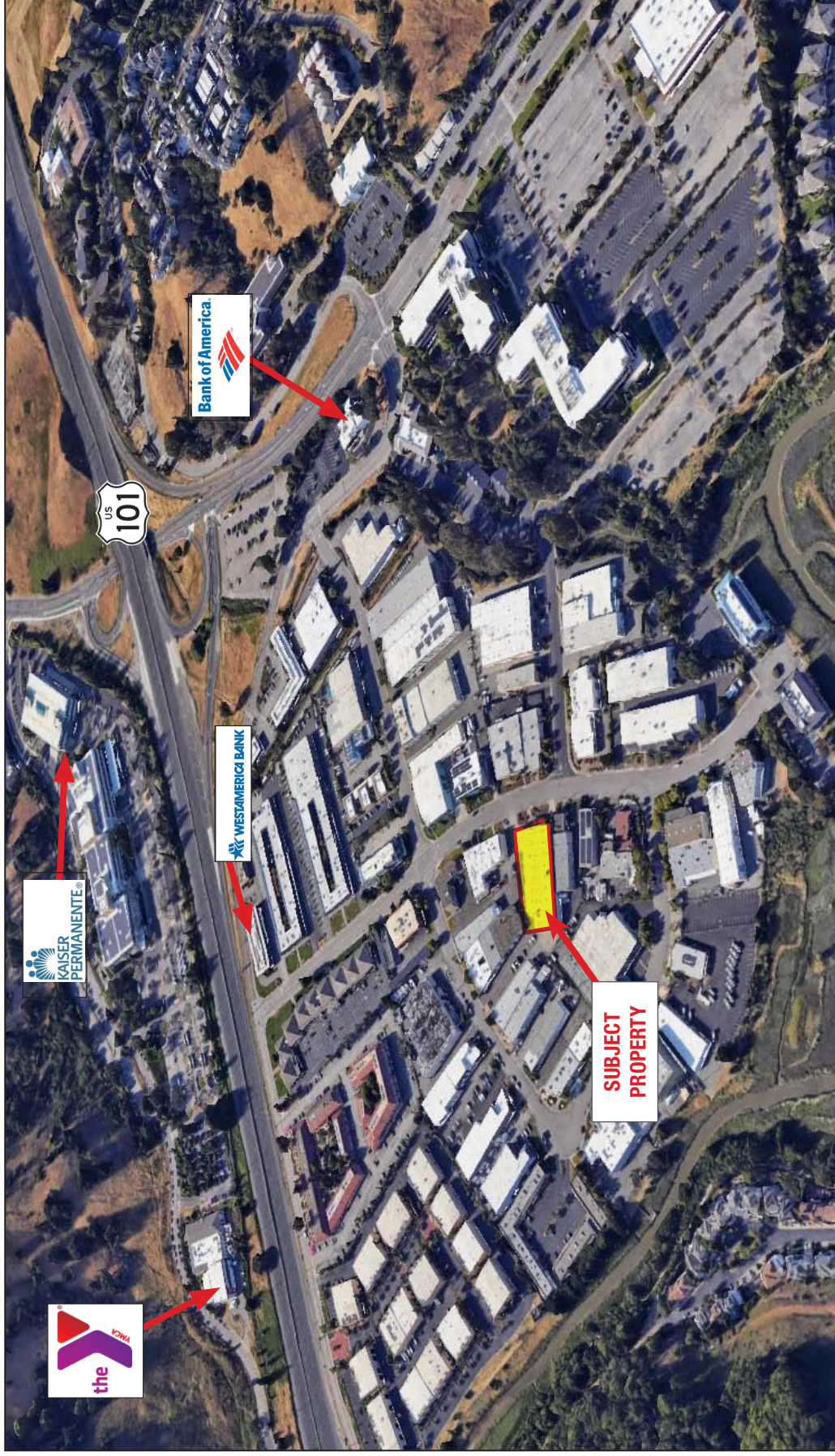
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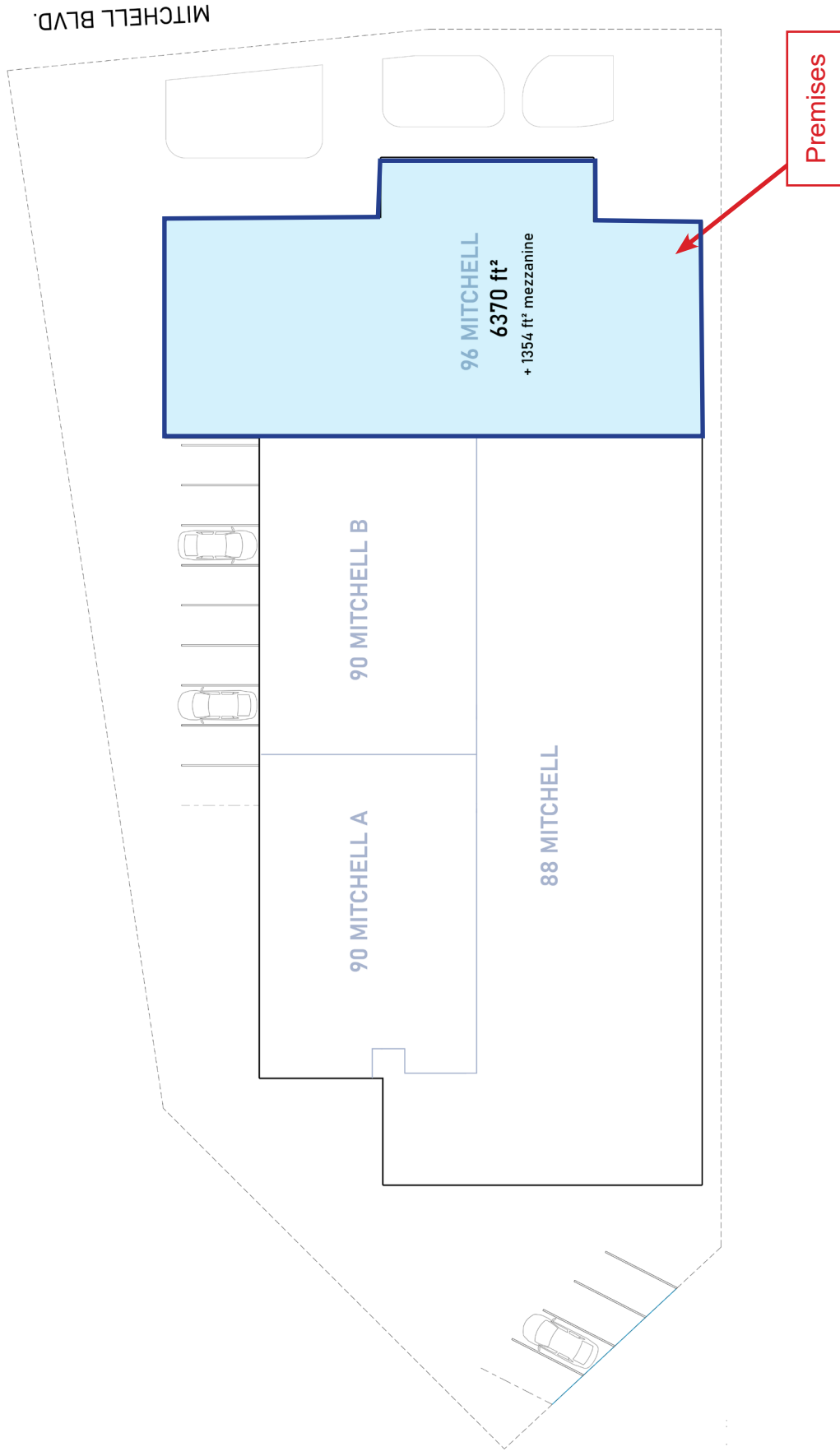


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## Site Map



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