



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1281 ANDERSEN DRIVE
SAN RAFAEL, CA

Light Industrial Space Available



Go beyond broker.

REPRESENTED BY:

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
NBALLARD@KEEGANCOPPIN.COM

THEO BANKS, PARTNER
LIC # 01359605 (415) 461-1010, EXT 130
TBANKS@KEEGANCOPPIN.COM



LIGHT INDUSTRIAL FOR LEASE



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LIGHT INDUSTRIAL
SPACE

PROPERTY INFORMATION

HIGHLIGHTS

- Abundant on-site parking
- Clear height - 17'
- Sprinkler system in place
- Drive-around access
- Immediate access to Hwy 101 and Int 580
- 3-phase power
- Grade level roll-up doors
- Extremely well maintained

SPACE

Suite A: 5,227+/- sq ft

DESCRIPTION

3,465+/- sq ft warehouse, 1,762+/- sq ft office

LEASE TERMS

Size

5,227+/- sq ft

Rate

\$1.65 per sq ft

Terms

Industrial gross
\$0.07 CAM charges

Parking

37 spaces on-site

Zoning

LI/O

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

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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DESCRIPTION OF AREA

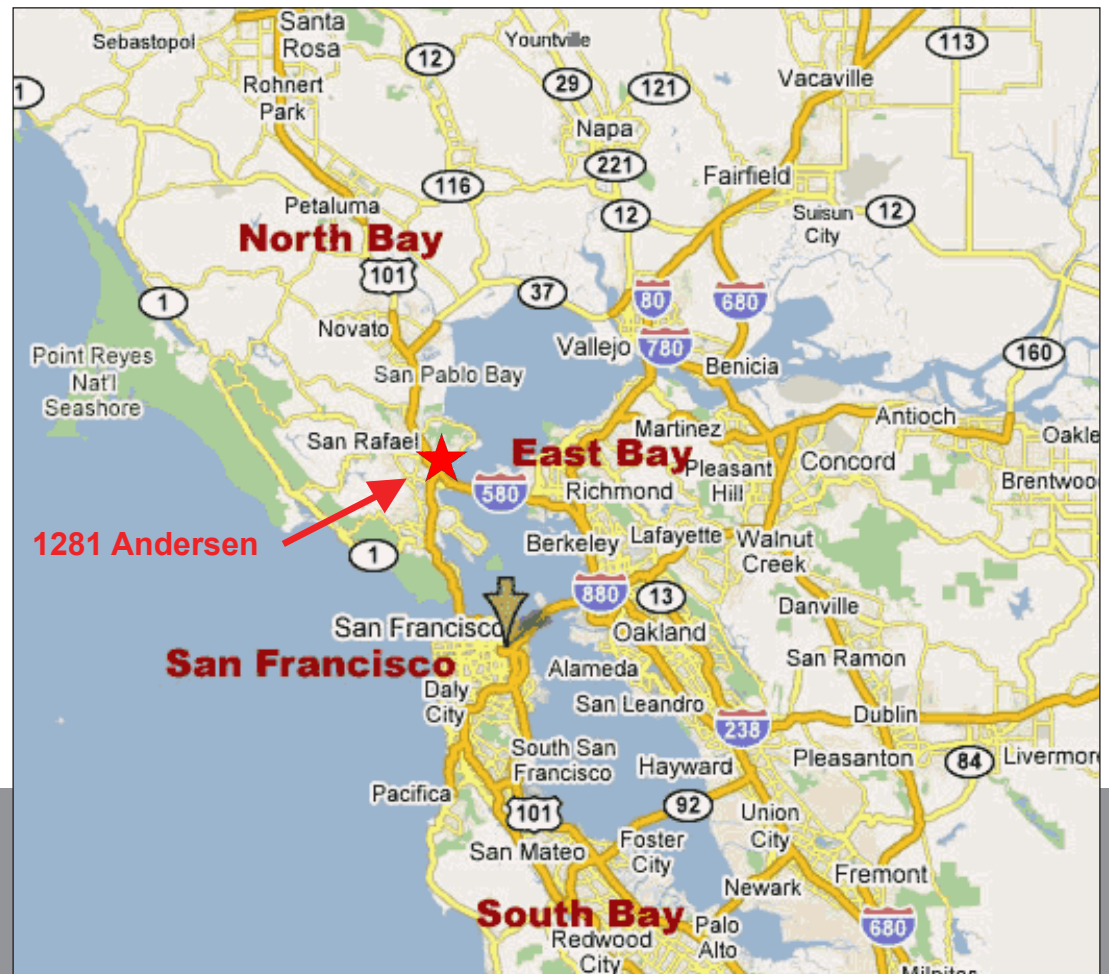
Best East San Rafael location in the Andersen Drive corridor with immediate access to Highway 101 and Interstate 580. Convenient to the Richmond and Golden Gate Bridges, and close to many services and amenities including the Golden Gate Ferry and multiple lodging options.

NEARBY AMENITIES

- Marin Country Mart
- U.S. Post Office
- Marin Sanitary Service / Recycling Center
- The Home Depot

TRANSPORTATION ACCESS

- Immediate access to Hwy 101 and Int 580
- Close proximity to:
 - Marin Airporter
 - Larkspur Ferry Terminal
 - Larkspur SMART Train Station
 - Golden Gate Transit



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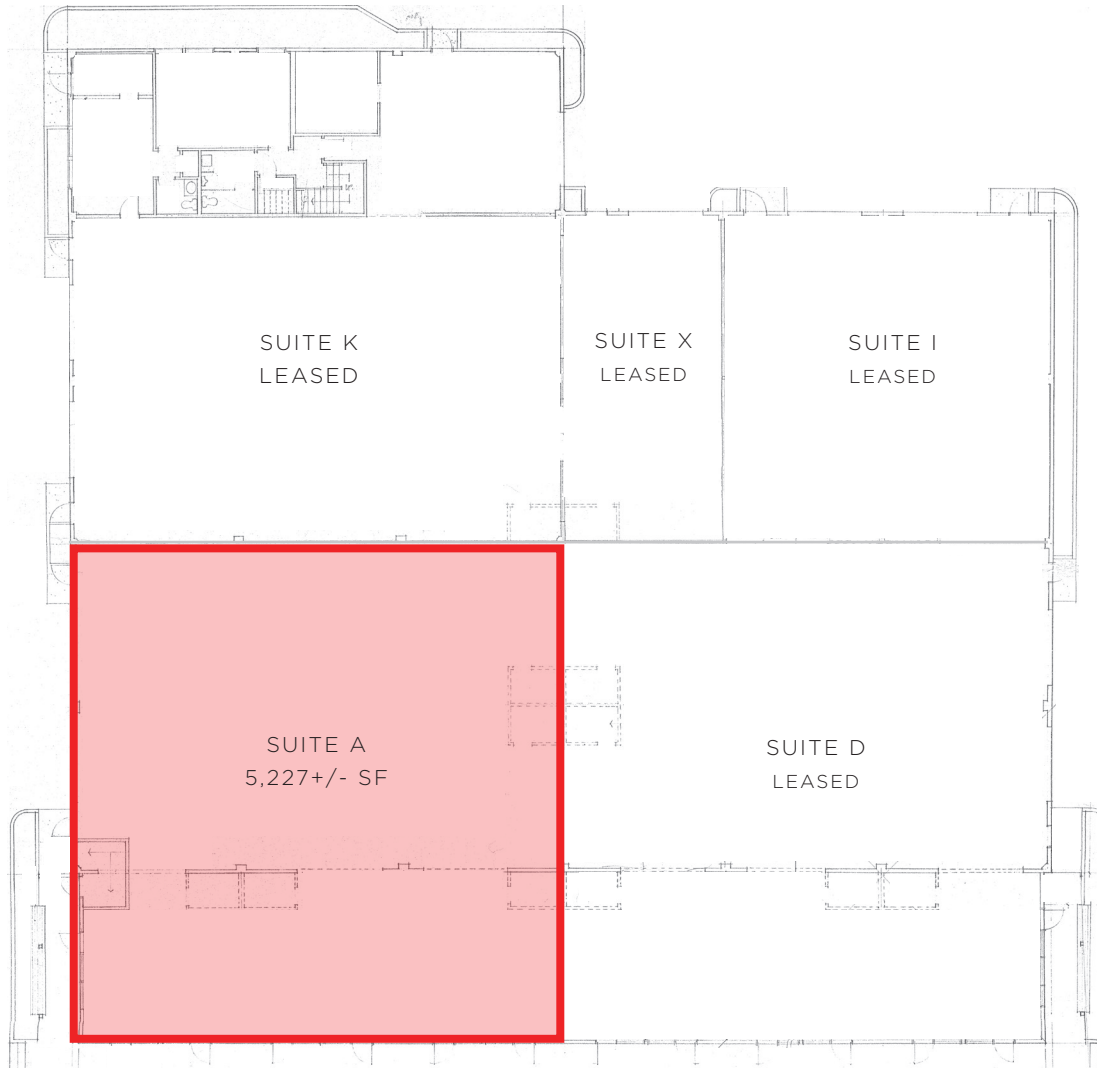


FLOOR PLAN



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