

For Sale by Owner: Owner/User Industrial Building 118-120 Mitchell Blvd., San Rafael 94903



Executive Summary

- **Address:** 118-120 Mitchell Blvd., San Rafael, CA 94903
- **Offering Price:** \$1,700,000
- **Owner-Carry terms available**
- **Building Size:** 4,025 +/- SF (Stand-alone building)
- **Land Area:** 12,240 +/- SF Lot
- **Price Per SF:** \$422 / SF
- **Zoning:** LI/O (Light Industrial / Office District) – *Automotive uses permitted*
- **APN:** 155-151-17
- **Cooperative broker commission offered – inquire for details**

Contact Eric Miller: 415-300-5777 eric.miller@pacsolar.com No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information

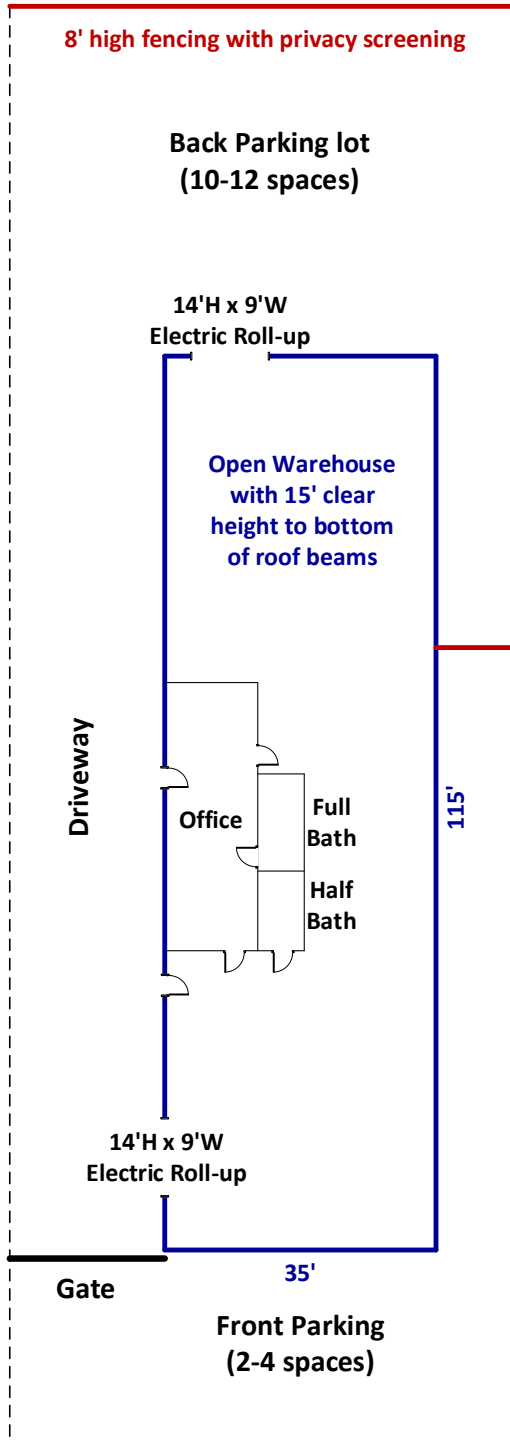
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Investment & Property Highlights

- **Flexible Seller Financing: Rare Owner-Carry terms available with \$650,000 down, competitive interest-only payments, and a 3-year balloon. Avoid bank friction and close quickly.**
- **Zero Electricity Cost:** Massive, fully owned commercial solar photovoltaic system installed over a premium 50-year silicone roof coating system (applied in 2019).
- **High-Cube Heavy Industrial Utility:** Concrete tilt-up construction boasting 15' clear-height to the bottom of the main roof-span beams (16' between beams).
- **Abundant Power Infrastructure:** (3) recently refreshed, independent PG&E electrical services: (2) 200A 3-Phase services and (1) 125A Single-Phase service. Perfect for high-demand equipment, fabrication, or EV fleet charging.
- **Expansive Secure Yard Utility:** Premium, fully paved concrete lot providing massive rare-for-Marin outdoor storage capacity. Fully enclosed by 8' privacy-screened security fencing and a locking rolling gate, it easily accommodates fleet parking for up to 14 vehicles, container storage, or seamless heavy equipment staging.
- **Subdivision Potential:** Thoughtfully designed with dual grade-level doors and utility separation, allowing the property to be easily demised into two separate income-producing units if desired.
- **Premier Access & Parking:** Secured on-site parking accommodating up to 14 vehicles. Minutes from Highway 101 via Smith Ranch Road.

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Technical Specifications

- **Year Built:** 1965 +/-
- **Construction Type:** Concrete tilt-up walls with engineered concrete slab-on-grade.
- **Loading Doors:** (2) newer 9' x 14' automated electric roll-up doors (grade-level).
- **Utilities:** PG&E Gas meter is on-site and plumbed to the interior (currently decommissioned/not utilized). No active central HVAC system.
- **Fire Suppression:** No active sprinkler system.
- **Flood Zone:** Zone AE (FEMA Special Flood Hazard Area).
- **CAM Fees:** None (\$0.00). True stand-alone parcel control.

Drawing and floorplan not to scale

Office and bathrooms are roughed in with plumbing and electrical, but unfinished

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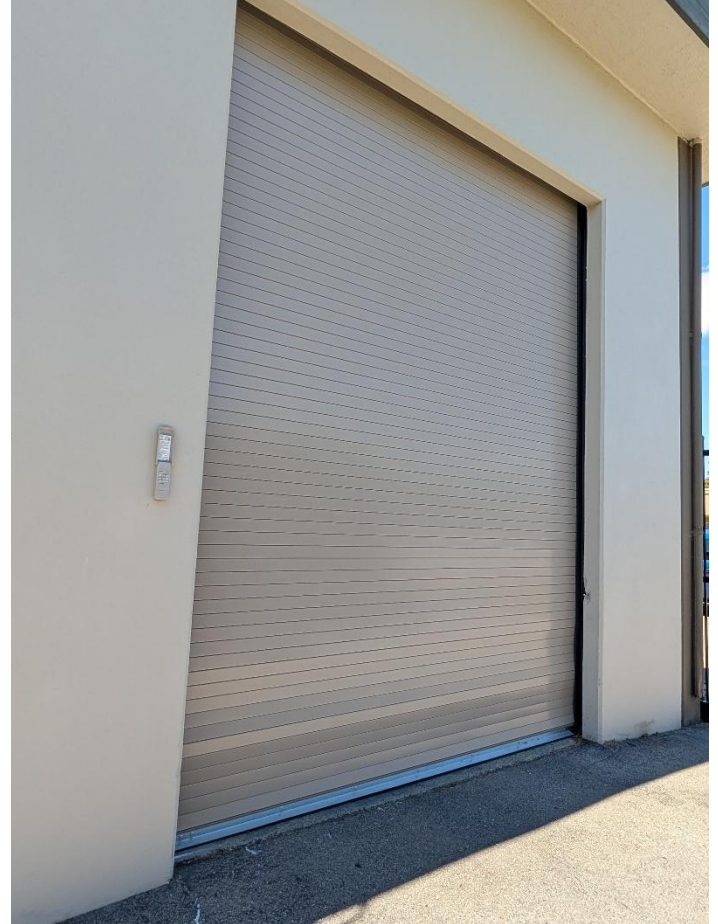
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