

615

IRWIN STREET

SAN RAFAEL | CALIFORNIA

INDUSTRIAL SPACE

IN THE HEART OF MARIN COUNTY



NEWMARK

GRAHAM STREET REALTY
REAL ESTATE INVESTMENTS

FOR LEASE ±5,909 RSF
\$2.00/SF/MONTH, INDUSTRIAL GROSS

615 IRWIN STREET

±3,901 RSF - Ground level office/warehouse
±2,008 RSF - Highly improved mezzanine

- \$2.00/RSF/Month, Industrial Gross Tenant pays separately metered utilities and increases over a base year
- Dock high loading
- Sprinklered throughout



Located in the heart of the industrial corridor in San Rafael



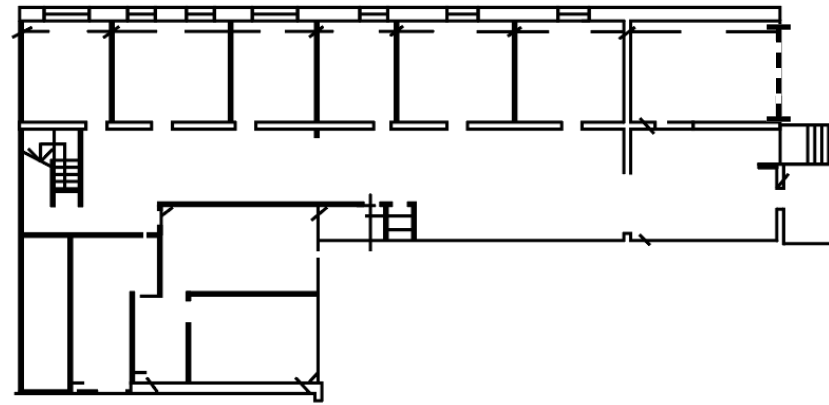
Easy access from Highway-101, I-580, and the main thoroughfares of Andersen Drive and Irwin Street



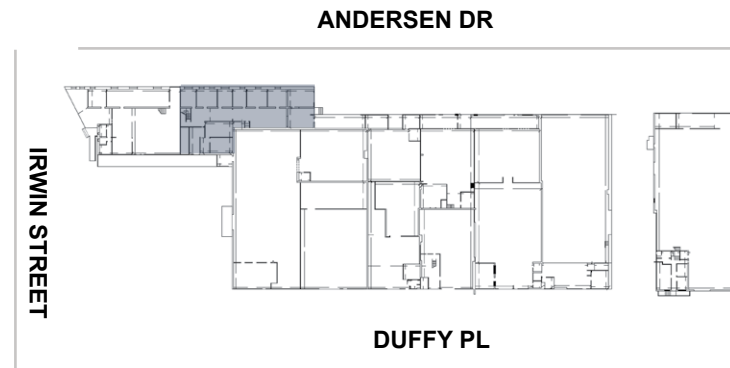
Two industrial buildings on three lots with a strong multi-use tenant base within the complex



Industrial Zoning: permitted uses include assembly, carpentry, printing shops, coffee roasters, auto detail, storage, distribution, repair services, manufacturing and many more



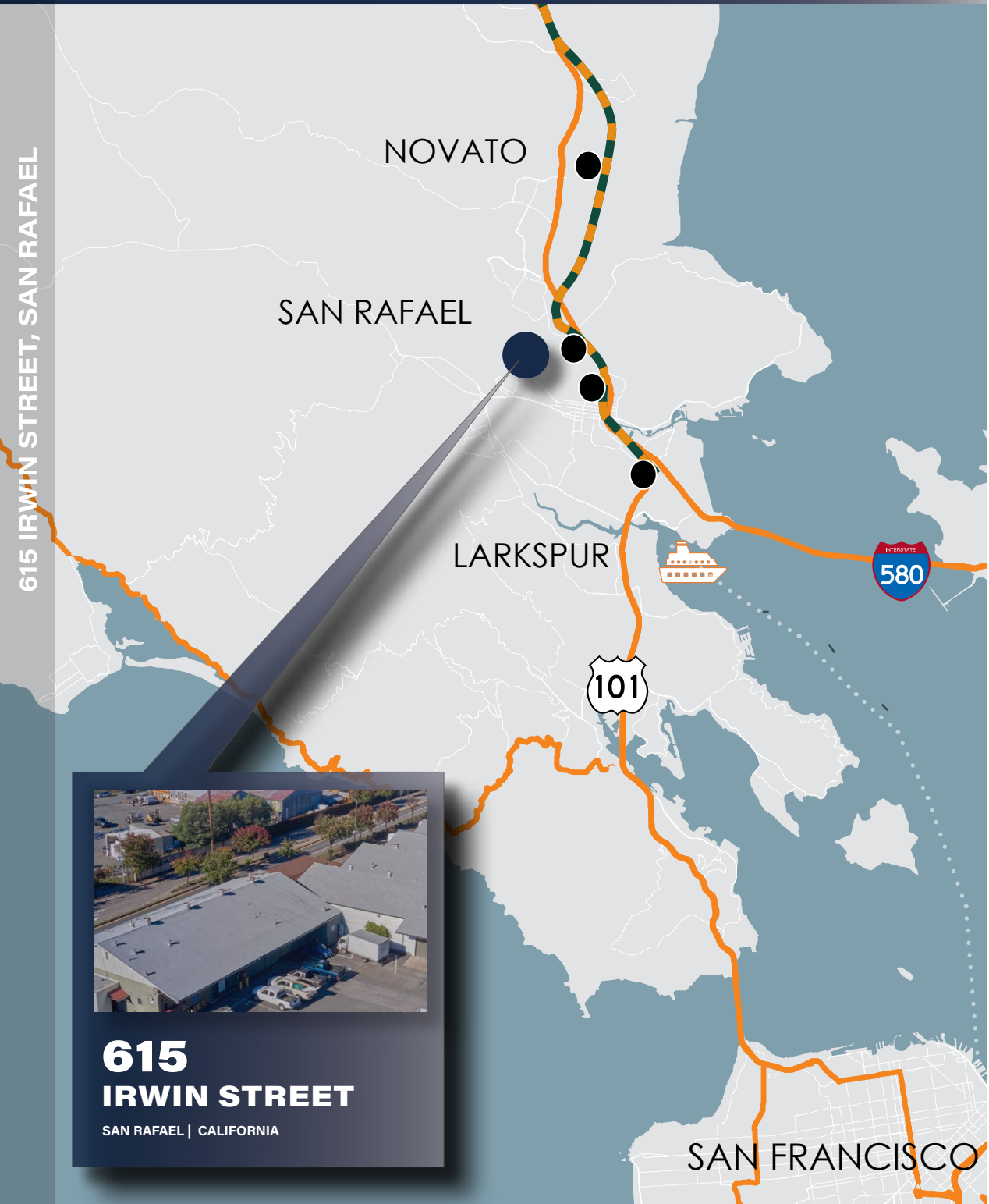
FULL FLOOR PLAN



FLOOR PLANS NOT TO SCALE

TRANSPORTATION MAP

615 IRWIN STREET, SAN RAFAEL



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WALK TO SHAMROCK SHOPPING CENTER 2 MINUTES

DRIVE TO LARKSPUR LANDING FERRY TERMINAL 7 MINUTES

DRIVE TO SMART STATION 11 MINUTES

BIKE TO SAN FRANCISCO 19 MILES

DRIVE TO PETALUMA 23 MILES



Route Larkspur to Santa Rosa



Smart Stations

NEIGHBORHOOD AMENITIES

615 IRWIN STREET, SAN RAFAEL



Downtown San Rafael



Sol Food

SAFeway

B.OMARIN



Montecito Plaza Shopping Center

TRADER JOE'S

RITE AID

T-Mobile

usbank

ups
The UPS Store

CHIPOTLE MEXICAN GRILL

FIT

WHOLE FOODS MARKET



Albert Park



PANAMA HOTEL

North Bay Lighting

Pacific Supply



BEST BUY



DuBois Street



Francisco Boulevard West



Irwin Street

Andersen Drive

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