



For Lease: Offices / Warehouse / Flex Space

125 Mitchell Blvd., Suite H, San Rafael, CA

- Roll-Up Door
- Private Restroom
- High Ceilings in Warehouse
- No Automotive Uses
- Offices/Warehouse/Flex

Offering Summary

Total Available sq. ft:	1,562 +/- sf
Initial Base Rent:	\$1.75 psf
CAM Charges:	.15 psf
Lease Type:	Ind. Gross
Lease Term:	3 - 5 Years
Available:	Now

Contact:

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HL Commercial Real Estate
www.hlcre.com



For Lease: Office / Warehouse Space

125 Mitchell Blvd., Suite H, San Rafael, CA 94903

Building/Space Description:

A high-ceiling flex space with 1 roll-up door, a private office area, kitchen, and restroom. The warehouse is separated from the office, features epoxy flooring, and is fully sprinklered.

Location Description:

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:

Total Available Square Feet:	1,562 +/- sq. ft.
Divisible:	No
Kitchenette:	Yes
Ceiling Clear Height:	18 Feet
Number of Roll-up Doors:	One (1)
Parking:	TBD
Warehouse Ceiling Insulated:	Partial
Electrical:	TBD

Building Information/Features:

Total Building Square Feet:	28,789 +/- sq. ft.
Year Constructed:	1985+/-
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:

Lease Term:	3-5 Years
Initial Base Rent:	\$1.75/psf, plus 5% annual increases
CAM Charge:	\$0.15 psf per month, plus 5% annual increases
Lease Type:	Industrial Gross
Tenant Expenses:	Interior janitorial, separately metered utilities, increases over base year RE Taxes and Insurance + CAM charges

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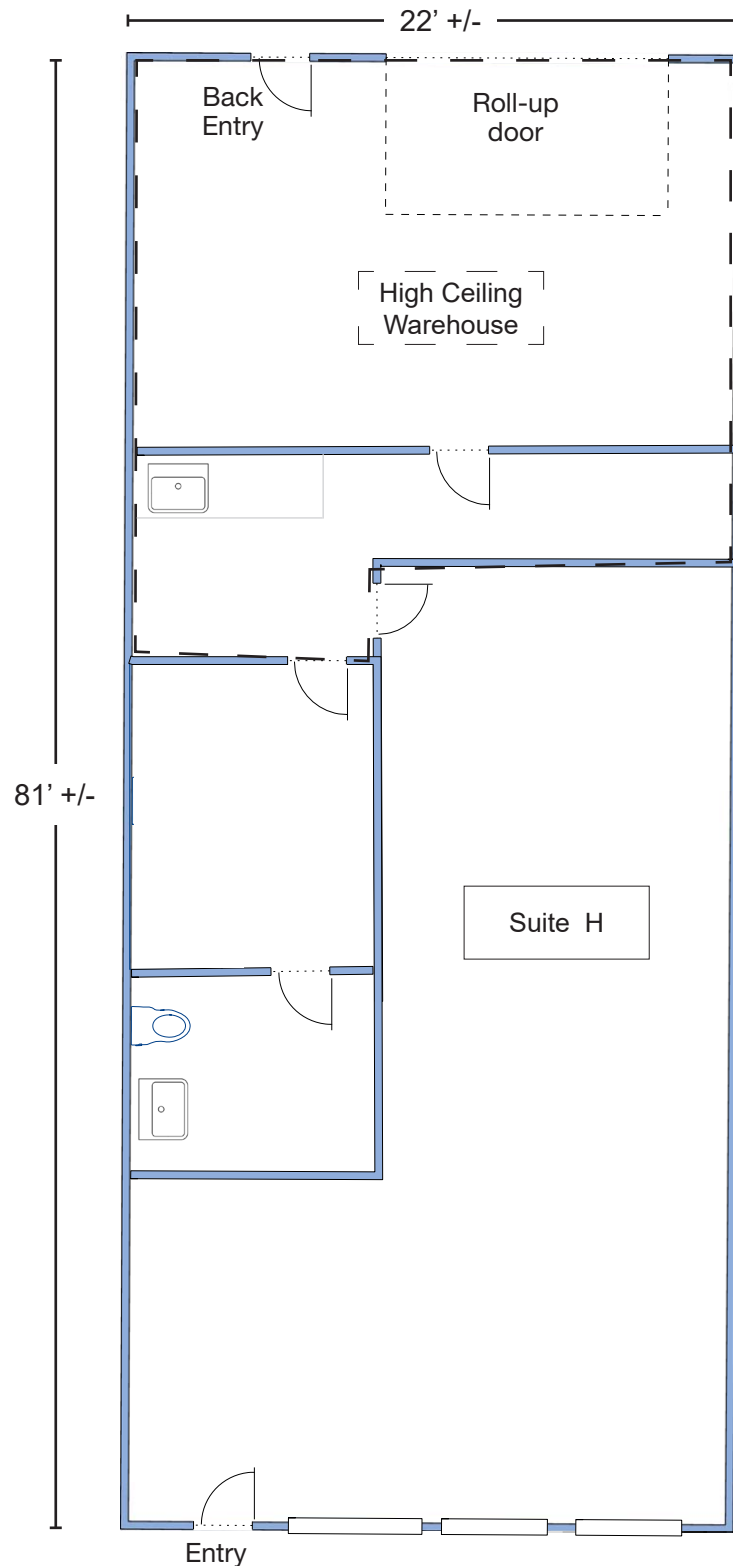
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[Click here to View in Google Maps](#)

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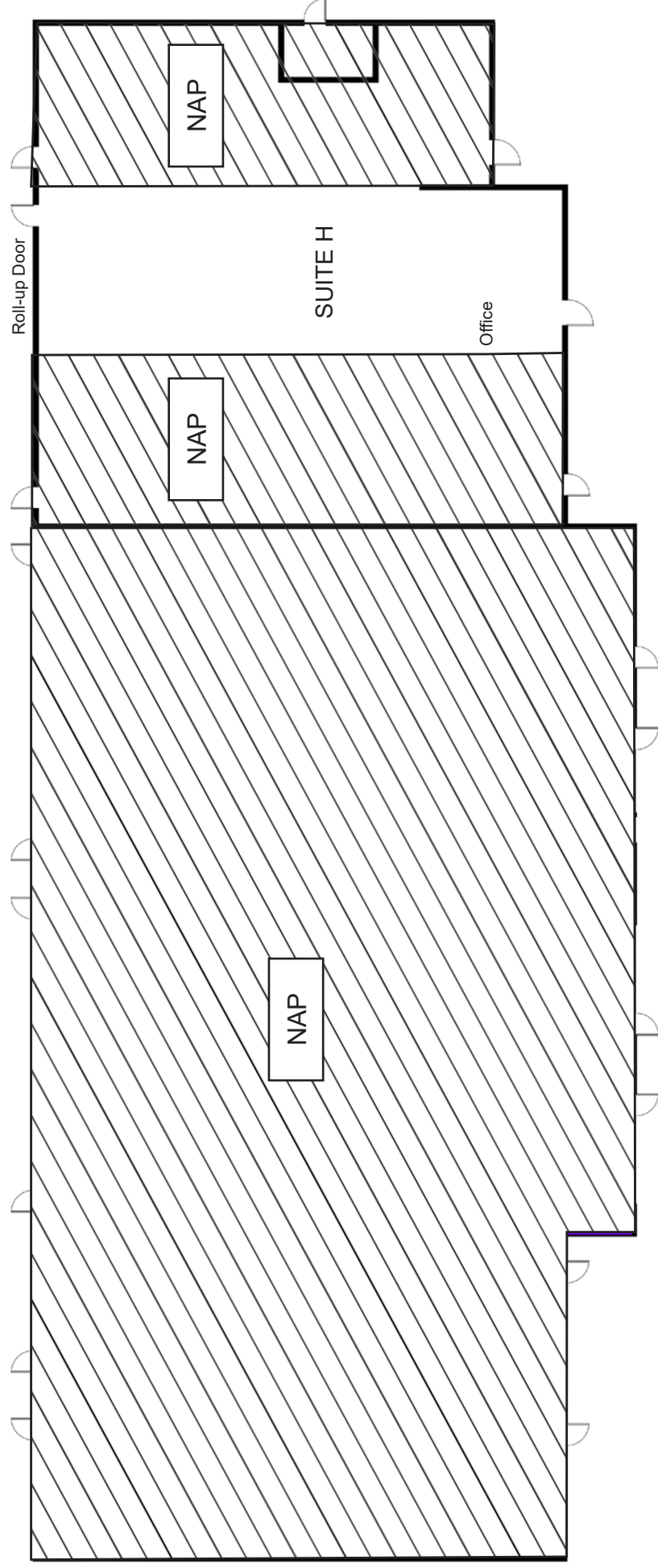
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Floor Plan Not to Scale.
For Illustration Only

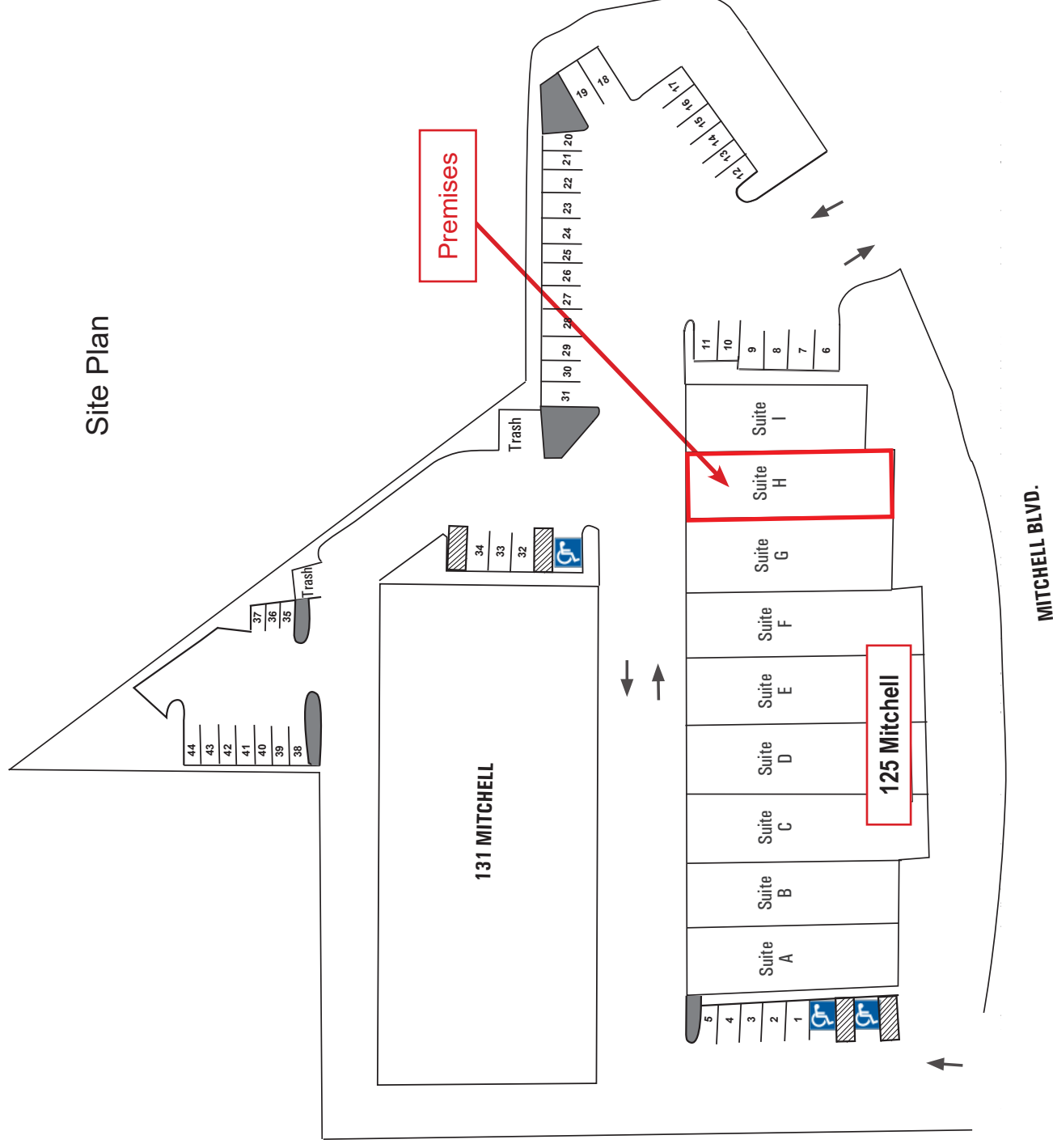
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Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

Higher Level Commercial Real Estate

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