

FOR LEASE

LIGHT INDUSTRIAL/AUTOMOTIVE SPACES

143 Market Street, San Rafael, CA 94901



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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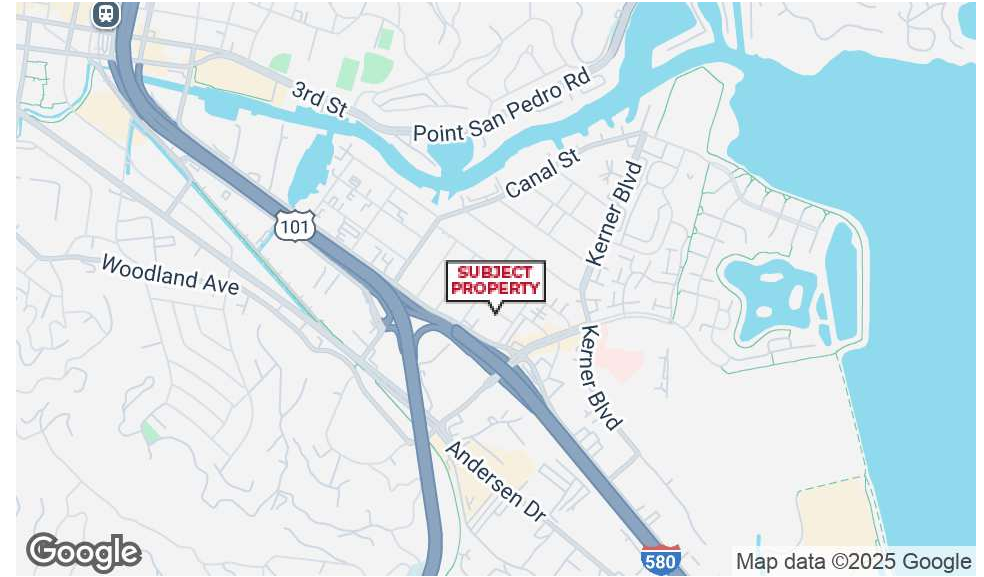
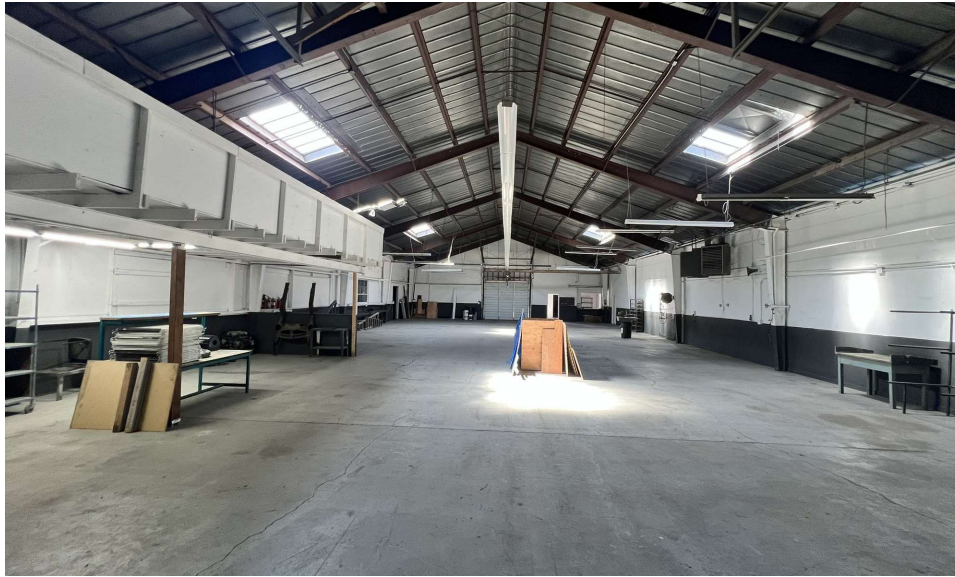


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Property Summary

LIGHT INDUSTRIAL/AUTOMOTIVE SPACES

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PROPERTY DESCRIPTION

Multi-tenant industrial warehouse automotive property. Zoned CCI/O with signage visibility to Francisco Boulevard. The property has easy access to the Highway 101 and Interstate 580, and is surrounded by all of the services that the Canal District has to offer.

PROPERTY HIGHLIGHTS

- Easy access to Highway 101 and Interstate 580
- Flexible CCI/O zoning
- Open floor plans with roll-up doors and direct access
- Individually served electrical and gas

LOCATION DESCRIPTION

Perfect location in the San Rafael Canal for light distribution and automotive uses.

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (MG)
Number of Units:	15
Available SF:	±864 - 11,880 SF
Building Size:	±33,664 SF
Property Type:	Industrial
Zoning:	CCI/O



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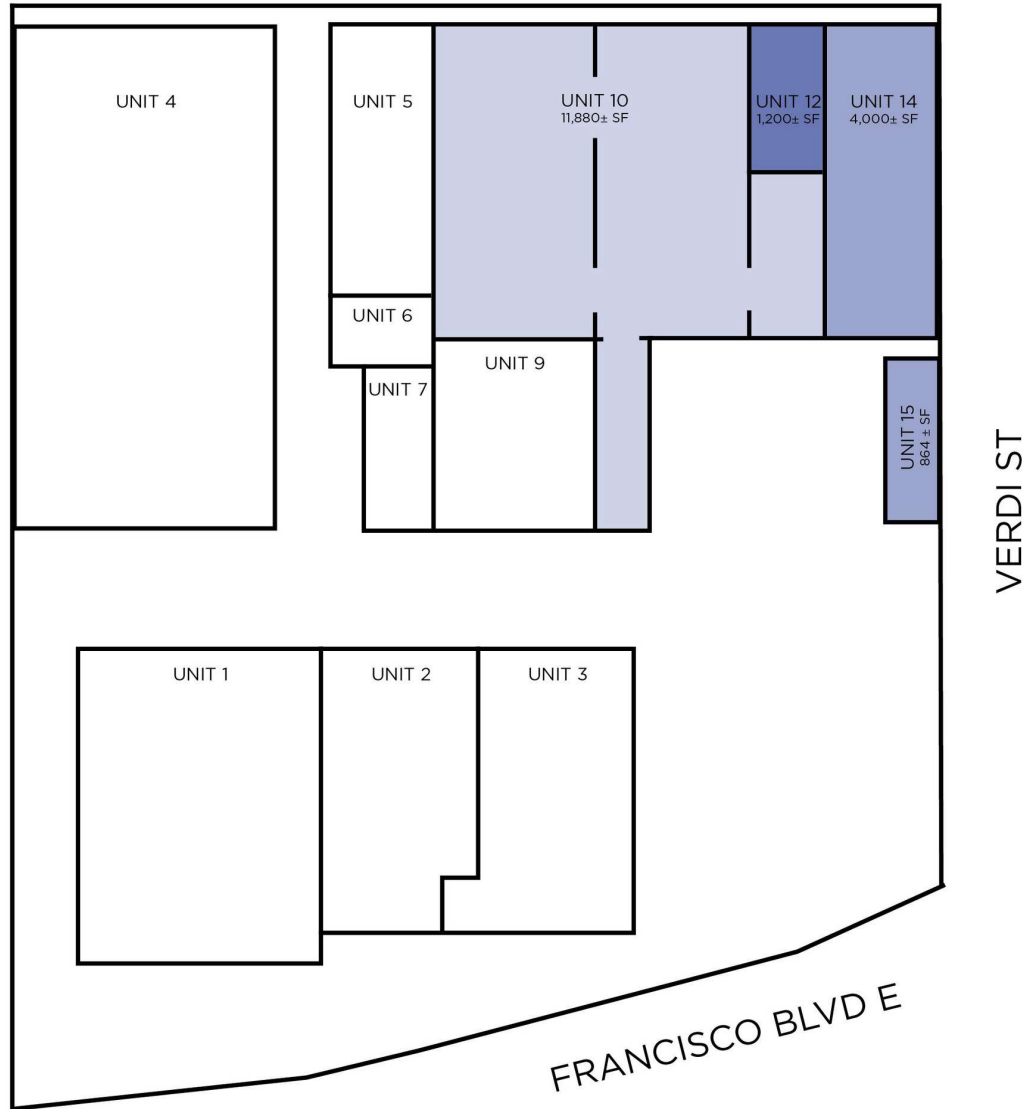
Site Plans

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MARKET ST

(Not to Scale)



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Lease Spaces

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	864 - 11,880 SF	Lease Rate:	\$1.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10	Available	5,000 - 11,880 SF	Modified Gross	\$1.50 SF/month	4 Grade level roll up doors.
12	Available	1,200 SF	Modified Gross	\$1.50 SF/month	Grade level roll up door.
14	Available	4,000 SF	Modified Gross	\$1.50 SF/month	Two grade level roll up doors.
15	Available	864 SF	Modified Gross	\$1.50 SF/month	Small office space.



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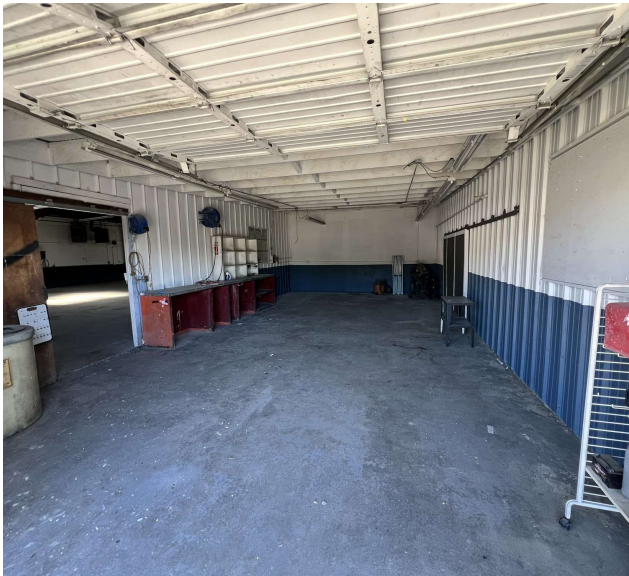
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Additional Photos

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