



# For Lease: Offices / Warehouse / Flex Space

## 131 Mitchell Blvd., San Rafael, CA

- 7 Roll-Up Doors
- R & D Manufacturing Space
- Private Restrooms
- No Automotive Uses
- Offices/Warehouse/Flex
- Potential fenced yard area available for additional rent

### Offering Summary

<b>Total Available sq. ft:</b>	<b>13,167 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$1.50 psf</b>
<b>CAM Charges:</b>	<b>.15 psf</b>
<b>Lease Type:</b>	<b>Ind. Gross</b>
<b>Lease Term:</b>	<b>3 - 5 Years</b>
<b>Available:</b>	<b>Now</b>

Contact:

**Joe Morrison**  
 (415) 366-0022  
[joe@hlcre.com](mailto:joe@hlcre.com)  
 Lic#: 02067309

**Bob Knez**  
 (415) 971-8866  
[bob@hlcre.com](mailto:bob@hlcre.com)  
 Lic#: 00640535



**HL Commercial Real Estate**  
 70 Mitchell Blvd., Suite 202  
 San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

# For Lease: Office / Warehouse Space

131 Mitchell Blvd., San Rafael, CA 94903

## Building/Space Description:

---

This multi-functional warehouse space has a large open space with 7 roll-up doors and 2 restrooms. Great space for R & D manufacturing. Office space available in adjacent building if needed.

## 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:	13,167 +/- sq. ft. (the owner is source, agent has not verified square footage)
Divisible/Can Add:	No
Ceiling Clear Height:	18 Feet
Number of Roll-up Doors:	Seven (7)
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:	<a href="#">LI/O (Light Industrial/Office)</a>
Fire Sprinklers:	No
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:	\$1.50/psf, plus 3% annual increases
CAM Charge:	\$0.15 psf per month
Lease Type:	Industrial Gross
Tenant Expenses:	Interior janitorial, separately metered utilities, increases over base year RE Taxes and Insurance + CAM

## Contact:

**Joe Morrison**  
(415) 366-0022  
[joe@hlcre.com](mailto:joe@hlcre.com)  
Lic#: 02067309

**Bob Knez**  
(415) 971-8866  
[bob@hlcre.com](mailto:bob@hlcre.com)  
Lic#: 00640535



**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

# For Lease: Offices / Warehouse / Flex Space

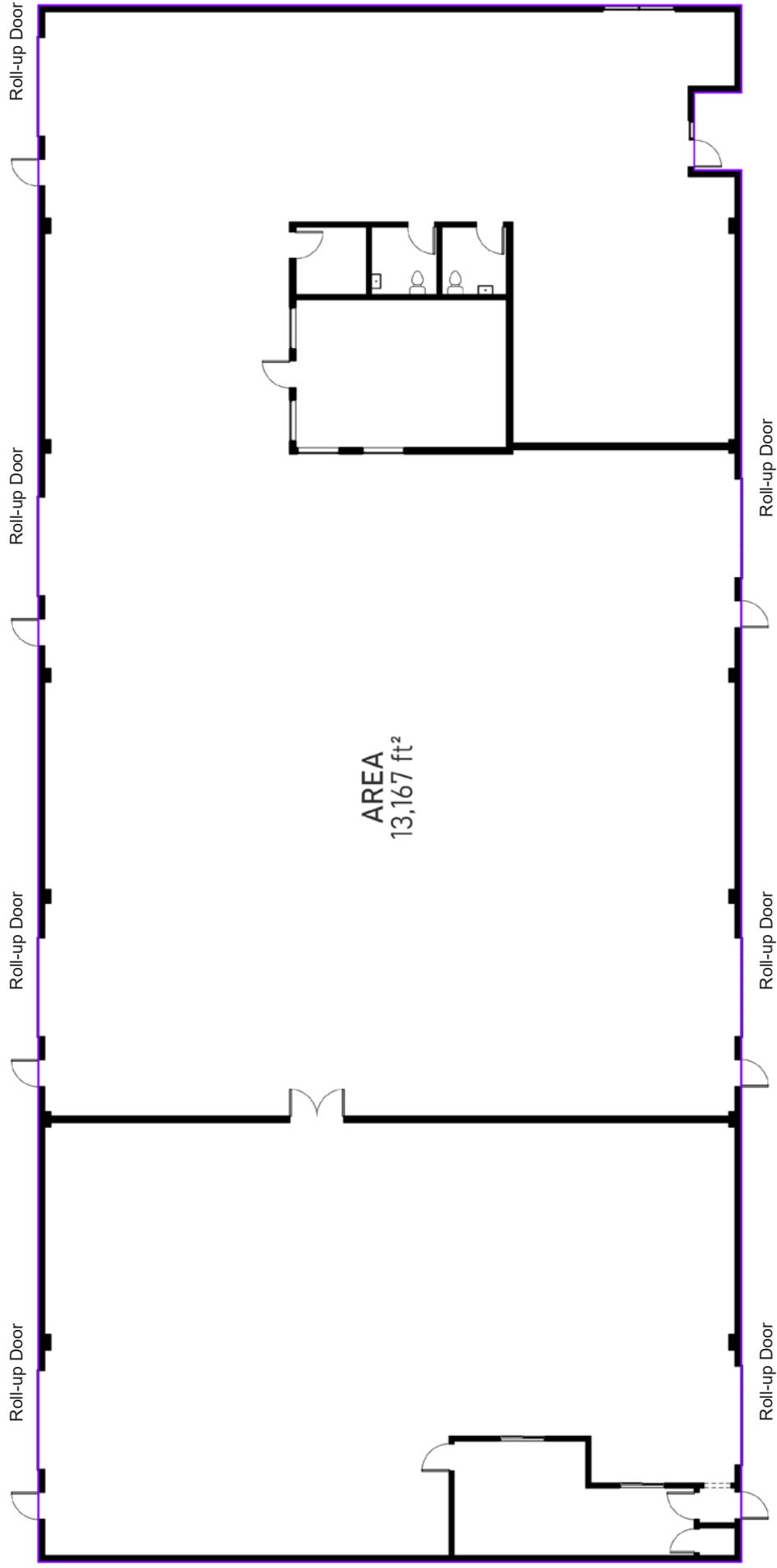
131 Mitchell Blvd., San Rafael, CA 94903



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

# For Lease: Offices / Warehouse / Warehouse / Flex Space

131 Mitchell Blvd., San Rafael, CA 94903



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.

# For Lease: Offices / Warehouse / Flex Space

131 Mitchell Blvd., San Rafael, CA 94903

Site Plan

