



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1281 ANDERSEN DRIVE
SAN RAFAEL, CA

Light Industrial
Space Available



REPRESENTED BY:

NATHAN BALLARD, PARTNER

LIC # 01743417 (415) 461-1010, EXT 116

NBALLARD@KEEGANCOPPIN.COM

THEO BANKS, PARTNER

LIC # 01359605 (415) 461-1010, EXT 130

TBANKS@KEEGANCOPPIN.COM

Go beyond broker.



LIGHT INDUSTRIAL FOR LEASE



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LIGHT INDUSTRIAL
SPACE

PROPERTY INFORMATION

HIGHLIGHTS

- Abundant on-site parking
- Clear height - 17'
- Sprinkler system in place
- Drive-around access
- Immediate access to Hwy 101 and Int 580
- 3-phase power
- Grade level roll-up doors
- Extremely well maintained

SPACE

Suite K: 7,226+/- sq ft

DESCRIPTION

Extremely clean light industrial space configured with +/-3,553 square feet of warehouse space with 17' clear height, +/-1,758 square feet of ground floor office/retail/showroom space, and +/-1,915 square feet of upstairs office with a nice window line and beautiful bay views. The space features an abundant 800 amp 3-phase electrical service and parking for 12 cars. There is the potential for 3 grade level roll-up doors with 2 serving the warehouse and 1 serving the ground floor office/retail/showroom area. The space has been repainted throughout, including new epoxy coated floors in the warehouse, and the ceilings in the office and showroom areas have been replaced. The flexible layout and generous LI/O zoning allow for a variety of uses to occupy this space, including retail, light manufacturing, and storage.

LEASE TERMS

Size

7,226+/- sq ft

Rate

\$1.65 per sq ft

Terms

Industrial gross

Parking

12 spaces on-site

Zoning

LI/O

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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DESCRIPTION OF AREA

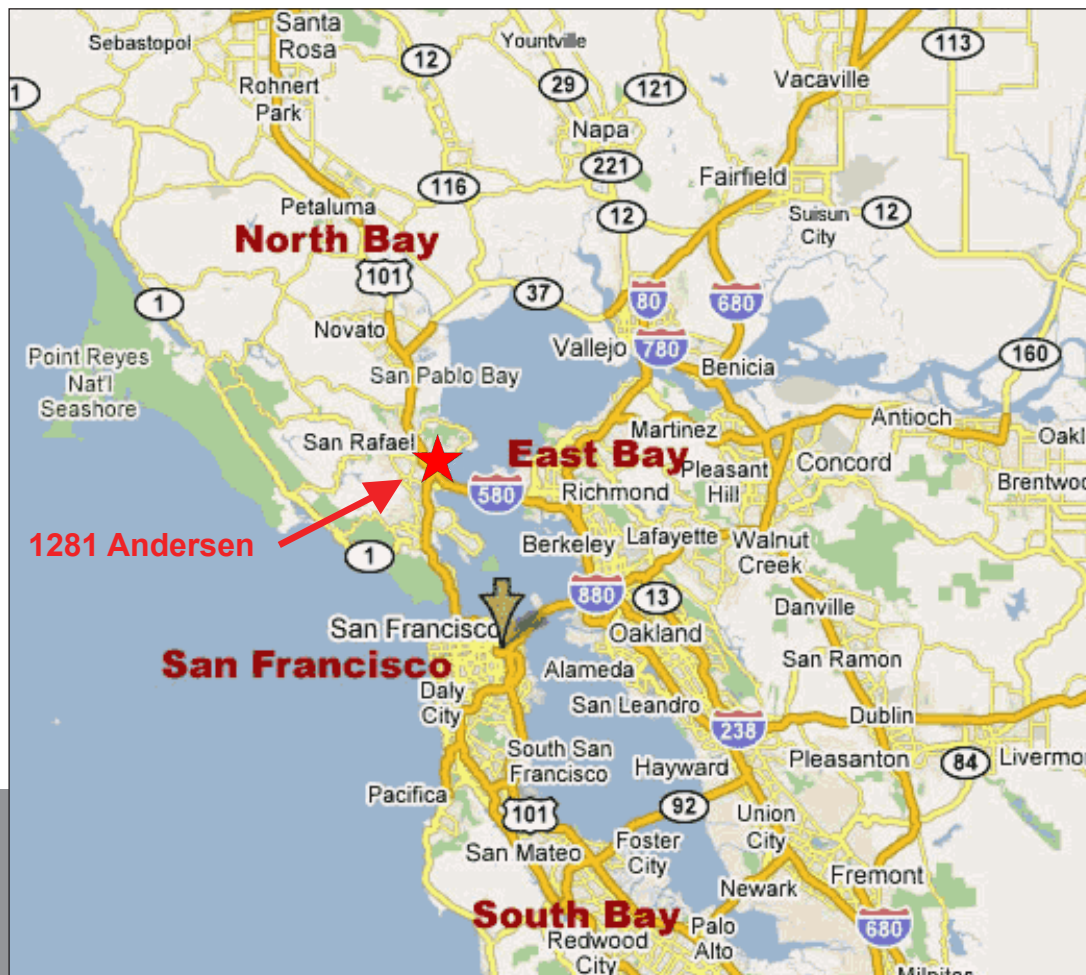
Best East San Rafael location in the Andersen Drive corridor with immediate access to Highway 101 and Interstate 580. Convenient to the Richmond and Golden Gate Bridges, and close to many services and amenities including the Golden Gate Ferry and multiple lodging options.

NEARBY AMENITIES

- Marin Country Mart
- U.S. Post Office
- Marin Sanitary Service / Recycling Center
- The Home Depot

TRANSPORTATION ACCESS

- Immediate access to Hwy 101 and Int 580
- Close proximity to:
 - Marin Airpporter
 - Larkspur Ferry Terminal
 - Larkspur SMART Train Station
 - Golden Gate Transit



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1281 ANDERSEN DRIVE INTERIOR PHOTOS



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1281 ANDERSEN DRIVE FLOOR PLAN



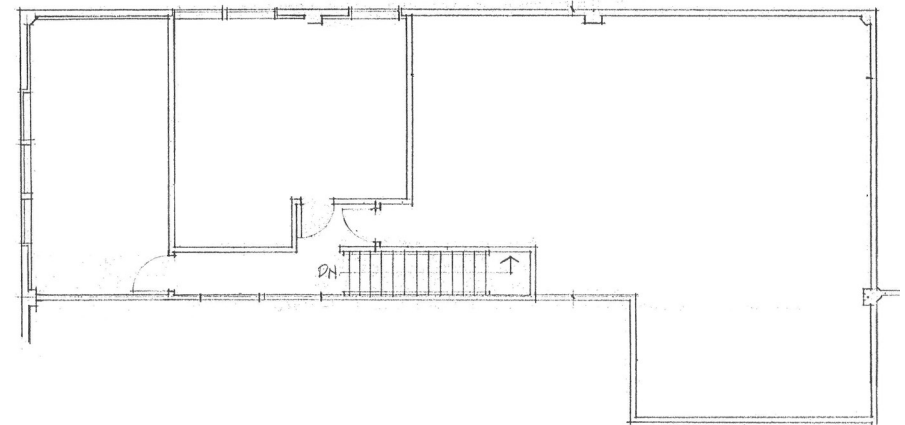
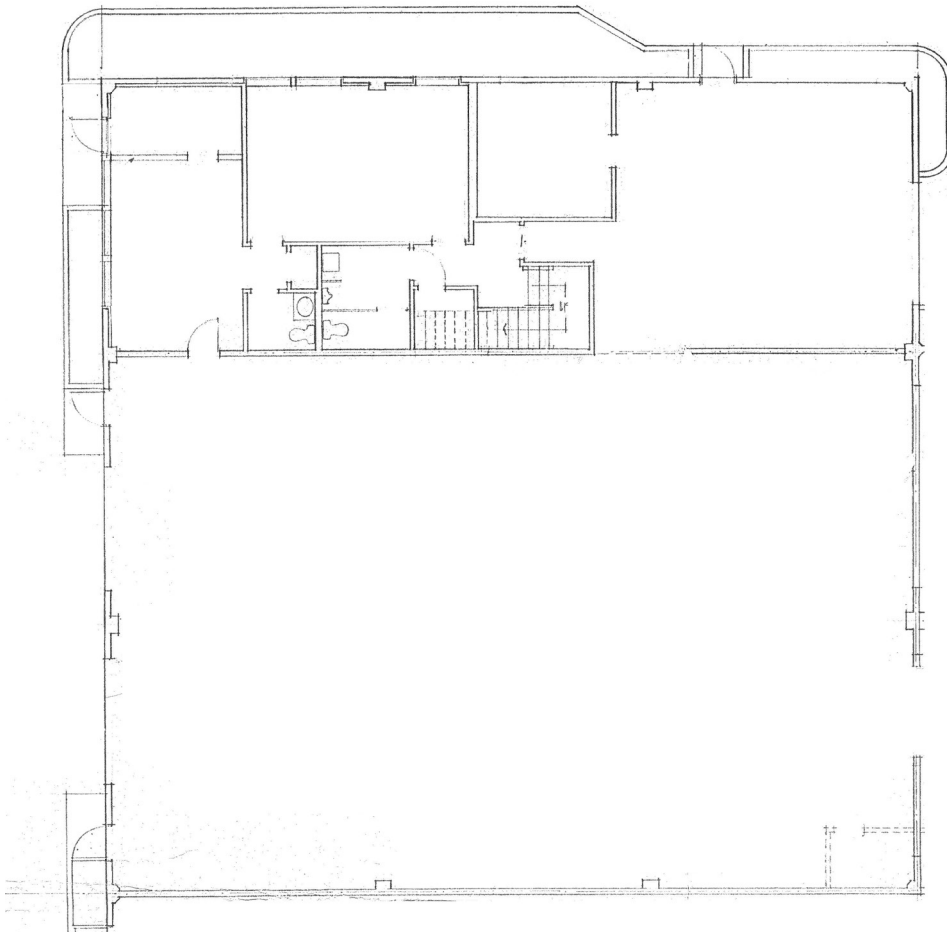
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SUITE K: 7,226+/- SF

DOWNSTAIRS:	5,311+/- SF
WAREHOUSE:	3,553+/- SF
OFFICE/RETAIL:	1,758+/- SF

UPSTAIRS OFFICE: 1,915+/- SF



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