



For Lease: Warehouse Space

49 Larkspur Street, San Rafael, CA

- Close to Central San Rafael
- 1 Roll-up Door
- Fenced Parking
- 2nd Floor Office
- Windows on 2 Sides

Offering Summary

Available Sq Ft:	7,924 +/- sf
Initial Base Rent:	\$1.65 psf
Lease Type:	Ind. Gross
Min. Lease Term:	3 - 5 Years
Available:	Now



Contact:
Mark Cooper
(415) 608-1036
mark@hlcre.com
Lic# 01814831



HL Commercial Real Estate

4304 Redwood Highway, Suite 200
San Rafael, CA 94903-2102
www.hlcre.com

For Lease: Warehouse Space

49 Larkspur Street, San Rafael, CA 94901

Building/Space Description:

This single user industrial warehouse is on Larkspur Street and has a second floor offices with HVAC and two bathrooms/showers. Parking in front with gates entry.

Location Description:

This property is close to Downtown San Rafael with easy access to Highway 101 and Interstate 580 to the East Bay.

Space Information/Features:

Total Available Square Feet:	7,924 +/- sq. ft.
Warehouse:	6,900 +/- sf
Office:	1,024 +/- sf
Divisible:	No
Ceiling Clear Height:	18 Feet
Power Available at Sub-Panel:	400 amps +/-
Number of Roll-up Doors:	One
Number of Parking Spaces:	7 onsite, reserved
Warehouse Ceiling Insulated:	Yes

Building Information/Features:

Total Building Square Feet:	7,924+/- sq. ft.
Year Constructed:	1970 +/-
Zoning/Permitted Uses:	CCI/O (Core Canal Industrial/Office District)
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

Lease Information:

Lease Term:	3 - 5 Years
Initial Base Rent:	\$1.65/psf (\$13,075/mo)
Base Rent Increases:	3% per annum
Lease Type:	Industrial Gross
Tenant Expenses:	PG&E, garbage, water



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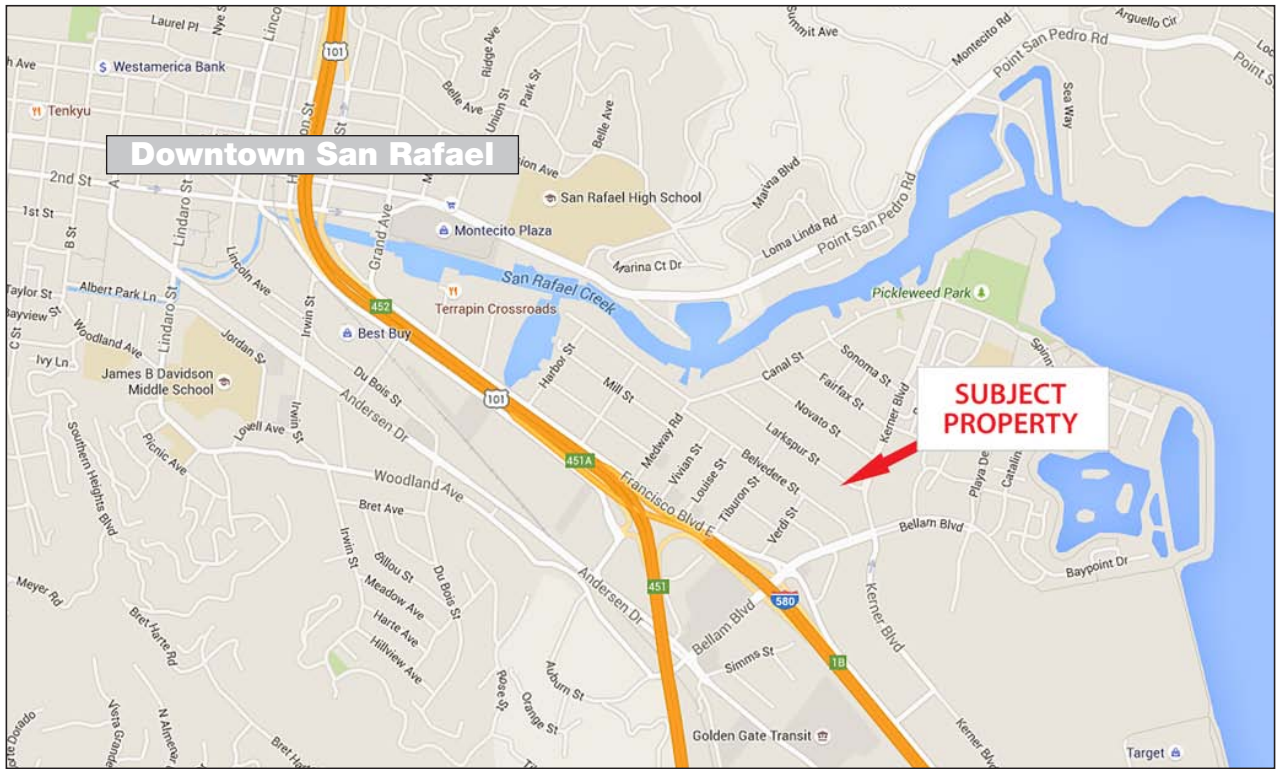
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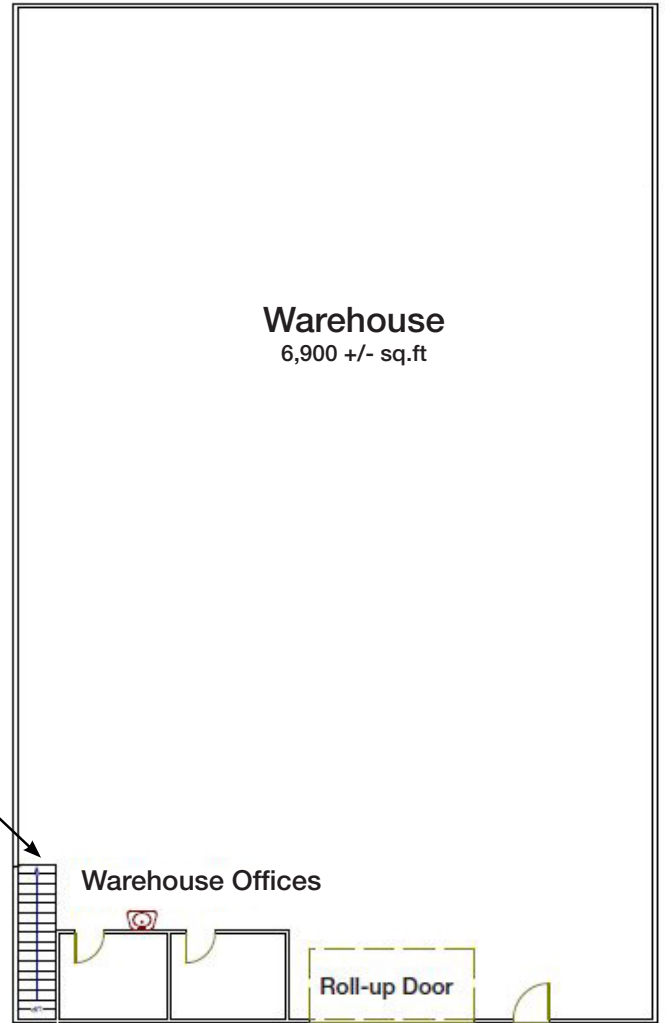
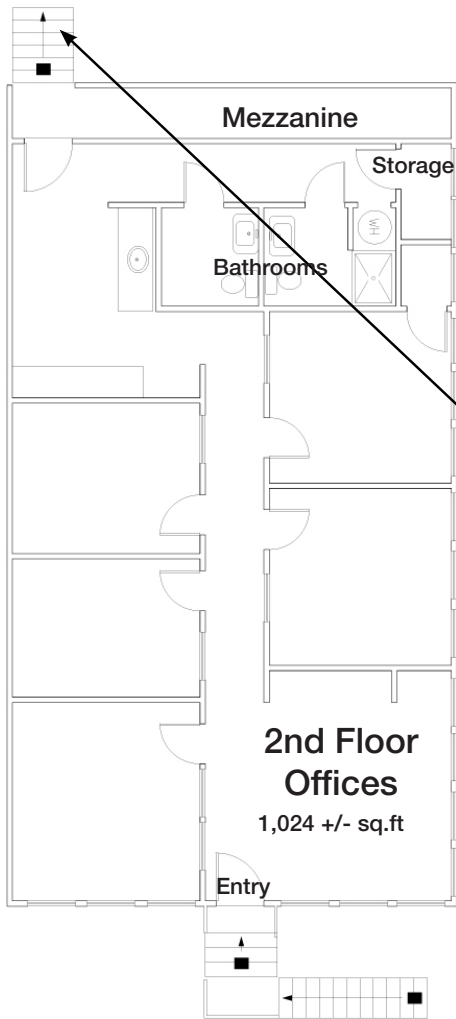
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To Warehouse



Parking Area

Larkspur Street
