

**FOR LEASE**

# PATIO WORLD BUILDING

45 De Luca Place , San Rafael, CA 94901



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Property Summary

# PATIO WORLD BUILDING

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## PROPERTY DESCRIPTION

45 De Luca Place is a multi-tenant, concrete tilt-up warehouse building in the heart of Marin County's home improvement district. There are approximately 6,000 square feet available for immediate occupancy. The building enjoys street to street frontage with addresses at 502 Irwin Street and 45 De Luca Place. There are three grade-level roll-up doors, ample parking and superior circulation for larger vehicles. The 16' ceilings are insulated and have fire sprinklers.

## PROPERTY HIGHLIGHTS

- Clean, clear-span warehouse
- 3 grade-level roll-ups
- Abundant parking
- Ample electrical power

## LOCATION DESCRIPTION

Located in the industrial area of San Rafael close to hardware stores and supply houses. Convenient for contractors and tradespeople. The property fronts on De Luca Place and Irwin street with drive through access.

## OFFERING SUMMARY

Lease Rate:	\$1.85 SF/month (MG)
Available SF:	±6,000 SF
Lot Size:	±1 Acres
Building Size:	±22,762 SF
Property Type:	Industrial
Zoning:	I

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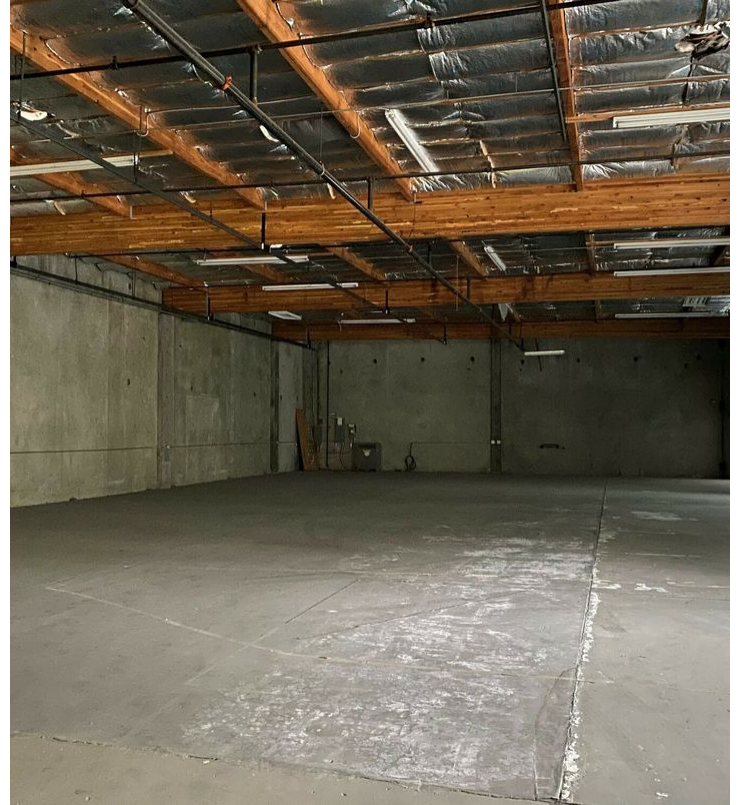


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Additional Photos

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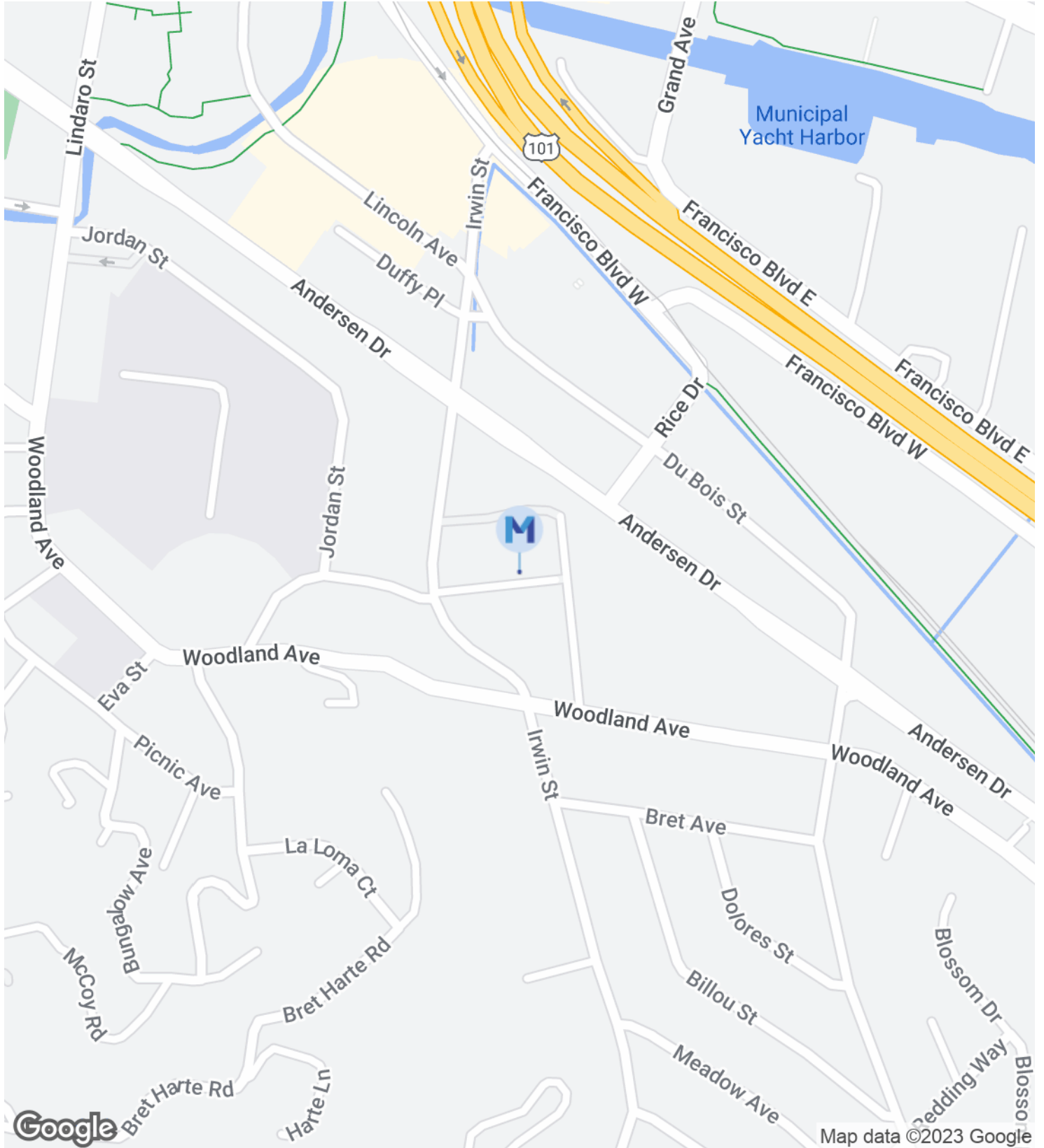


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Location Map

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