



# For Lease: Warehouse Space

90 Mitchell Blvd., San Rafael, CA

- Warehouse Roll-Up Door
- Private Restroom
- Can be used as Distribution, Light Manufacturing, or Storage
- Fire Sprinklers

## Offering Summary

<b>Total Available sq. ft:</b>	<b>3,434 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$1.60 psf</b>
<b>CAM Charges:</b>	<b>.15 psf</b>
<b>Lease Type:</b>	<b>Ind. Gross</b>
<b>Lease Term:</b>	<b>2 Years</b>
<b>Date Space Available:</b>	<b>5/1/26</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**  
[www.hlcre.com](http://www.hlcre.com)



# For Lease: Warehouse Space

90 Mitchell Blvd., San Rafael, CA 94903

## Building/Space Description:

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This 3,434 +/- square foot warehouse space offers a functional layout well-suited for a variety of industrial, light manufacturing, or storage uses. The property features approximately 18-foot clear ceiling heights, providing excellent vertical capacity for racking or equipment. The interior consists of a large open warehouse area and separate workshop, and office/reception areas. A private restroom is also included within the premises.

## Location Description:

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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:

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Total Available Square Feet:	3,434 +/- 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:	1
Warehouse Ceiling Insulated:	Yes
Electrical:	TBD

## Building Information/Features:

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Total Building Square Feet:	23,616 +/- sq. ft.
Year Constructed:	1966 +/-
Zoning/Permitted Uses:	LI/O Light Industrial/Office
Fire Sprinklers:	Yes
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:

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Lease Term:	3 - 5 Years
Initial Base Rent:	\$1.60/psf
CAM Charge:	\$.15 psf per month
Lease Type:	Industrial Gross
Tenant Expenses:	Interior janitorial, CAM charge, separately metered utilities, plus pro-rata increases over base year, RE taxes and property insurance.

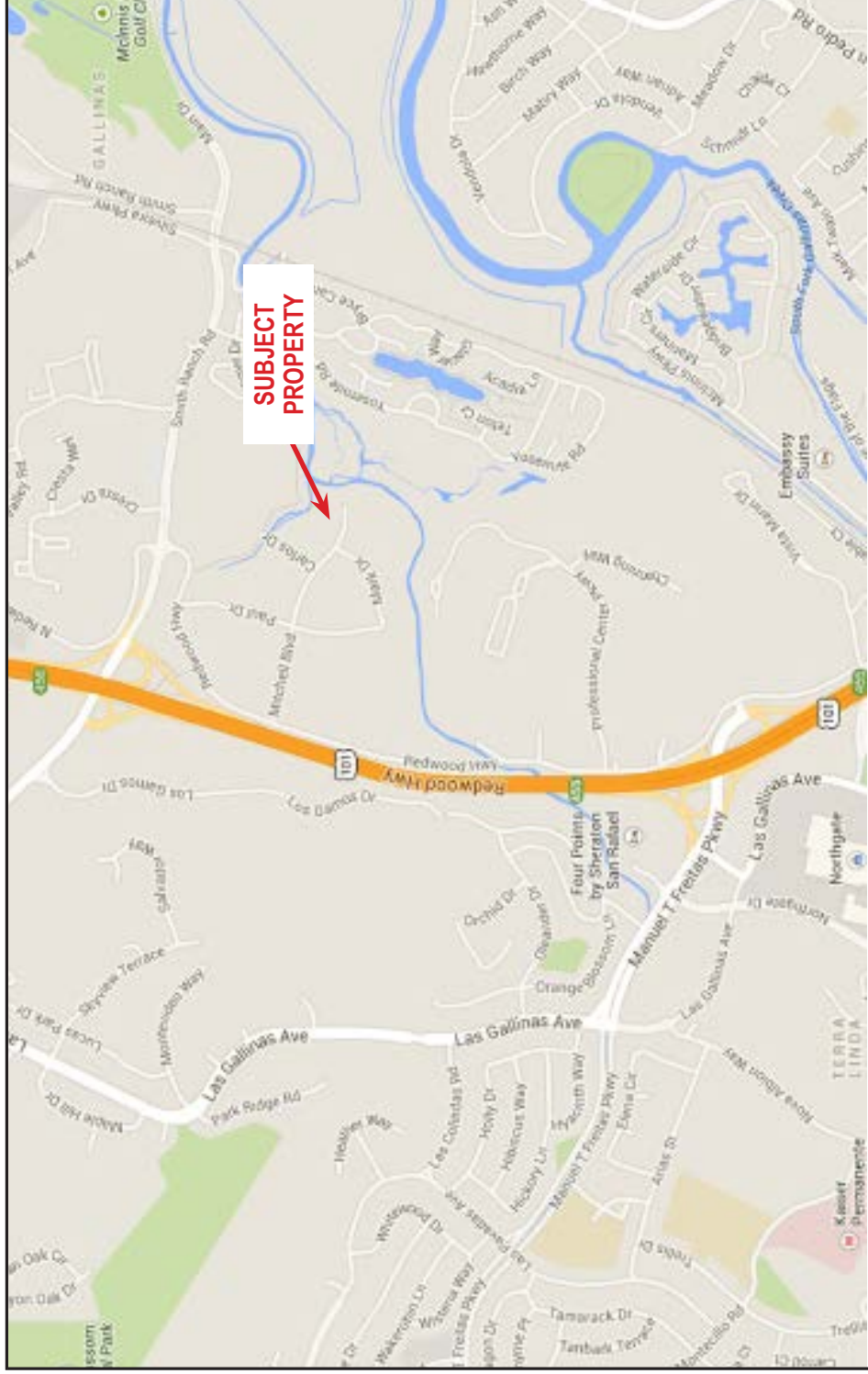
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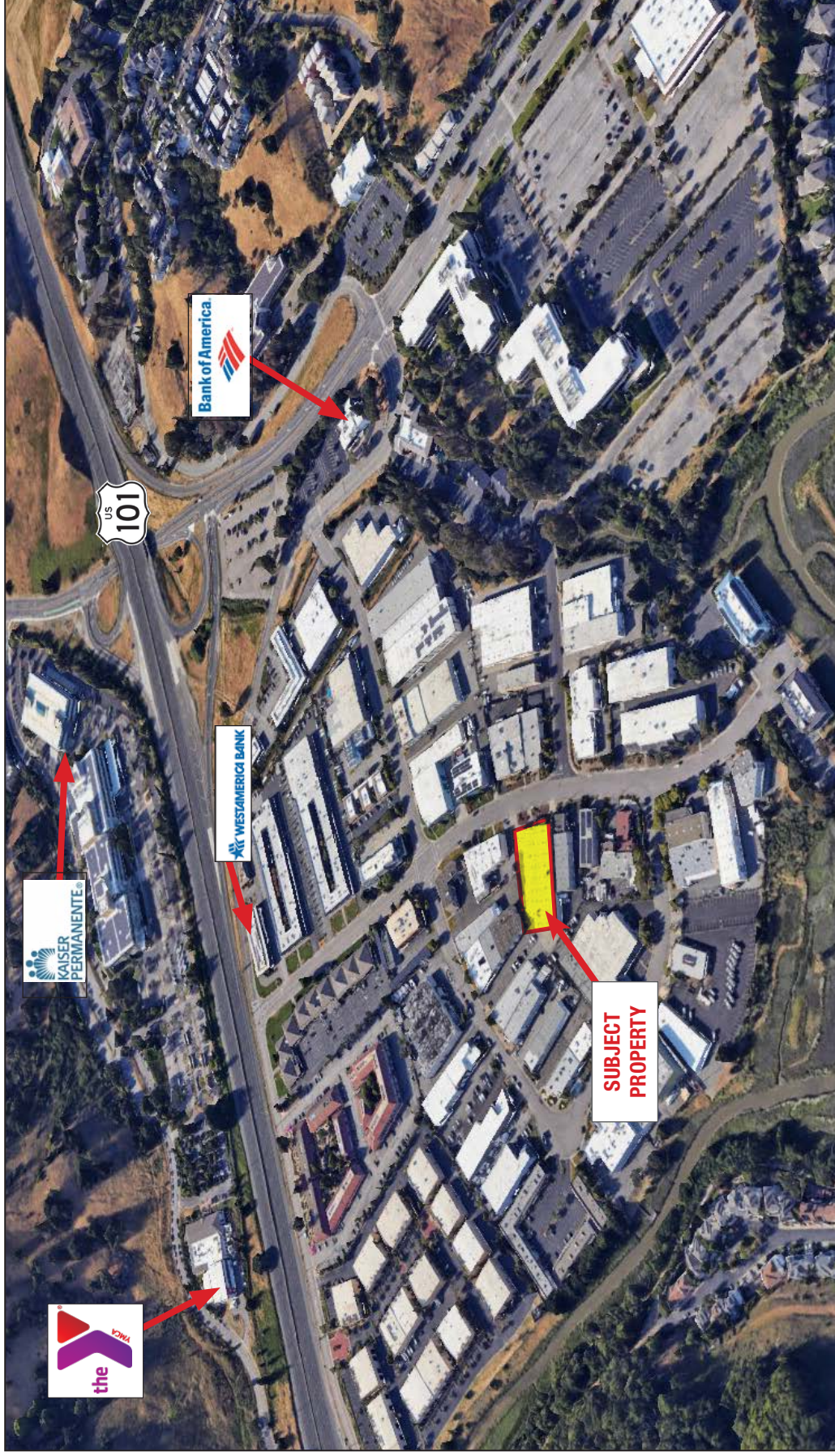
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[Click here to View in Google Maps](#)

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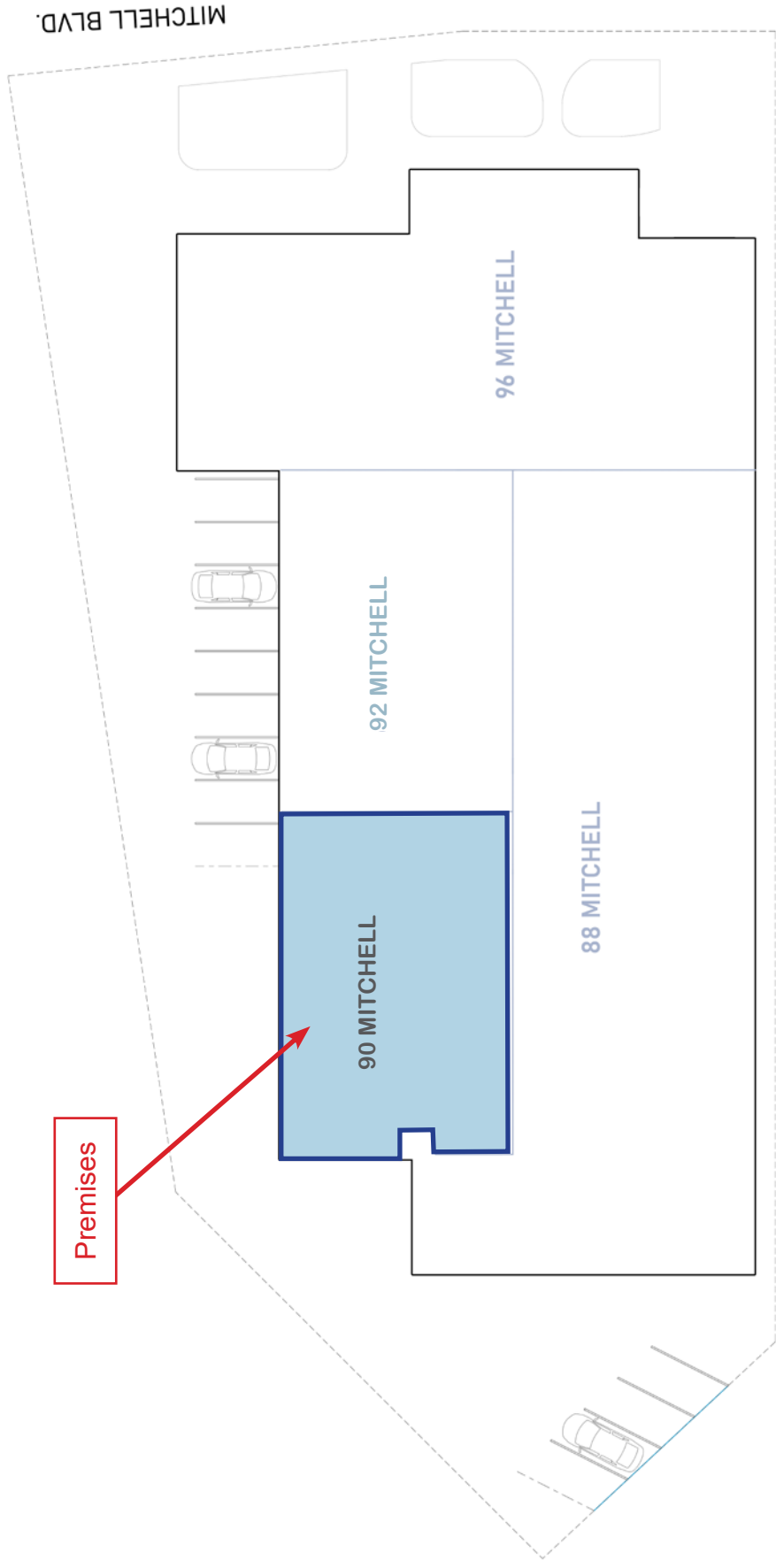


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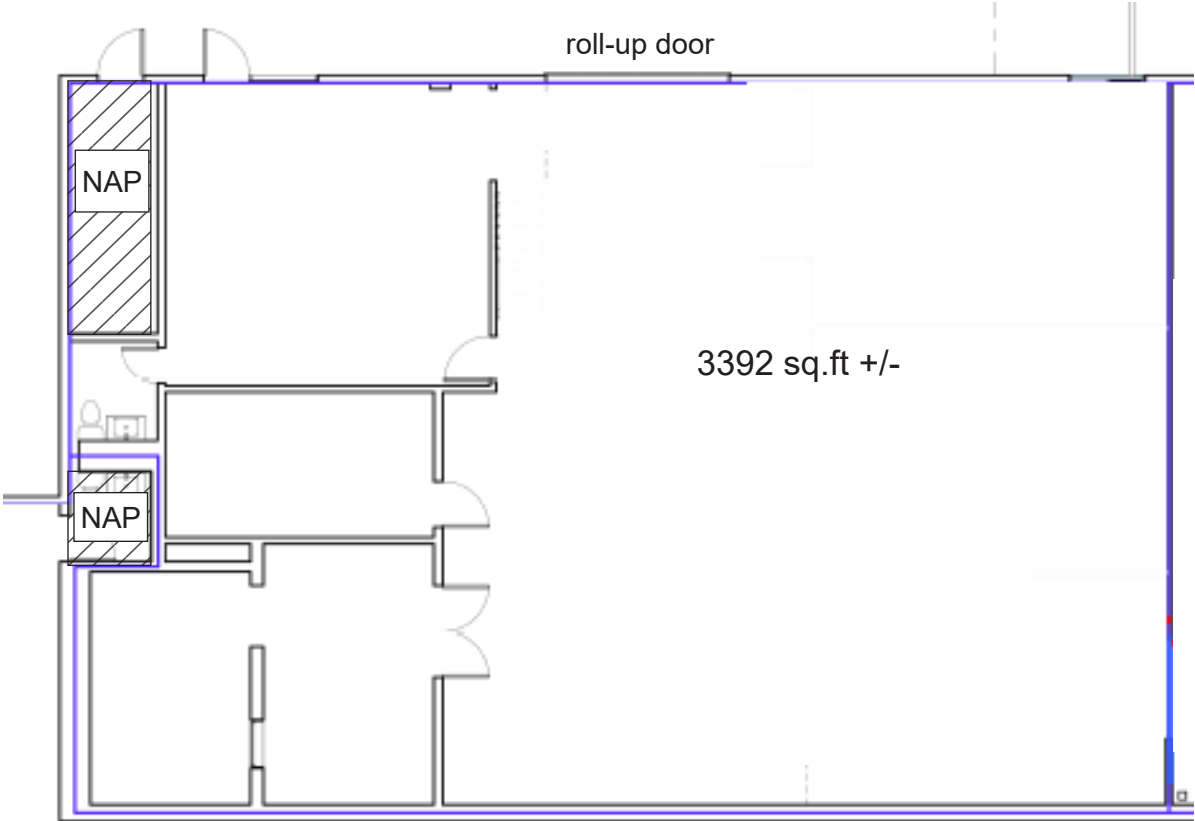
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## Site Map



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# Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

## Higher Level Commercial Real Estate

70 Mitchell Blvd., Ste. 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)



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