

***NEW OWNER - REMODELED***

**2591 KERNER BOULEVARD**

San Rafael, CA 94901



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# FOR LEASE

Property Summary

# 2591 KERNER BOULEVARD



## PROPERTY DESCRIPTION

2591 Kerner Boulevard is a recently purchased and renovated three-tenant industrial flex building designed to accommodate a range of light industrial, technology, service, and office users. The property is arranged over two floors, with each suite offering a mix of professional office build-out and high-cube warehouse industrial space. The warehouse areas feature clear heights suitable for racking or equipment storage and are served by grade-level roll-up doors for efficient loading and distribution. The office components provide a comfortable, efficient work environment and integrate seamlessly with the industrial space, allowing for flexible operations under one roof. The building has 1,600 amps of electrical service distributed between the suites.

## PROPERTY HIGHLIGHTS

- NEW OWNERSHIP - tenant Improvements available
- Grade level roll up doors
- Heavy power available

## LOCATION DESCRIPTION

Located in the Bayview Business Park in East San Rafael. Property is close to I-580 and the Richmond-San Rafael Bridge, close to the interchange of US 101. Bayview BP is a mature light industrial and office park consisting of seven mostly owner-occupied buildings. The common areas feature abundant parking, access to services and established landscaping.

## OFFERING SUMMARY

Lease Rate:	\$1.45 SF/month (NNN)
Available SF:	±8,811 - 10,075 SF
Lot Size:	±0.39 Acres
Building Size:	±28,689 SF
Property Type:	Office, R&D Flex
Zoning:	PD (1675)

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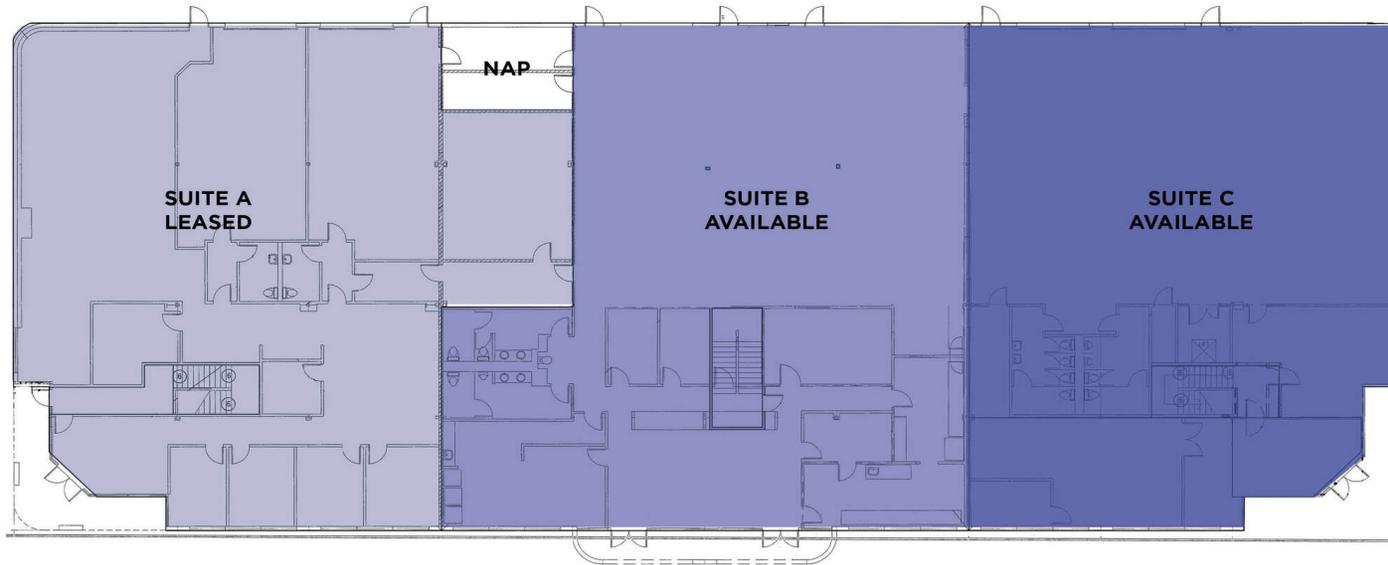


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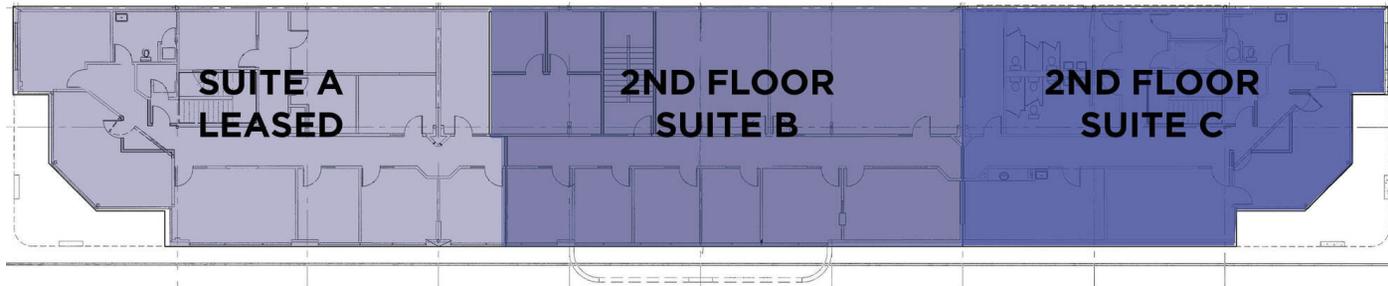
Floor Plans

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1st Floor



2nd Floor



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# FOR LEASE

Lease Spaces

# 2591 KERNER BOULEVARD

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	8,811 - 10,075 SF	Lease Rate:	\$1.45 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	ROLL UP DOORS
Suite A	-	9,989 SF	NNN	\$1.45 SF/month	-
Suite B	Available	10,075 SF	NNN	\$1.45 SF/month	-
Suite C	Available	8,811 SF	NNN	\$1.45 SF/month	-



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Retailer Map

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