

517

JACOBY STREET

SAN RAFAEL, CA

RARE, SMALL BAY
INDUSTRIAL BUILDING
AVAILABLE FOR SALE
With Month to Month Leases



Asking Price: **\$6,500,000**

Building Size: **±22,096 RSF**

Price per Square Foot: **\$294**

OFFERING MEMORANDUM
NEWMARK

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PropertyHighlights

OWNER USER OR INVESTMENT OPPORTUNITY

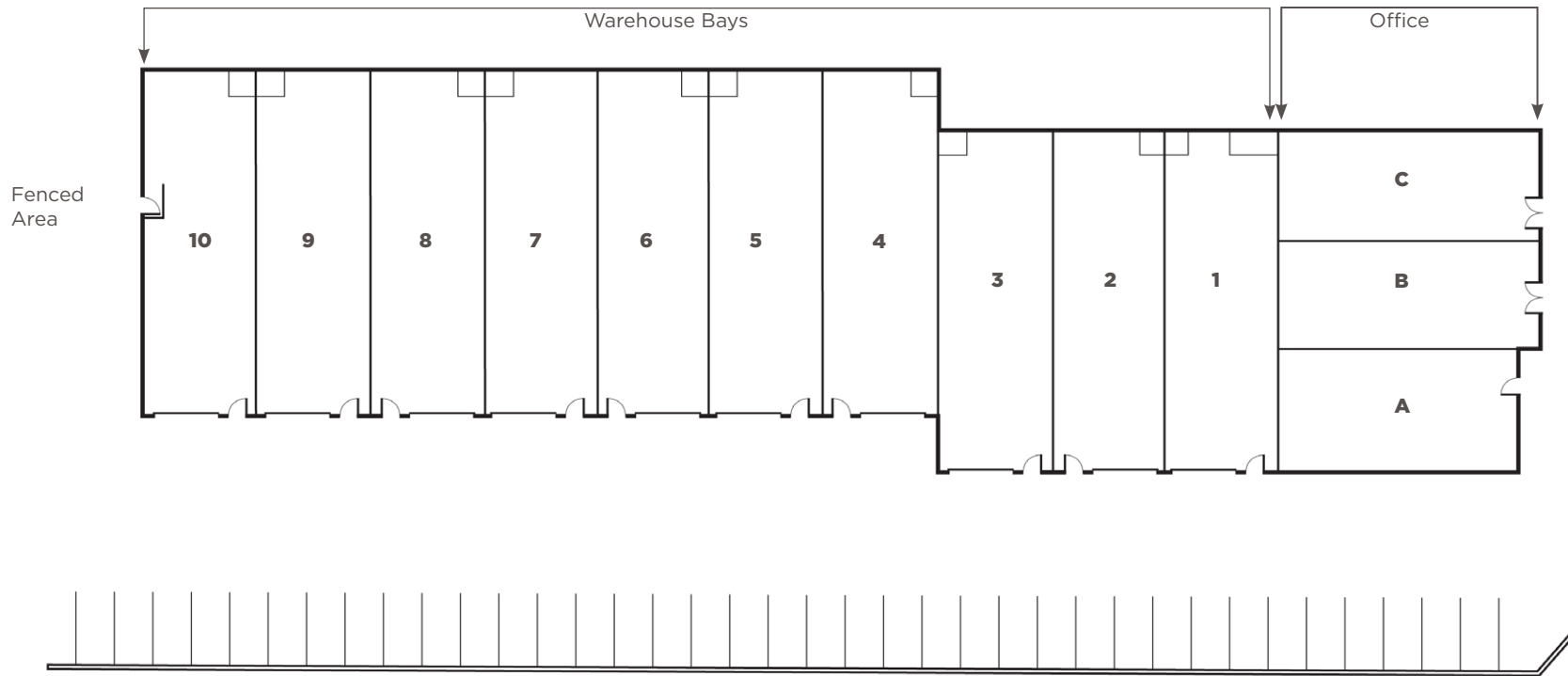
- **DIFFICULT TO FIND, SMALL BAY INDUSTRIAL:** 517 Jacoby Street offers a highly desirable, small bay industrial building with ten \pm 1,800 square foot bays. Each bay has a 10' roll up door with approximately 18' clear height on the interior of each bay. The Building also offers three office suites at the front of the building.
- **RECENT CAPITAL IMPROVEMENTS:** The property has been well maintained. Updates include a new roof, electrical panels and a resurfaced parking lot.
- **WELL PARKED:** With approximately 37 parking stalls, the building offers ample parking for all tenants and their clients.
- **FULLY LEASED TO LONG TERM TENANTS ON MONTH TO MONTH LEASES:** The property is currently 100% leased to ten tenants of varying uses - from automotive to a printing company. Most tenants have been tenants at the building for years and are on month-to-month or short-term leases giving the buyer ultimate flexibility.
- **WELL-LOCATED INDUSTRIAL BUILDING:** Located approximately 0.5 miles from both Highway 101 and Interstate 580 allows for quick and easy access to San Francisco, northern Marin, Sonoma County and the East Bay. The property is also a short walk or drive to Marin Square and several other amenities like Michael's Sourdough and BlueWave Express Car Wash.



PropertyDetails

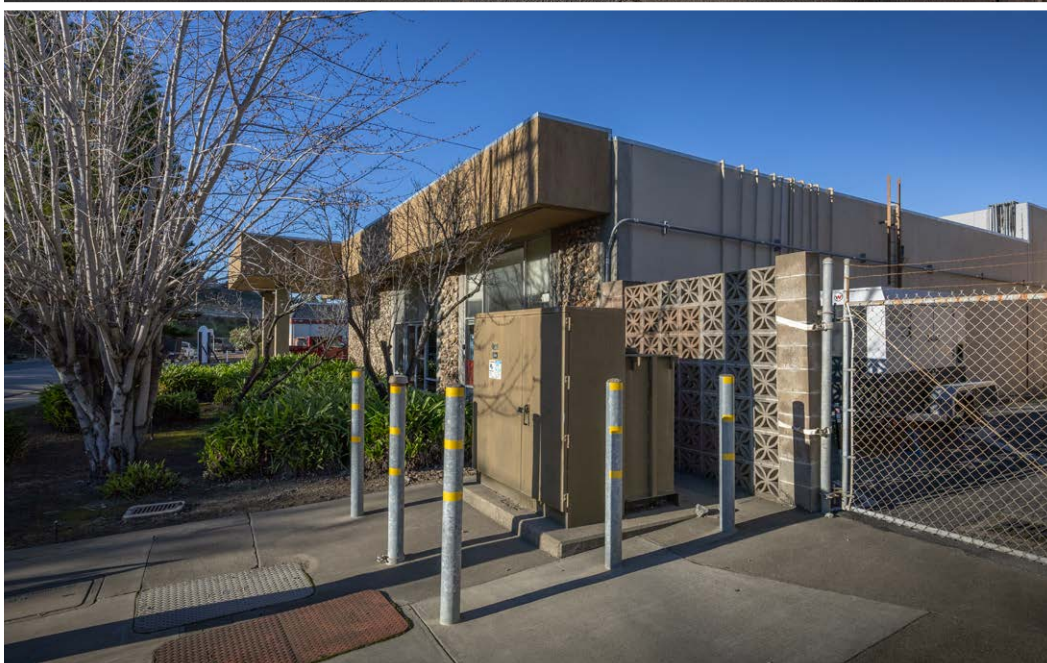
Address:	517 Jacoby Street, San Rafael, CA
APN:	018-143-08
Year Built:	1971
Building Area:	±22,096 SF
Land Size:	±42,557 land SF (±0.98 acres)
Building Stories:	1
Parking Stalls:	37
Municipality:	San Rafael
Zoning:	Industrial (I) - The Industrial district provides opportunities for a full range of heavy and light industrial uses, including the building trades and automotive service industry. The industrial district protects general industrial uses from disruption and competition for space from unrelated retail, commercial and office uses that could be more appropriately located elsewhere in the city. However, ancillary office, small office and certain retail and service uses are allowed for the convenience of area businesses and
Flood Zone:	AE / Flood Insurance Required
Rent Roll & Expenses:	Available upon request





Suite	Tenant	Suite	Tenant
A	Vacant	5	Almond Ventures
B	MSI Litho	6	Greving Bros
C	IDT Telecom Data	7	IDT Telecom Data
		8	Alvarado Contractor
1	MSI Litho	9	MSI Litho
2	Eden Roc	10	Electrix
3	Freedom Hygiene		
4	Cabinet Systems		

PropertyPhotos







AmenitiesMap





TransportationMap



517
JACOBY STREET
SAN RAFAEL | CALIFORNIA

	To Larkspur Landing Ferry Terminal	2 Miles
	To Richmond San Rafael Bridge	2.7 Miles
	To Golden Gate Bridge	12 Miles
	To San Francisco	14 Miles

**ROUTE LARKSPUR TO SANTA ROSA**



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