

DUFFY PLACE

SAN RAFAEL | CALIFORNIA

INDUSTRIAL SPACE

IN THE HEART OF MARIN COUNTY



NEWMARK

**D.R. STEPHENS
& COMPANY**

**FOR LEASE $\pm 2,819$ RSF and $\pm 5,868$ RSF
\$1.85/SF/MONTH, MODIFIED GROSS**

PROPERTY HIGHLIGHTS

615 IRWIN STREET: ±5,868 RSF

±1,626 RSF - Warehouse

±4,242 RSF - Office (Ground level & mezzanine)

25B DUFFY PLACE: ±2,819 RSF

±2,819 RSF - Ground level warehouse/office

\$1.85/RSF/Month, Industrial Gross



Located in the heart of the industrial corridor in San Rafael



Easy access from Highway-101, I-580, and the main thoroughfares of Andersen Drive and Irwin Street



Two industrial buildings with a strong multi-use tenant base within the complex



Industrial Zoning: permitted uses include assembly, carpentry, printing shops, coffee roasters, auto detail, storage, distribution, repair services, manufacturing among others

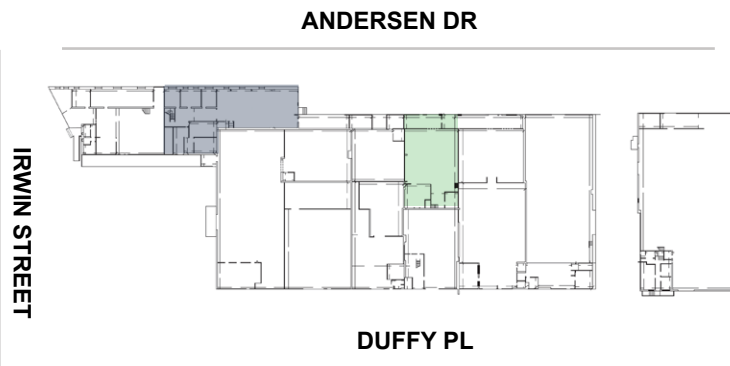
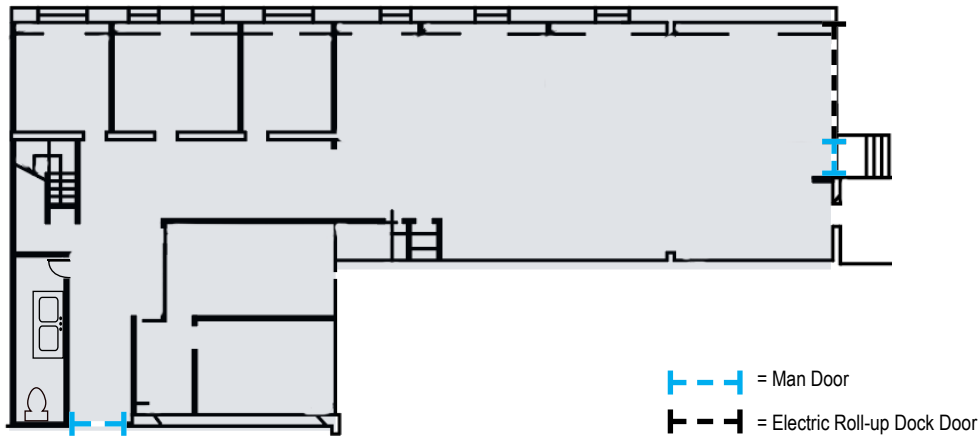


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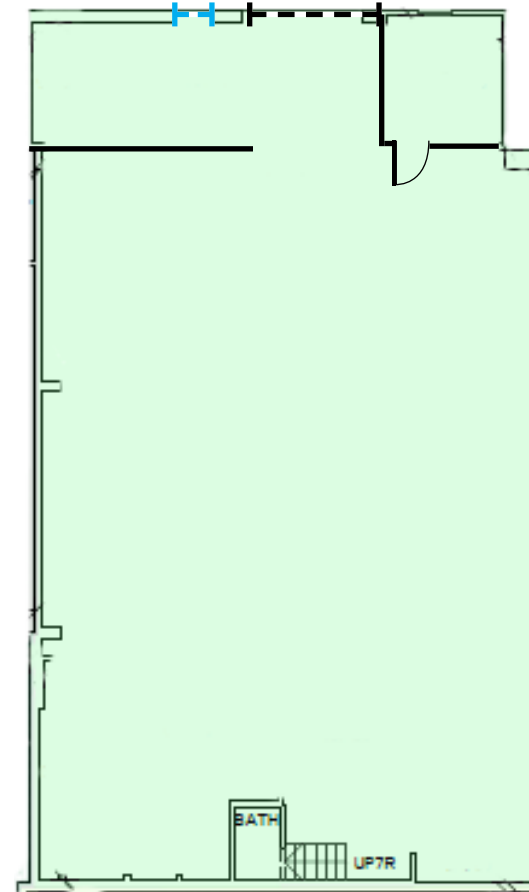
- One dock high roll-up door
- Sprinklered throughout
- Electric roll-up door
- Two private restrooms



25B DUFFY PLACE: ±2,819 RSF

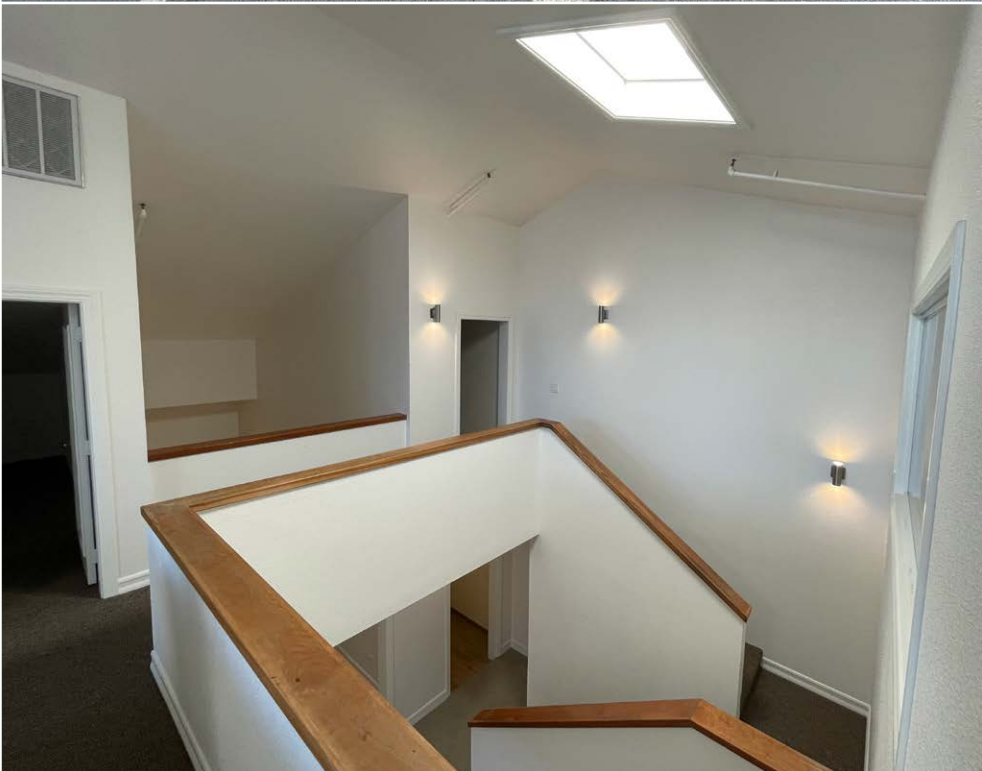
Ground level warehouse/office

- Open area with one small private office
- Private restroom
- Sprinklered throughout
- Electric roll-up door



PROPERTY PHOTOS

DUFFY PLACE, SAN RAFAEL

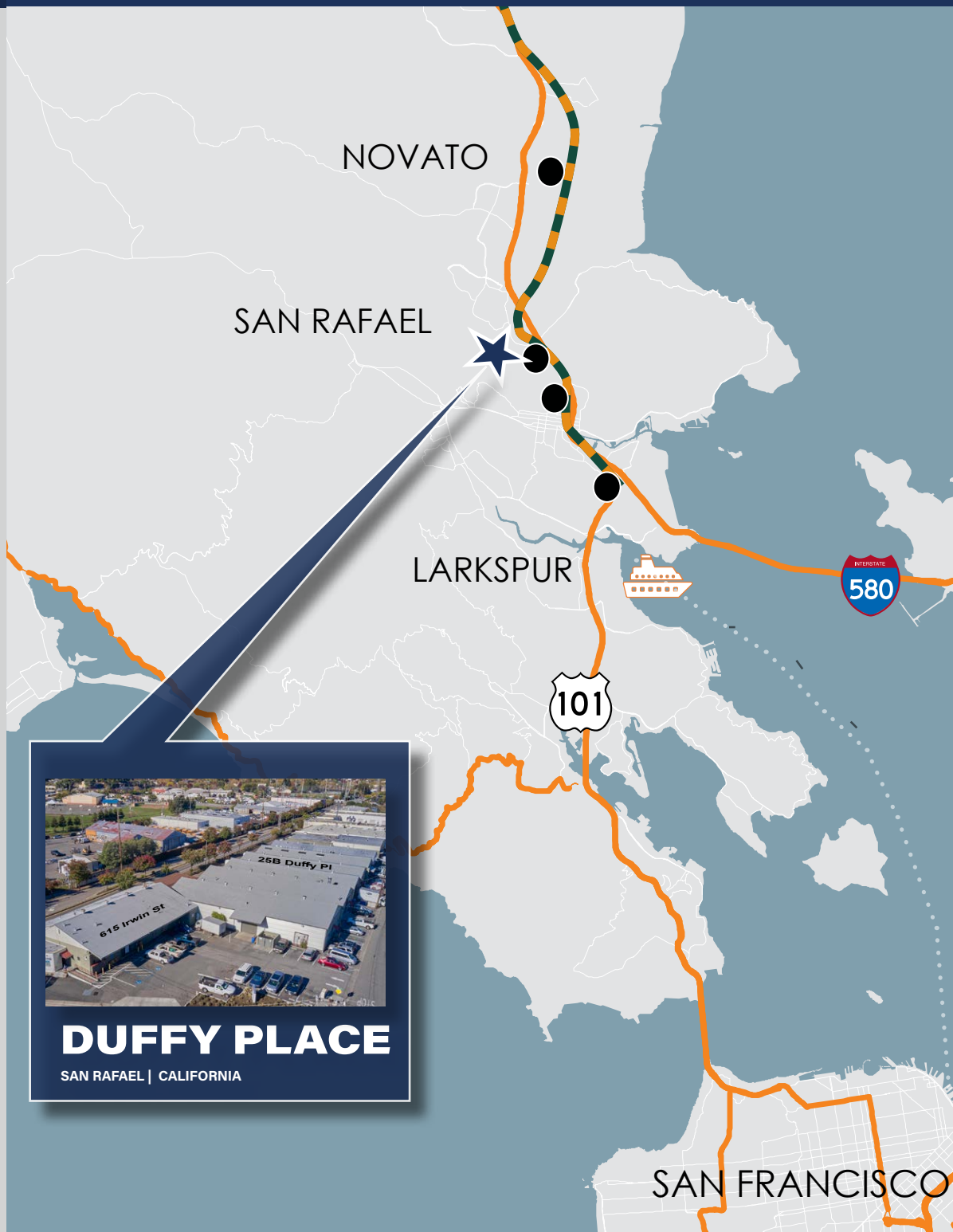


PROPERTY PHOTOS



TRANSPORTATION MAP

DUFFY PLACE, SAN RAFAEL



DUFFY PLACE

SAN RAFAEL | CALIFORNIA



WALK TO SHAMROCK
SHOPPING CENTER

2 MINUTES

DRIVE TO LARKSPUR LANDING
FERRY TERMINAL

7 MINUTES

DRIVE TO SMART STATION

11 MINUTES

BIKE TO SAN FRANCISCO

19 MILES

DRIVE TO PETALUMA

23 MILES



Route Larkspur to Santa Rosa



Smart Stations

NEIGHBORHOOD AMENITIES

DUFFY PLACE, SAN RAFAEL



Downtown San Rafael

Sol Food

SAFEWAY

BOMARIN

BONOMA-MARIN
SMART
AREA RAIL TRANSIT

Montecito Plaza
Shopping Center

TRADER JOE'S

T-Mobile

usbank

ups
The UPS Store

CHIPOTLE
MEXICAN GRILL

FIT

WHOLE FOODS
MARKET

SPROUTS
FARMERS MARKET

Staples

TIRE & AUTOMOTIVE
TOSCALITO
More Than Just a Tire Store...

Albert Park

EL LUCERITO

PILES
RESTAURANT

PANAMA
HOTEL

North Bay Lighting

Pacific Supply

Duffy Pl

Du Bois Street

PLATT

Precision
Body Shop & Detail

BEST
BUY

LAMBORGHINI

ALFA ROMEO

Francisco Boulevard West

101

Andersen Drive

FAST SIGNS
Make Your Statement™

VIDEO ONLY

SHAMROCK
BUILDING MATERIALS, LLC

Irwin Street

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