

# 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

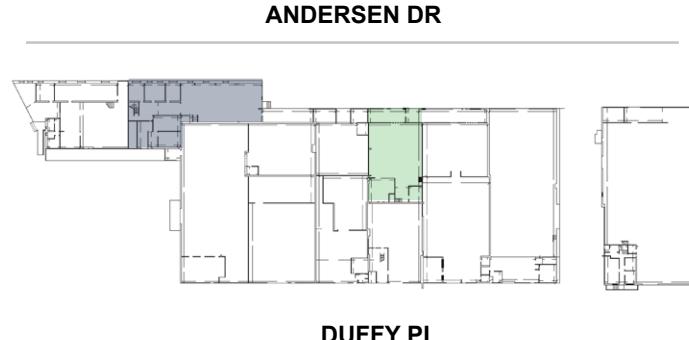
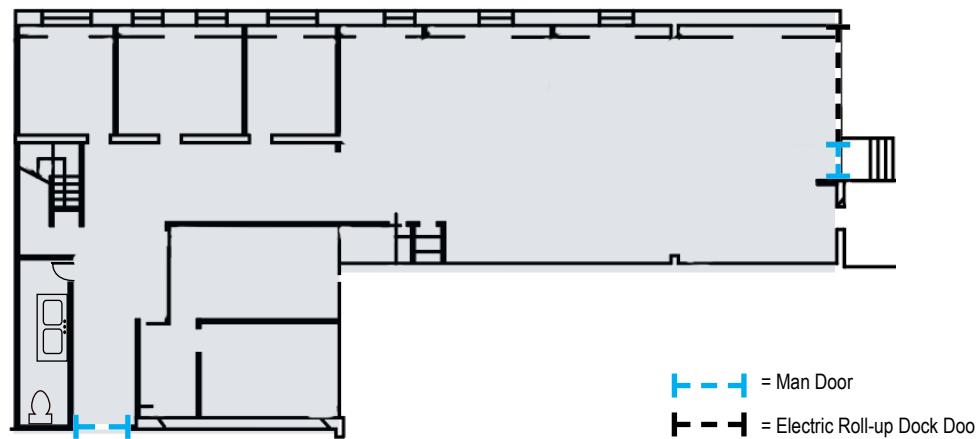


# FLOOR PLANS

## 615 IRWIN STREET: ±5,868 RSF

±1,626 RSF - Warehouse  
±4,242 RSF - Office (Ground level & mezzanine)

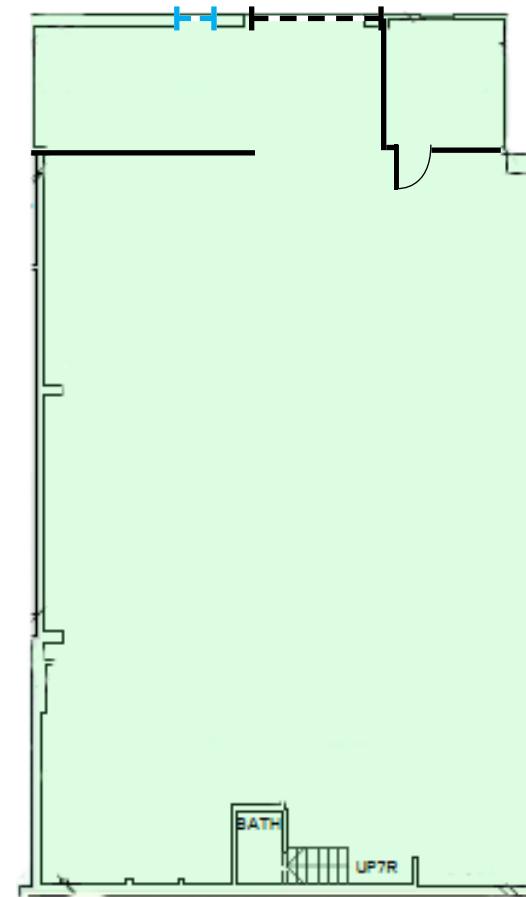
- One dock high roll-up door
- Sprinklered throughout
- Electric roll-up door
- Two private restrooms



## 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



FLOOR PLANS NOT TO SCALE

# PROPERTY PHOTOS

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# PROPERTY PHOTOS



# TRANSPORTATION MAP

## DUFFY PLACE, SAN RAFAEL



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



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