

# DUFFY PLACE

SAN RAFAEL | CALIFORNIA

# INDUSTRIAL SPACE

IN THE HEART OF MARIN COUNTY



**NEWMARK**

**D.R. STEPHENS  
& COMPANY**

**FOR LEASE ±2,819 RSF and ±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

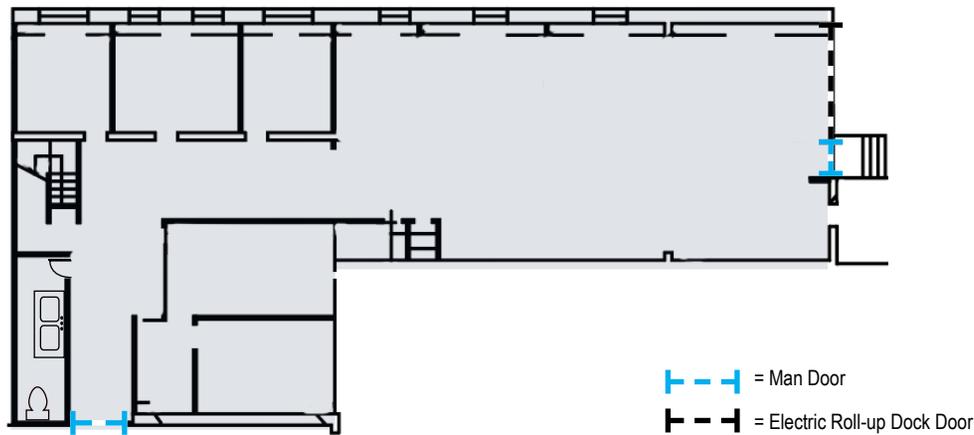
DUFFY PLACE, SAN RAFAEL

## 615 IRWIN STREET: ±5,868 RSF

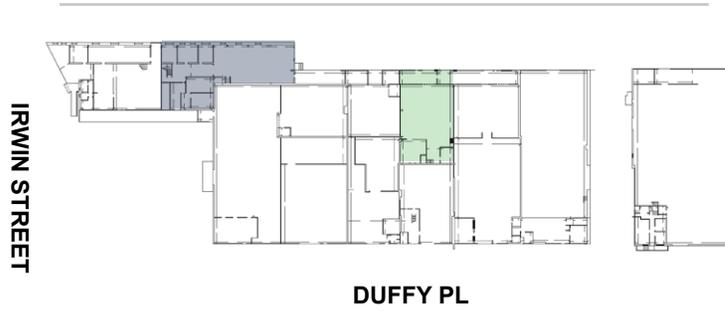
±1,626 RSF - Warehouse

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

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



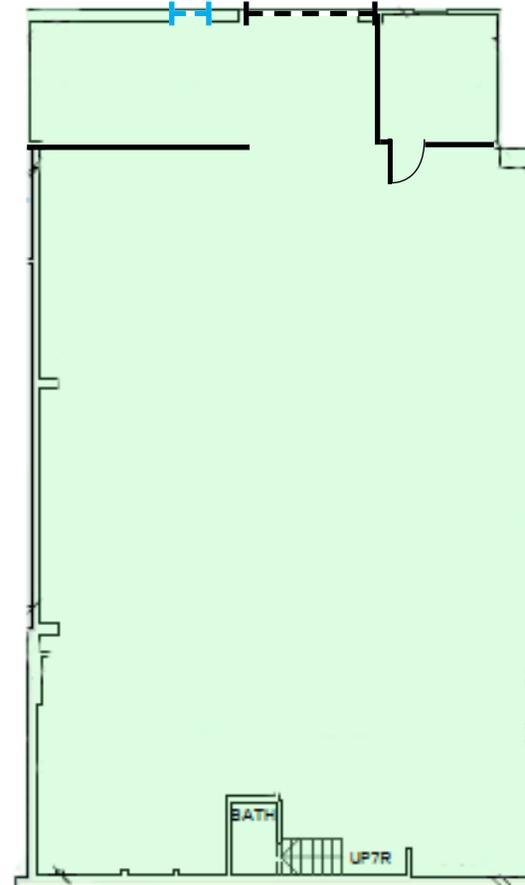
ANDERSEN DR



## 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

DUFFY PLACE, SAN RAFAEL



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pl4

# PROPERTY PHOTOS

DUFFY PLACE, SAN RAFAEL



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# 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

B.OMARIN

BONONA-MARIN  
**SMART**  
AREA RAIL TRANSIT

Montecito Plaza  
Shopping Center

TRADER JOE'S

T Mobile

usbank



The UPS Store



WHOLE FOODS  
MARKET

SPROUTS  
FARMERS MARKET  
Staples

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

Albert Park

EL LUCERITO



PLATT

Precision  
Body Shop & Detail

BEST BUY



PANAMA  
HOTEL

North Bay Lighting

Pacific Supply

Duffy Pl

Du Bois Street

Francisco Boulevard West



FASTSIGNS  
Make Your Statement



**DUFFY PLACE**  
SAN RAFAEL | CALIFORNIA

VIDEO ONLY

SHAMROCK  
BUILDING MATERIALS, LLC

Irwin Street

Andersen Drive

NEWMARK

# DUFFY PLACE

SAN RAFAEL | CALIFORNIA

# INDUSTRIAL SPACE

IN THE HEART OF MARIN COUNTY

**JERRY SUYDERHOUD**

415-526-7660

[jerry.suyderhoud@nrmk.com](mailto:jerry.suyderhoud@nrmk.com)

CA RE LIC #00633998

1101 Fifth Avenue, Suite 370, San Rafael, CA 94901

**JOE MCCALLUM**

415-526-7672

[joe.mccallum@nrmk.com](mailto:joe.mccallum@nrmk.com)

CA RE LIC #02048815

Office: 415-526-7676

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