

NEW OWNER - REMODELED

2591 KERNER BOULEVARD



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

MATT BROWN

CA LIC #00865640
(415) 762-8061

matt@meridiancommercial.com

JAMES SCHULTZ

CA LIC #02232628
(415) 762-8079

james@meridiancommercial.com

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)

MATT BROWN

CA LIC #00865640
(415) 762-8061

matt@meridiancommercial.com

JAMES SCHULTZ

CA LIC #02232628
(415) 762-8079

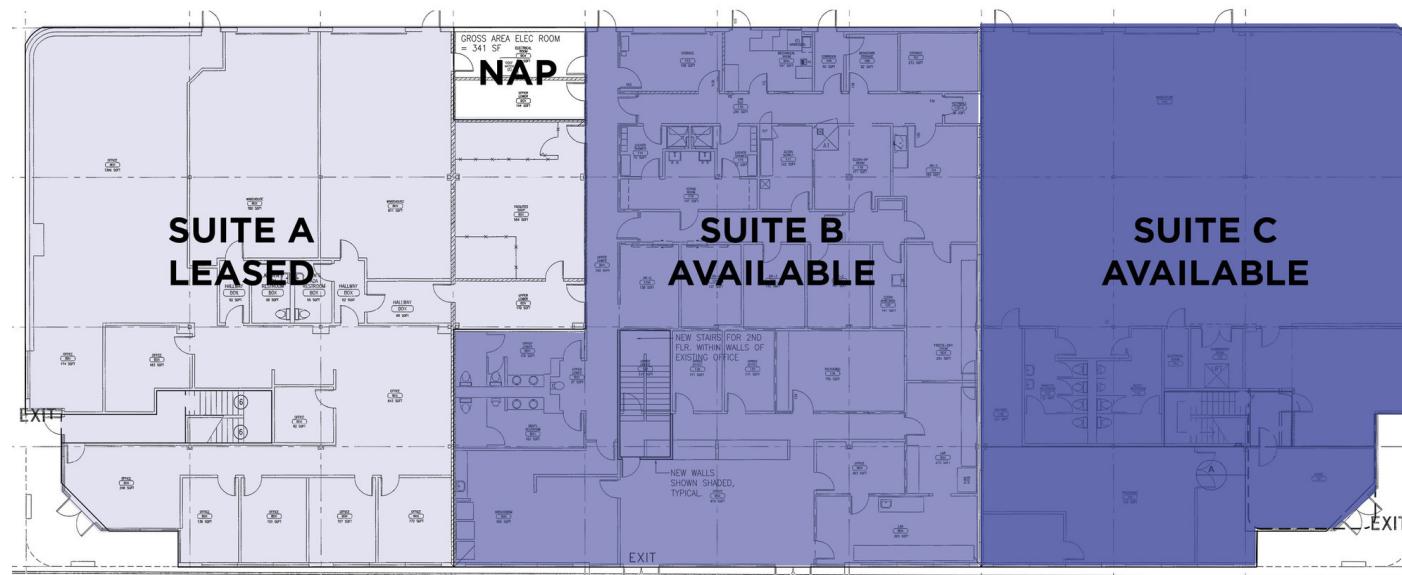
james@meridiancommercial.com

FOR LEASE

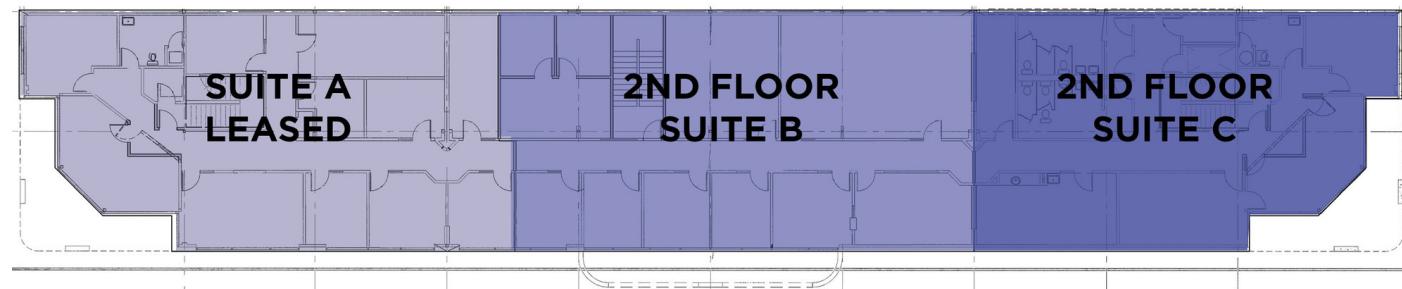
Floor Plans

2591 KERNER BOULEVARD

2591 Kerner Boulevard, San Rafael, CA 94901



1st Floor



2nd Floor



MERIDIAN
COMMERCIAL

MATT BROWN

CA LIC #00865640
(415) 762-8061

matt@meridiancommercial.com

JAMES SCHULTZ

CA LIC #02232628
(415) 762-8079

james@meridiancommercial.com

FOR LEASE

Lease Spaces

2591 KERNER BOULEVARD

2591 Kerner Boulevard, San Rafael, CA 94901



It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Property Edit Form](#))



LEASE INFORMATION

Lease Type:	NNN
Total Space:	8,811 - 10,075 SF

Lease Term:	36 months
Lease Rate:	\$1.45 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	ROLL UP DOORS
Suite B	Available	10,075 SF	NNN	\$1.45 SF/month	1
Suite C	Available	8,811 SF	NNN	\$1.45 SF/month	2

MATT BROWN

CA LIC #00865640
(415) 762-8061

matt@meridiancommercial.com

JAMES SCHULTZ

CA LIC #02232628
(415) 762-8079

james@meridiancommercial.com

FOR LEASE

Retailer Map

2591 KERNER BOULEVARD

2591 Kerner Boulevard, San Rafael, CA 94901

