

Rare Light Industrial Building For Sale — 12 Mark Drive — San Rafael, CA 94903  
Perfect Owner/User or Investment Property  
5,260+/- rsf \$1,500,000



**KEEGAN & COPPIN COMPANY, INC.**  
ONCOR INTERNATIONAL  
*Commercial Real Estate Services*

Vesa Becam, Partner

CA License #: 01459190

101 Larkspur Landing Circle, Suite 112 • Larkspur, CA 94939

(415) 461-1010, ext. 114 • Fax (415) 925-2310

[vesa@keegancoppin.com](mailto:vesa@keegancoppin.com)

# Property Information

<b>User Space:</b>	Owner/User or Investment Property	<b>Total Building Space:</b>	5,260+/- sf
<b>Address:</b>	12 Mark Drive San Rafael, CA 94903	<b>Sale Price:</b>	\$1,500,000
<b>APN:</b>	155-151-34	<b>Parcel Size:</b>	13,030+/- sf

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## Description of Premises - Features:

12 Mark Drive represents a rare opportunity to acquire a small freestanding light industrial concrete tilt-up building in a supply-constrained market. Located on a calm street just moments from the freeway, the building has been maintained to an excellent standard. 12 Mark Drive is currently configured for multiple tenants, with potentially five warehouse bays and two office spaces, although it can easily accommodate a single user. Ten parking spaces serve the property. With all leases on either a month to month basis or expiring at the end of October 2018, this offering provides an easily stabilized asset for an investor, or a highly efficient light industrial space for an owner-user.

## Description of Location - Area:

Excellent northern San Rafael location just off Highway 101 in the Northgate Office and Industrial Park. Close to many amenities including the Northgate Shopping District. Quick access to Marin County Civic Center, the Marin County Emergency Operations Building, and Kaiser Hospital. This location also offers close easy access to Interstate 580, Highway 37, and the North San Rafael SMART Train Station.

## 2017 Actual Expenses

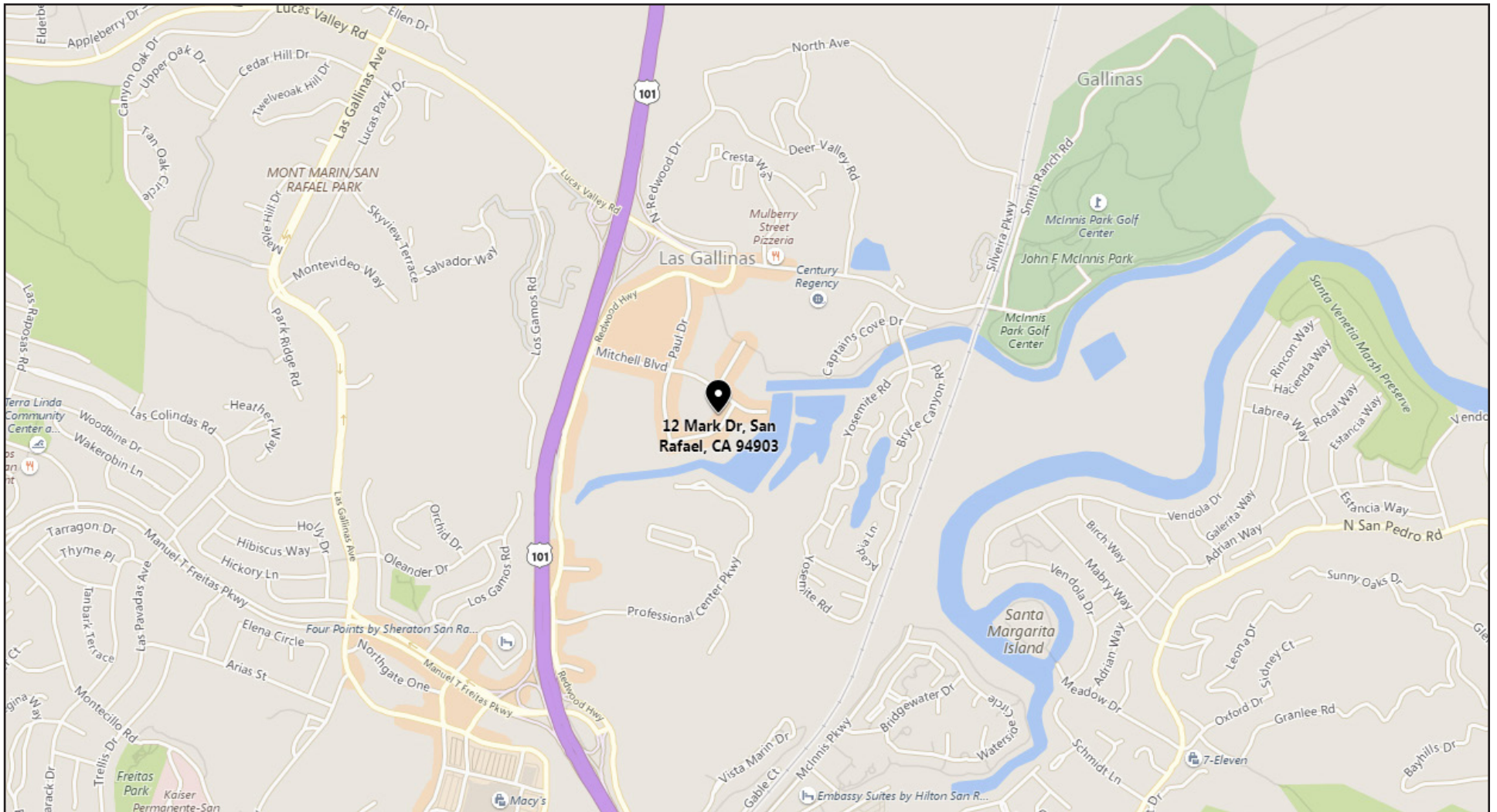
Landscaping:	\$1,200.00
PG&E:	\$400.00
Water:	\$1,300.00
Repairs:	\$800.00
Insurance:	\$3,835.00
<b>Total</b>	<b>\$7,535.00</b>



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