



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**BAYVIEW BUSINESS PARK**  
**100 PELICAN WAY, SAN RAFAEL, CA**

**Light Industrial Space**  
**Best Space in the Market**



Go beyond broker.

REPRESENTED BY:

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# LIGHT INDUSTRIAL SPACE FOR LEASE

## PROPERTY INFORMATION

**Space Size** +/- 7,406 sq. ft.  
**Lease Rate** \$1.75 per sq. ft., Industrial Gross  
**Lease Terms** Minimum 5 year term

**Zoning** PD/LI/O  
**Parking** On-site  
**Total Bldg SF** +/-28,000 sq. ft.

### DESCRIPTION OF PREMISES

Spectacular two-story office and warehouse building located in the Bayview Business Park. The building has a professional office entrance and abundant parking on-site. Currently configured as a TV production studio with two sound rooms, this light industrial space can be configured to suit any use. Fully sprinklered, high ceilings, three roll-up doors.

### DESCRIPTION OF AREA

Great location in San Rafael on the corner of Pelican Way and Kerner Boulevard, with easy access to both Highway 101 and Interstate 580.

### AREA MAP



### HIGHLIGHTS

- Best space in the market
- High-quality office and warehouse
- Great Location

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



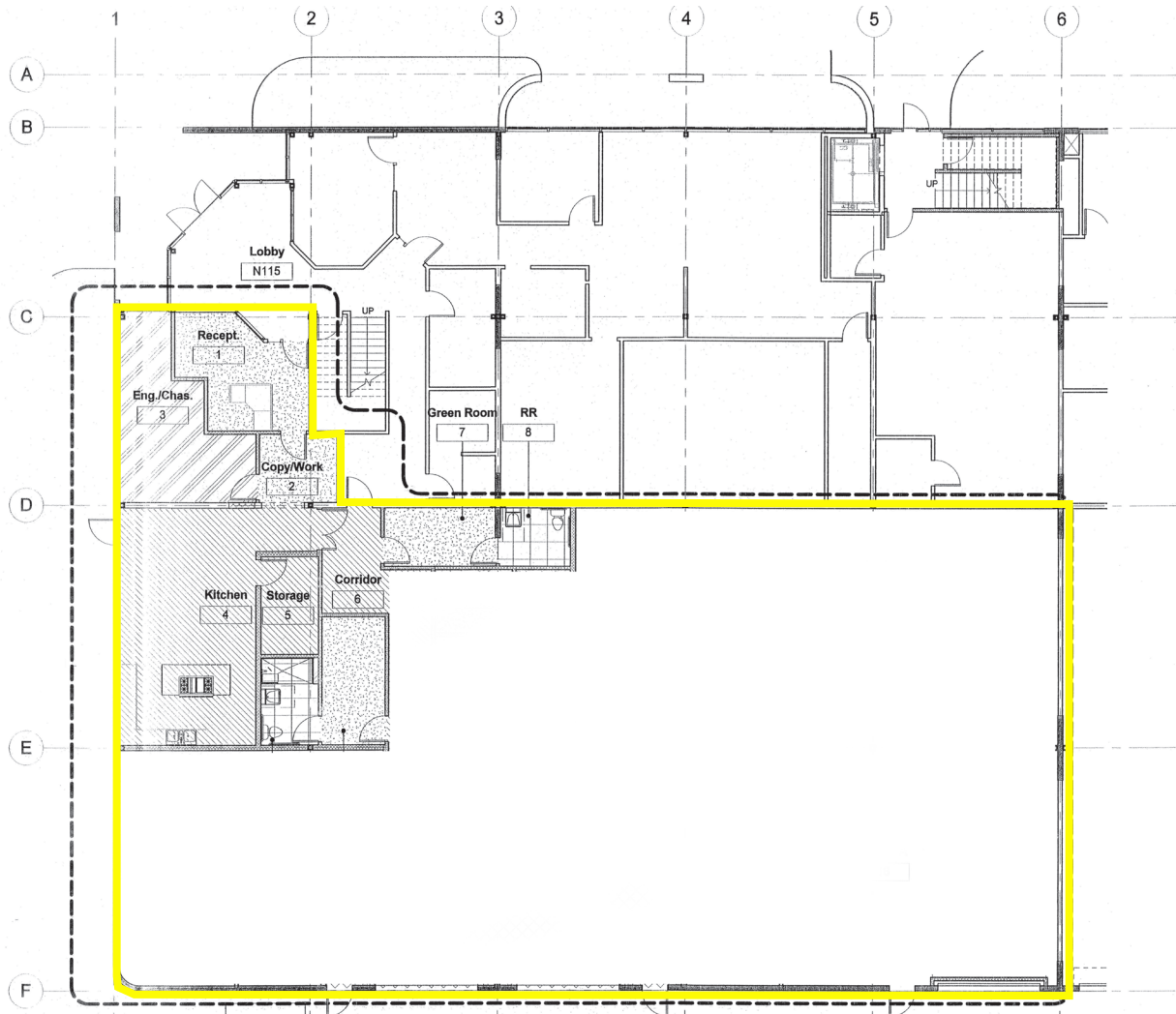
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## FLOOR PLAN



Keegan & Coppin Co., Inc.  
101 Larkspur Landing, Suite 112  
Larkspur, CA 94939  
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(415) 461-1010

**100 PELICAN WAY**

• 7,406+/- square feet  
light industrial space

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