

Showroom / Warehouse for Lease

999 Francisco Blvd., East, San Rafael, CA 94901



**KEEGAN & COPPIN
COMPANY, INC.**

ONCOR INTERNATIONAL

REPRESENTED BY:

Theo Banks, Agent & Nathan Ballard & George Wagner, Partners

Lic. #s: 01359605, 01743417 & 00493142

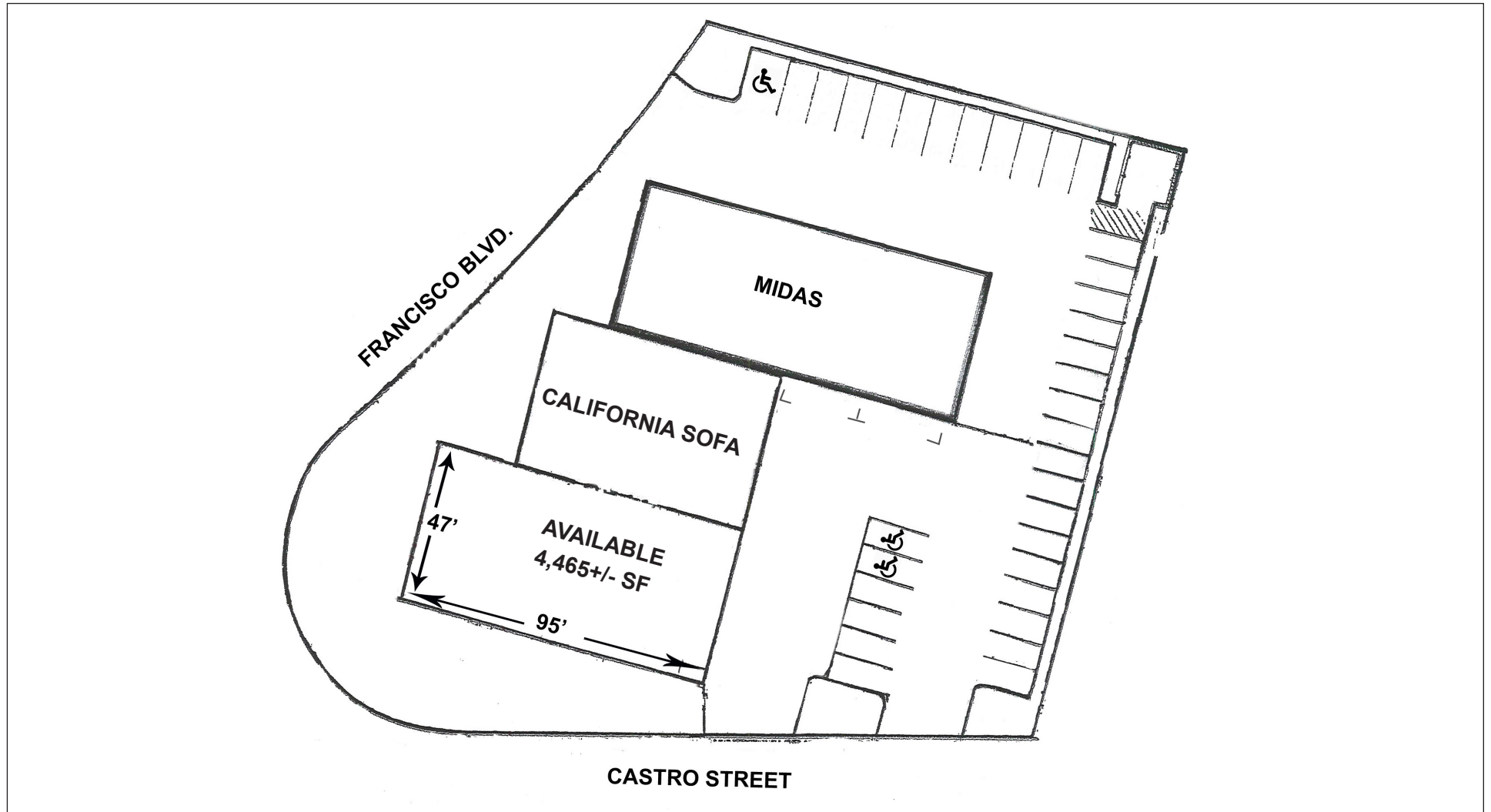
101 Larkspur Landing Circle, Suite 112, Larkspur, CA 94939

(415) 461-1010 • (415) 925-2310

tbanks@keegancoppin.com • nballard@keegancoppin.com • gwagner@keegancoppin.com

Showroom / Warehouse for Lease

999 Francisco Blvd., East, San Rafael, CA 94901



**KEEGAN & COPPIN
COMPANY, INC.**

ONCOR INTERNATIONAL

Theo Banks, Agent & Nathan Ballard & George Wagner, Partners

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

(415) 461-1010, • Fax: (415) 925-2310

Lic. #s: 01359605, 01743417 & 00493142

tbanks@keegancoppin.com • nballard@keegancoppin.com • gwagner@keegancoppin.com

Showroom / Warehouse for Lease

999 Francisco Blvd., East, San Rafael, CA 94901

FEATURES:

- › High Visibility Storefront
- › Warehouse with Showroom
- › On-Site Parking
- › Prime San Rafael Location



KEEGAN & COPPIN
COMPANY, INC.
ONCOR INTERNATIONAL

Theo Banks, Agent & Nathan Ballard & George Wagner, Partners

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

(415) 461-1010, • Fax: (415) 925-2310

Lic. #s: 01359605, 01743417 & 00493142

tbanks@keegancoppin.com • nballard@keegancoppin.com • gwagner@keegancoppin.com

Showroom / Warehouse for Lease

999 Francisco Blvd., East, San Rafael, CA 94901

USER SPACE: Retail / Warehouse

RENTABLE SPACE: 4,465+/- Square Feet

PARKING: On-Site

RENT PSF: \$1.75 psf, Industrial Gross

ZONING: GC (General Commercial)

TOTAL BUILDING SIZE: 12,591+/- Square Feet

LEASE TERMS:

3-5 year lease term. Tenant pays share of common area charges (CAM), including landscaping and utilities, in addition to base rent.

DESCRIPTION OF PREMISES - FEATURES:

Very rare mix of storefront retail space with attached storage / loading warehouse. Abundant glass line provides natural light and great product exposure. Two roll-up doors to the warehouse. Showroom consists of approximately 1,400 square feet and warehouse consists of approximately 3,065 square feet.

DESCRIPTION OF LOCATION - AREA:

Great location in central San Rafael at the Highway 101 and Interstate 580 hub. Excellent visibility and high traffic count promotes higher consumer volume. Many service businesses and amenities in immediate vicinity.



KEEGAN & COPPIN
COMPANY, INC.
ONCOR INTERNATIONAL

Theo Banks, Agent & Nathan Ballard & George Wagner, Partners

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

(415) 461-1010, • Fax: (415) 925-2310

Lic. #s: 01359605, 01743417 & 00493142

tbanks@keegancoppin.com • nballard@keegancoppin.com • gwagner@keegancoppin.com