



## For Lease: Warehouse Space

90 Mitchell Blvd., San Rafael, CA

- Warehouse Roll-Up Door
- Private Restroom
- Can be used as Distribution, Light Manufacturing, or Storage
- Fire Sprinklers

### Offering Summary

|                                |                     |
|--------------------------------|---------------------|
| <b>Total Available sq. ft:</b> | <b>3,392 +/- sf</b> |
| <b>Initial Base Rent:</b>      | <b>\$1.55 psf</b>   |
| <b>CAM Charges:</b>            | <b>.15 psf</b>      |
| <b>Lease Type:</b>             | <b>Ind. Gross</b>   |
| <b>Lease Term:</b>             | <b>2 Years</b>      |
| <b>Date Space Available:</b>   | <b>Now</b>          |

Contact:

**Joe Morrison**  
(415) 366-0022  
[joe@hlcre.com](mailto:joe@hlcre.com)  
Lic#: 02067309

**Bob Knez**  
(415) 971-8866  
[bob@hlcre.com](mailto:bob@hlcre.com)  
Lic#: 00640535

**HL Commercial Real Estate**  
[www.hlcre.com](http://www.hlcre.com)



# For Lease: Warehouse Space

90 Mitchell Blvd., San Rafael, CA 94903

## Building/Space Description:

---

This 3,434 +/- square foot warehouse space offers a functional layout well-suited for a variety of industrial, light manufacturing, or storage uses. The property features approximately 18-foot clear ceiling heights, providing excellent vertical capacity for racking or equipment.

The interior consists of a large open warehouse area and separate workshop, and office/reception areas. A private restroom is also included within the premises.

## Location Description:

---

This property is located in the Terra Linda Industrial Park, a multi-purpose industrial/office park, just off Hwy. 101 and just 5 minutes north of Downtown San Rafael and five minutes south of Novato. Easy access to the East Bay and I-80 over Hwy. 37.

## Space Information/Features:

---

|                              |                                                                                  |
|------------------------------|----------------------------------------------------------------------------------|
| Total Available Square Feet: | 3,392 +/- sq. ft<br>(the owner is source, agent has not verified square footage) |
| Divisible/Can Add:           | No                                                                               |
| Ceiling Clear Height:        | 18 Feet                                                                          |
| Number of Roll-up Doors:     | 1                                                                                |
| Warehouse Ceiling Insulated: | Yes                                                                              |
| Electrical:                  | TBD                                                                              |

## Building Information/Features:

---

|                                                                                                                                                                                                                              |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Total Building Square Feet:                                                                                                                                                                                                  | 23,616 +/- sq. ft.           |
| Year Constructed:                                                                                                                                                                                                            | 1966 +/-                     |
| Zoning/Permitted Uses:                                                                                                                                                                                                       | LI/O Light Industrial/Office |
| Fire Sprinklers:                                                                                                                                                                                                             | Yes                          |
| Heating & Air Conditioning:                                                                                                                                                                                                  | TBD                          |
| Flood Zone Designation:                                                                                                                                                                                                      | Zone X (500-year)            |
| An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding. |                              |

## Lease Information:

---

|                    |                                                                                                                                         |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Lease Term:        | 3 - 5 Years                                                                                                                             |
| Initial Base Rent: | \$1.55/psf, plus 3% annual increases                                                                                                    |
| CAM Charge:        | \$.15 psf per month with 5% annual increases                                                                                            |
| Lease Type:        | Industrial Gross                                                                                                                        |
| Tenant Expenses:   | Interior janitorial, CAM charge, separately metered utilities, plus pro-rata increases over base year, RE taxes and property insurance. |

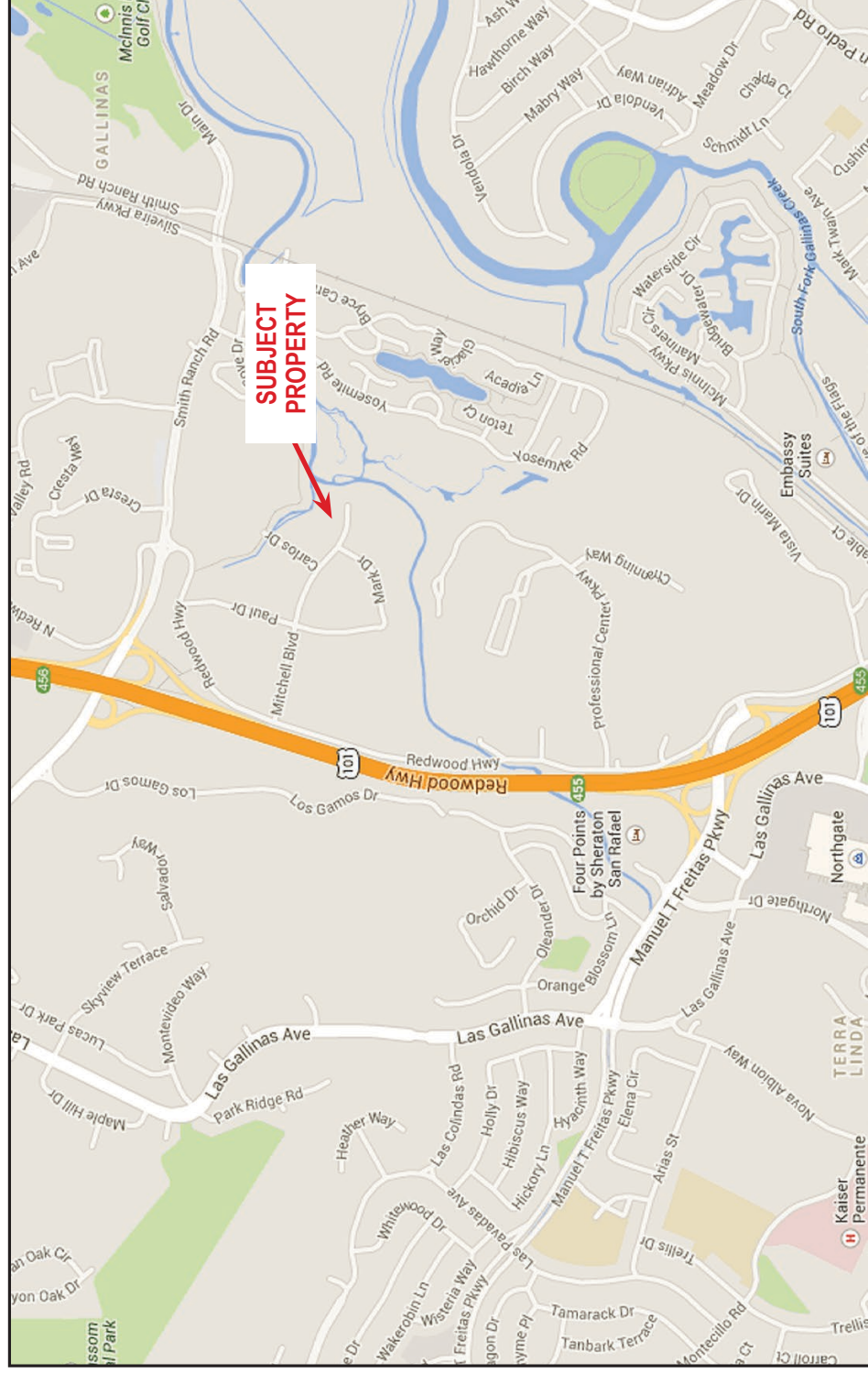
# For Lease: Warehouse Space

90 Mitchell Blvd., San Rafael, CA 94903



# For Lease: Warehouse Space

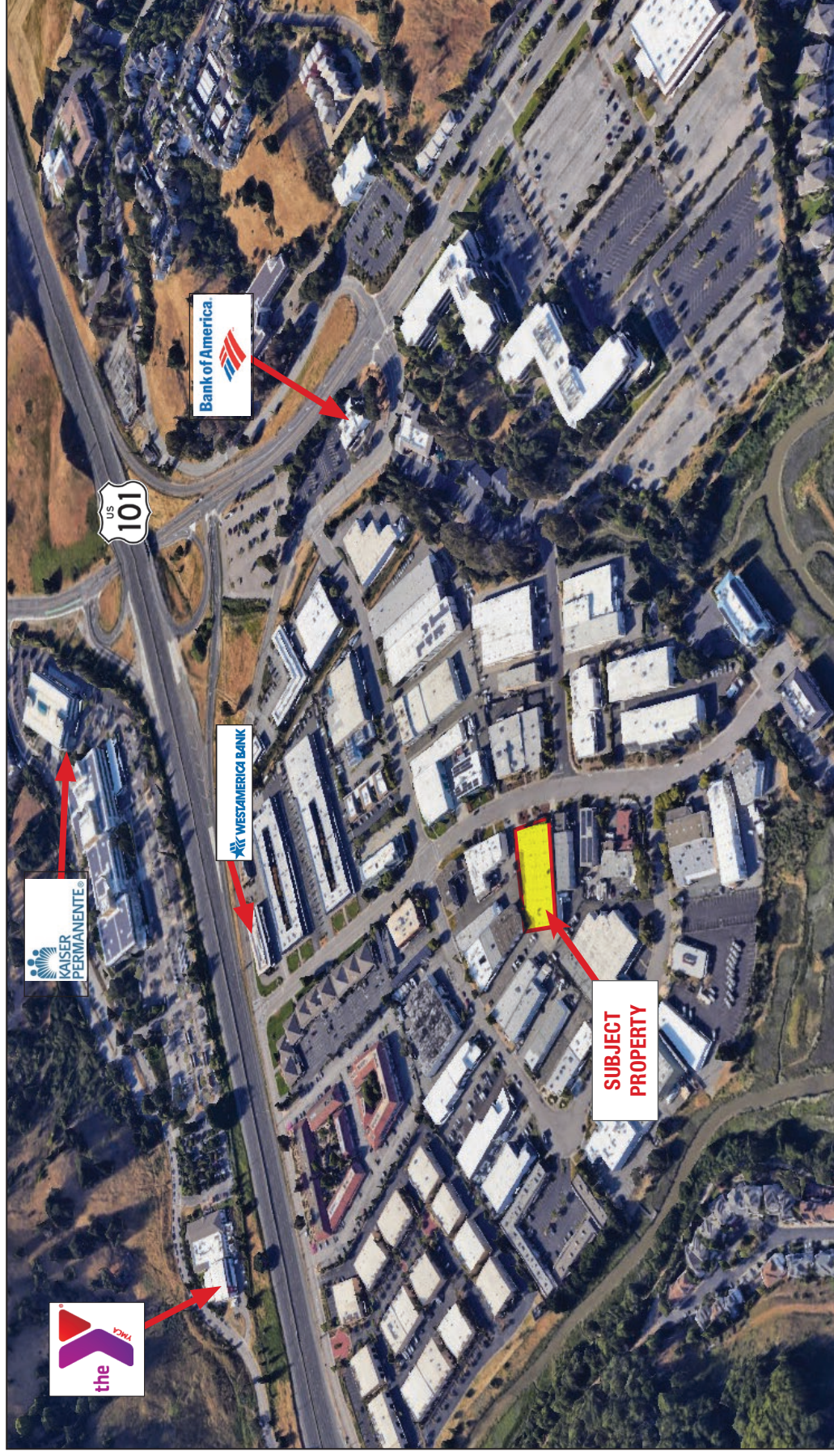
90 Mitchell Blvd., San Rafael, CA 94903



[Click here to View in Google Maps](#)

# For Lease: Warehouse Space

90 Mitchell Blvd., San Rafael, CA 94903

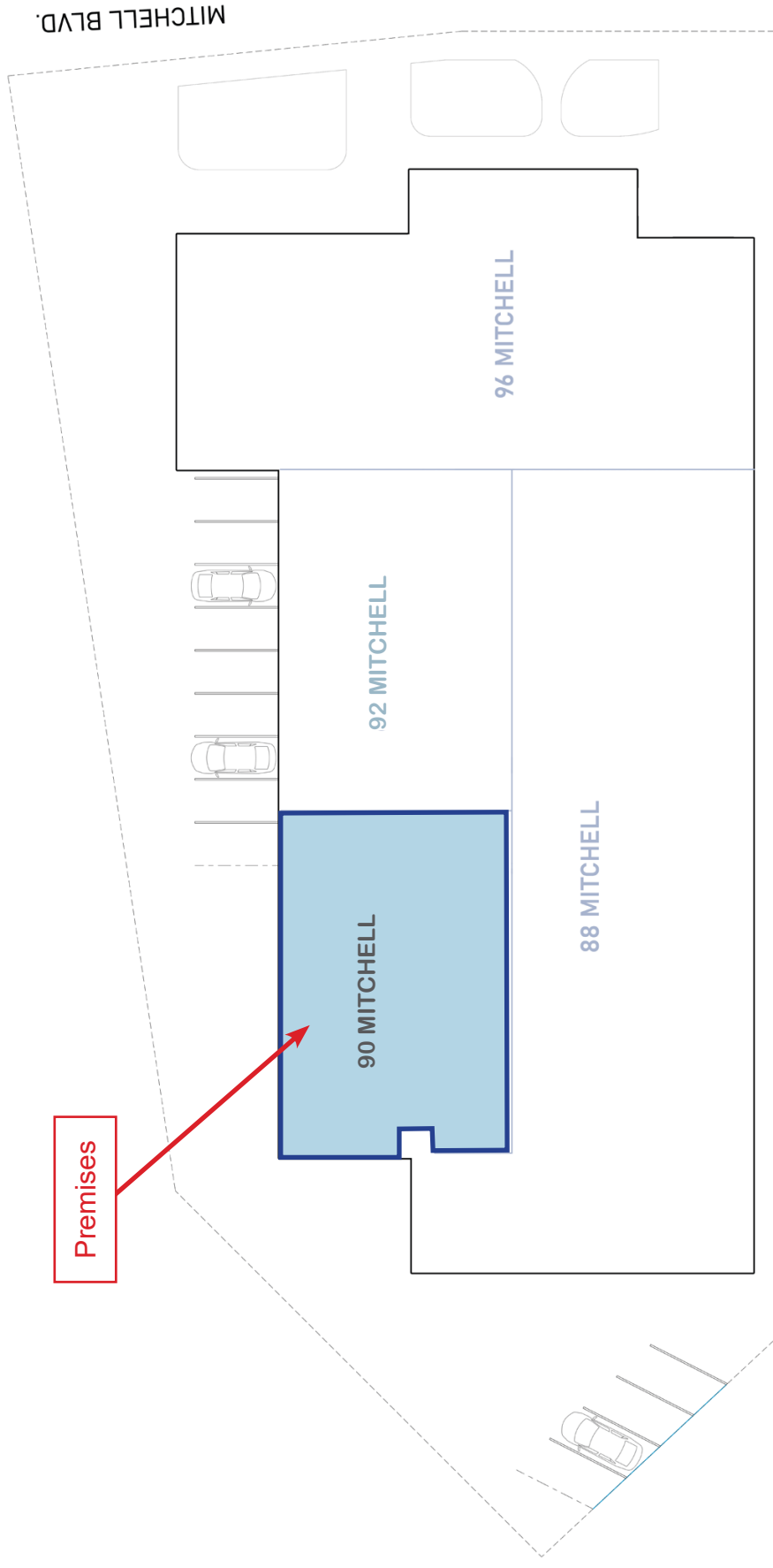


[Click here to View in Google Maps](#)

# For Lease: Warehouse Space

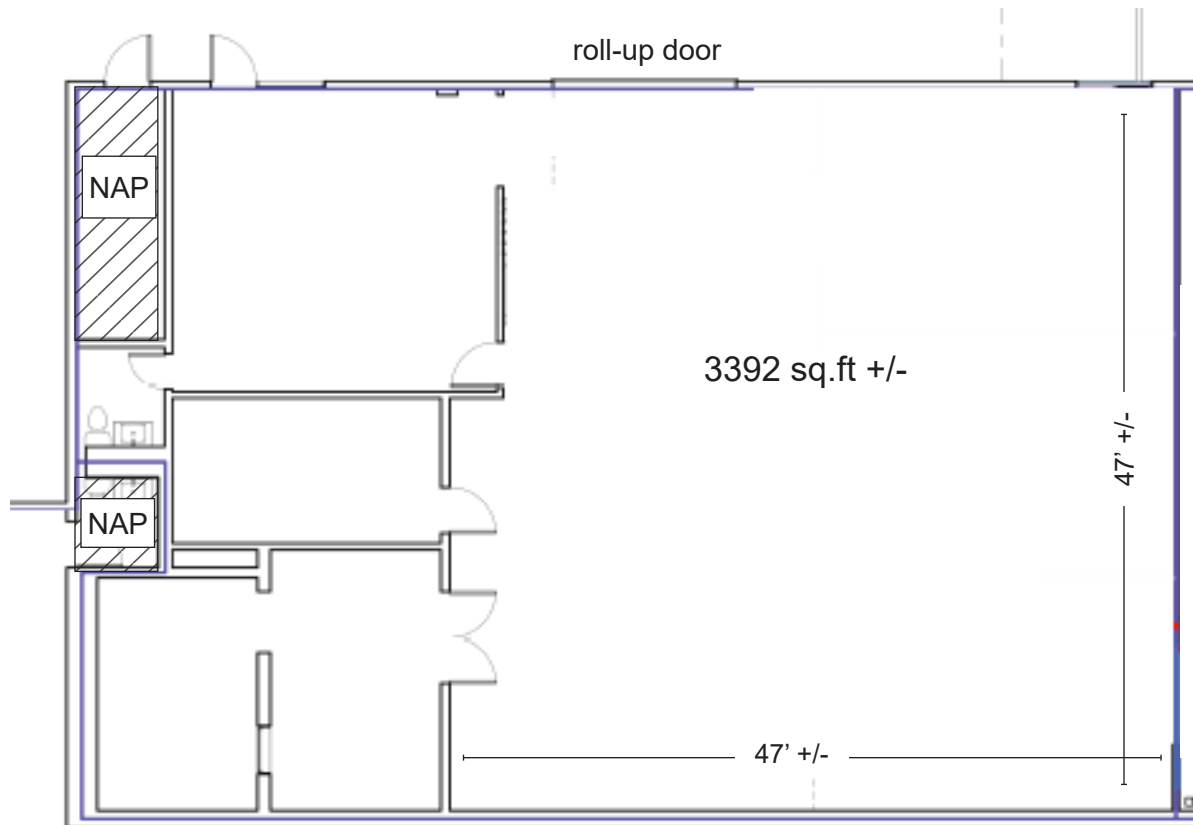
90 Mitchell Blvd., San Rafael, CA 94903

## Site Map



# For Lease: Warehouse Space

90 Mitchell Blvd., San Rafael, CA 94903



# Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

## Higher Level Commercial Real Estate

70 Mitchell Blvd., Ste. 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)



**Joe Morrison**  
(415) 366-0022  
[joe@hlcre.com](mailto:joe@hlcre.com)  
Lic#: 02067309



**Bob Knez**  
(415) 971-8866  
[bob@hlcre.com](mailto:bob@hlcre.com)  
Lic#: 00640535