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TIBURON STREET SAN RAFAEL, CALIFORNIA

FOR LEASE ±29,595 SF
WAREHOUSE, OFFICE AND FENCED YARD SPACE

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SUMMARY

An exceptional leasing opportunity in San Rafael, this unique property offers a highly functional combination of industrial warehouse/office space with a secure, fenced yard, complemented by off-street parking.

The warehouse is designed to accommodate a wide range of operational needs, featuring 3 grade-level roll-up doors and 2 dock high for efficient access, approximately 16.5'-17.5' ceiling clear height, abundant natural light from skylights, for improved energy efficiency, and a fully sprinklered interior. The secure yard area offers flexibility for outdoor storage, fleet parking, or equipment staging.

Strategically located with access to US 101 and 580, the property provides seamless regional connectivity throughout Marin County and beyond. It is also conveniently situated near a wide array of restaurants, retail amenities, and essential business services, creating an attractive and convenient environment for both employees and clients.

This is a rare opportunity to lease a versatile, well-located industrial property in one of San Rafael's most accessible commercial corridors.



± 29,595 SF
Available



3 Grade-Level / 2 Dock High
Roll-Up Doors



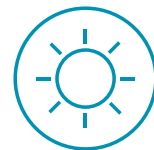
16.5' - 17.5'
Clear Height



Fully
Sprinklered



Outside
Secure Storage



Skylights
Lighting



PROPERTY OVERVIEW

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BUILDING INFORMATION

Address 25 Tiburon Street | San Rafael, CA

Lease Rate \$1.90 PSF

NNN \$0.16 PSF

Building Size ± 29,595 SF Divisible

Office Size ± 7,778 SF
(± 5,193 SF first floor & ± 2,585 SF second floor)

Yard Size ± 5,000 SF
Fenced & Gated

Sprinklered Fully Fire Sprinklered

Number of Stories 2

Parking Off Street Parking

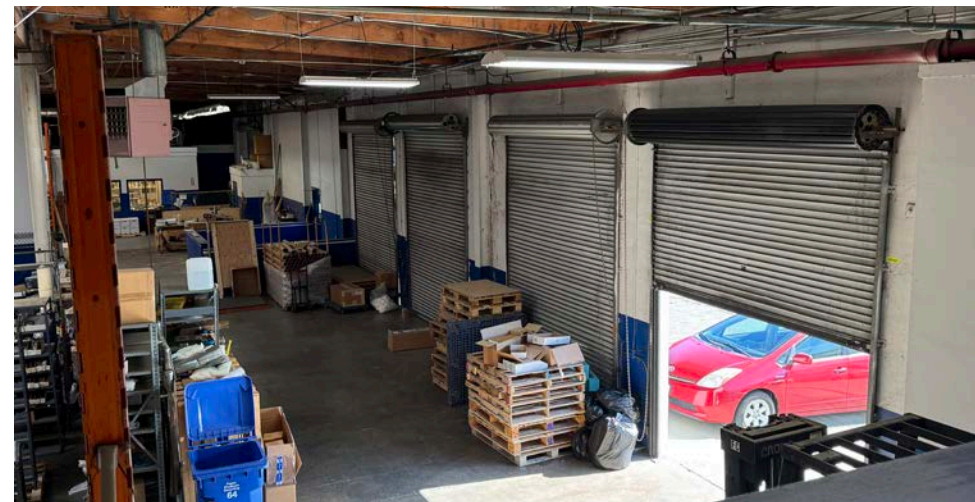
Zoning CCIO - Canal Core/Light Industrial

Lighting Abundant Skylights

Clear Height 16.5' - 17.5'

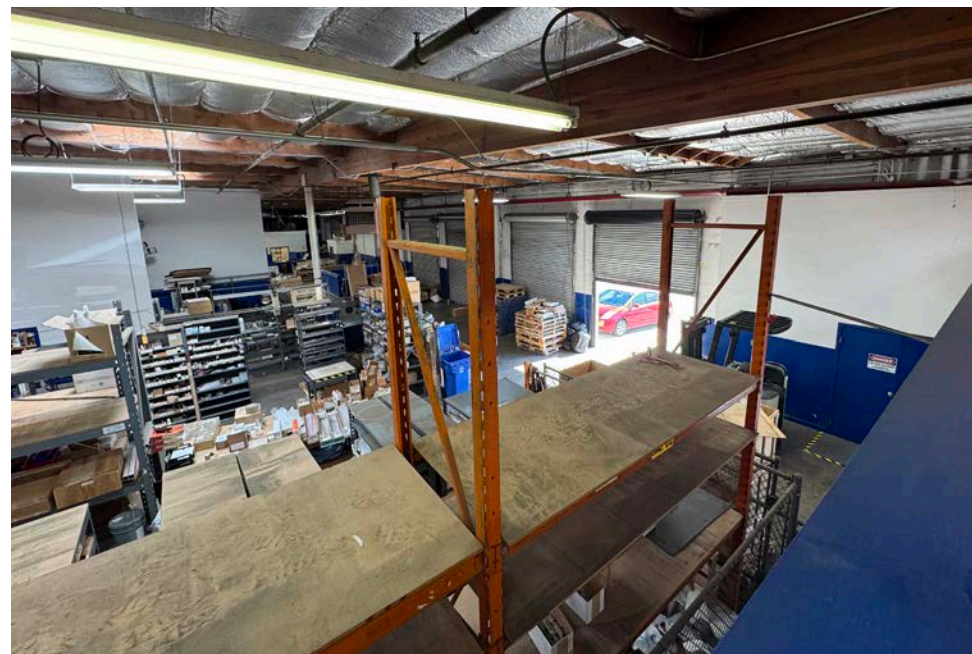
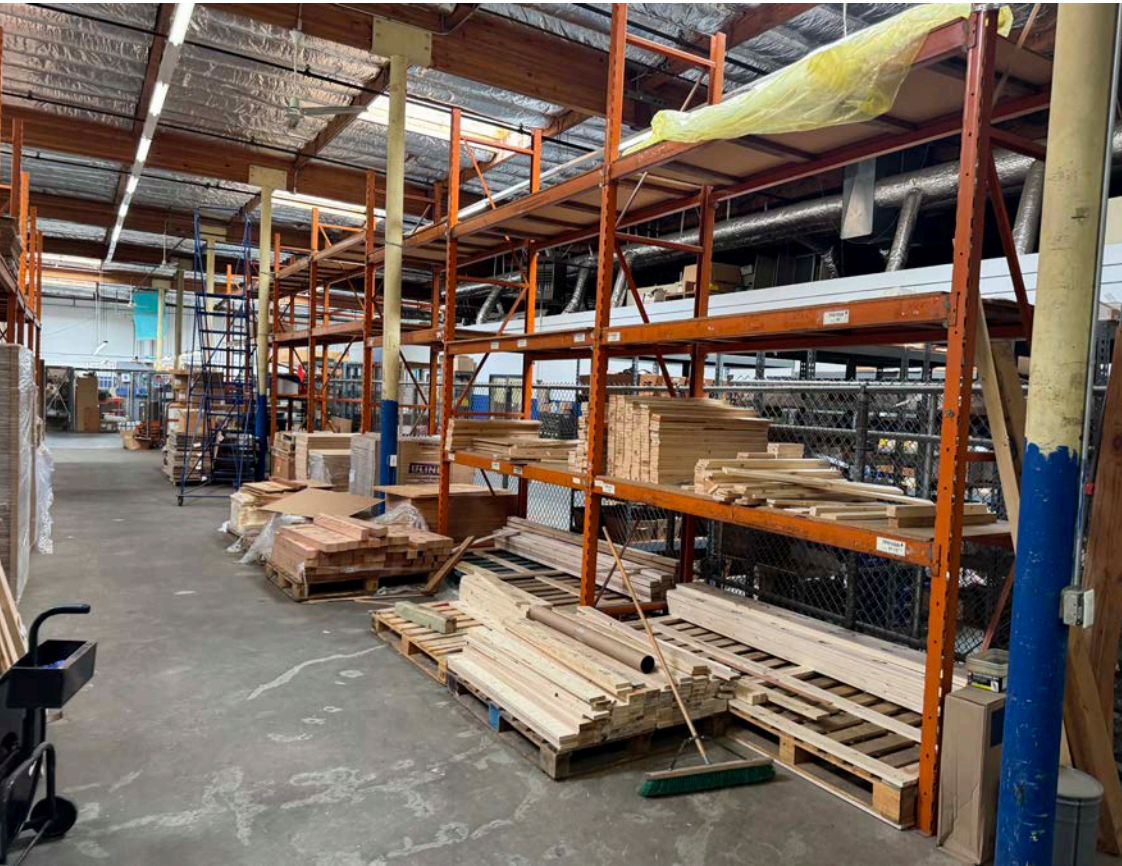
Roll-Up Doors 3 Grade-Level / 2 Dock High

Upgrades New Roof & ADA Restroom

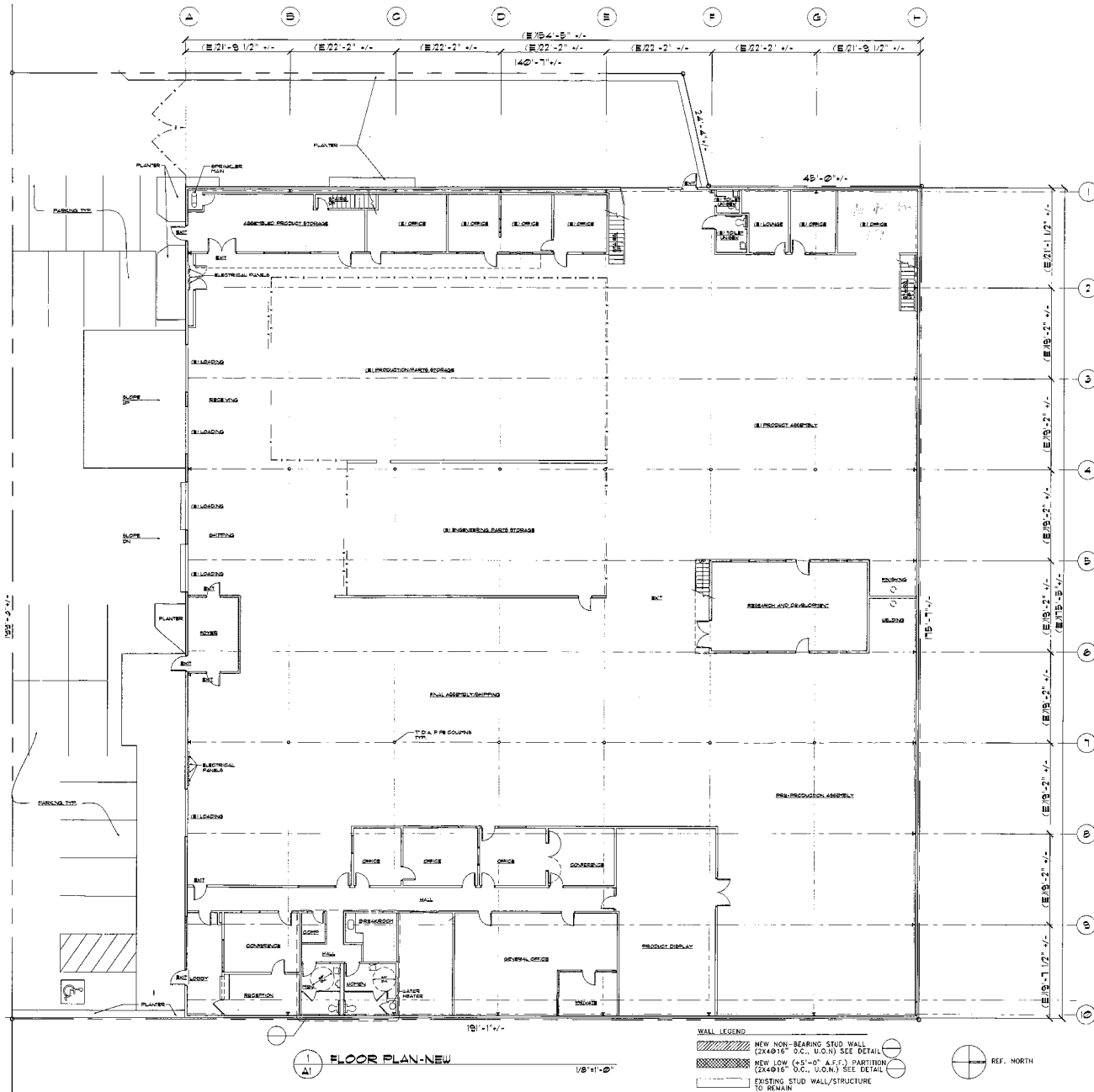


PROPERTY PHOTOS

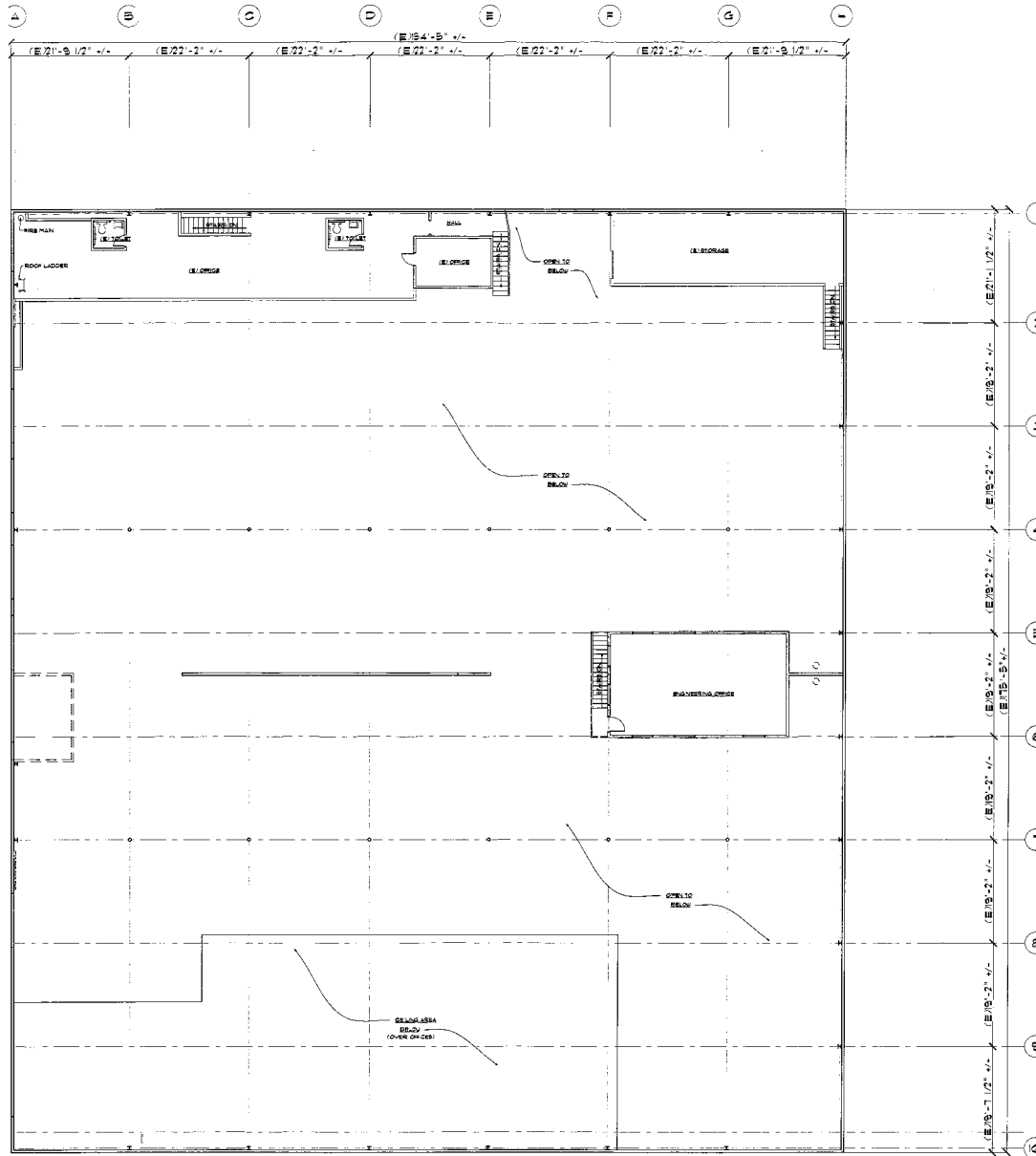
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First Floor Plan



Second/Mezzanine Floor Plan

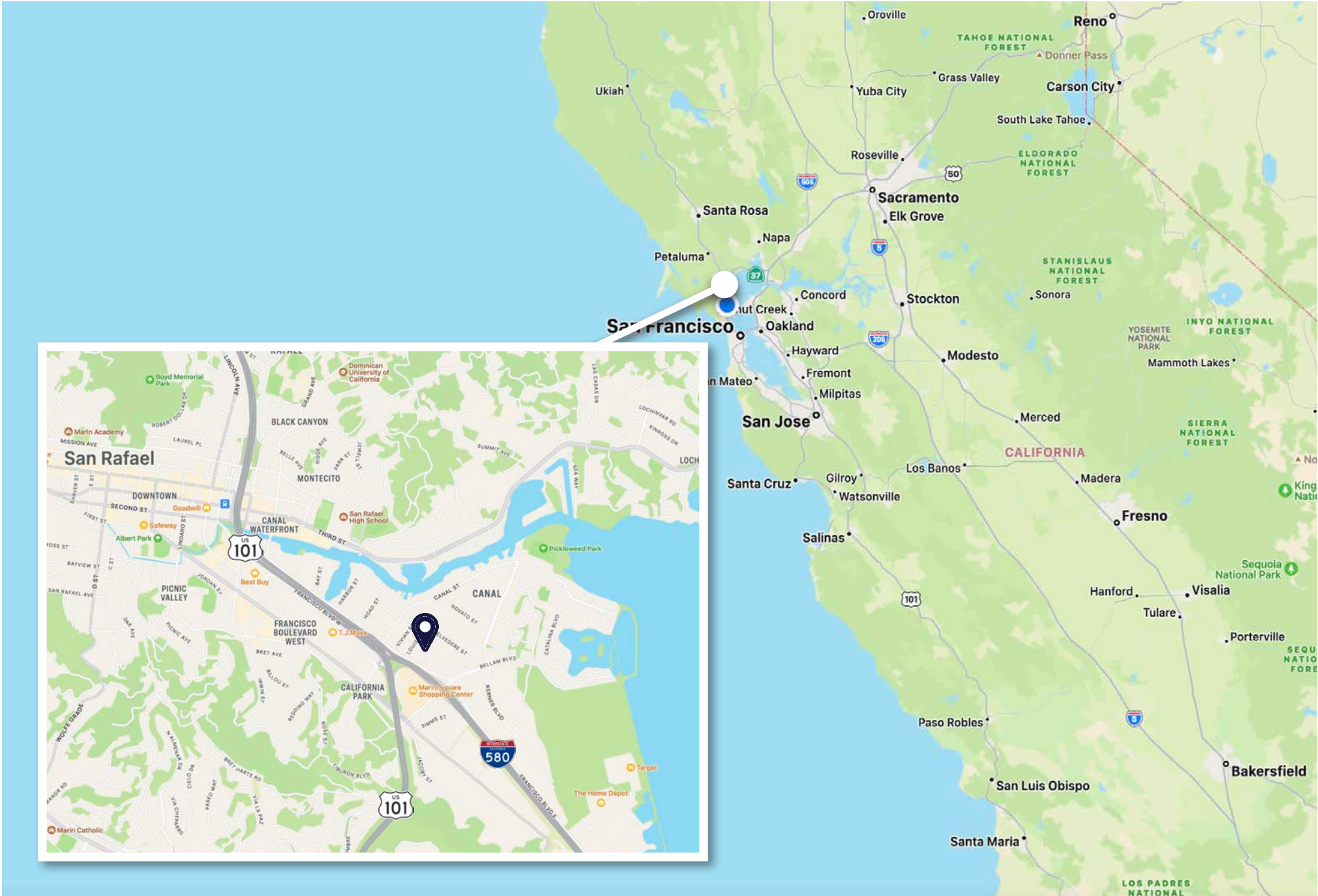


FLOOR PLAN - (MEZZANINE) NEW
1/8" = 1' - 0"

WALL LEGEND

	NEW NON-BEARING STUD WALL (2X4@16" O.C., U.O.M.) SEE DETAIL
	NEW LOW (+5'-0" A.F.F.) PARTITION (2X4@16" O.C., U.O.M.) SEE DETAIL
	EXISTING STUD WALL/STRUCTURE TO REMAIN

SAN RAFAEL & REGIONAL MAP





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