

DUFFY PLACE

SAN RAFAEL | CALIFORNIA

INDUSTRIAL SPACE

IN THE HEART OF MARIN COUNTY

615 IRWIN STREET: $\pm 5,868$ RSF

\$1.00/RSF/MONTH - YEAR ONE

25B DUFFY PLACE: $\pm 2,819$ RSF

**OFFERING ONE MONTH FOR
EVERY 12 MONTHS OF TERM, UP
TO 3 MONTHS FREE**



NEWMARK

**D.R. STEPHENS
& COMPANY**

FOR LEASE

\$1.85/SF/MONTH, MODIFIED GROSS

PROPERTY HIGHLIGHTS

615 IRWIN STREET: ±5,868 RSF

±1,626 RSF - Warehouse

±4,242 RSF - Office (Ground level & mezzanine)

\$1.00/RSF/Month, Industrial Gross - Year 1

\$1.50/RSF/Month, Industrial Gross - Year 2

\$1.85/RSF/Month, Industrial Gross - Year 3 & thereafter

25B DUFFY PLACE: ±2,819 RSF

±2,819 RSF - Ground level warehouse/office

\$1.85/RSF/Month, Industrial Gross



Located in the heart of the industrial corridor in San Rafael



Easy access from Highway-101, I-580, and the main thoroughfares of Andersen Drive and Irwin Street



Two industrial buildings with a strong multi-use tenant base within the complex



Industrial Zoning: permitted uses include assembly, carpentry, printing shops, coffee roasters, auto detail, storage, distribution, repair services, manufacturing among others

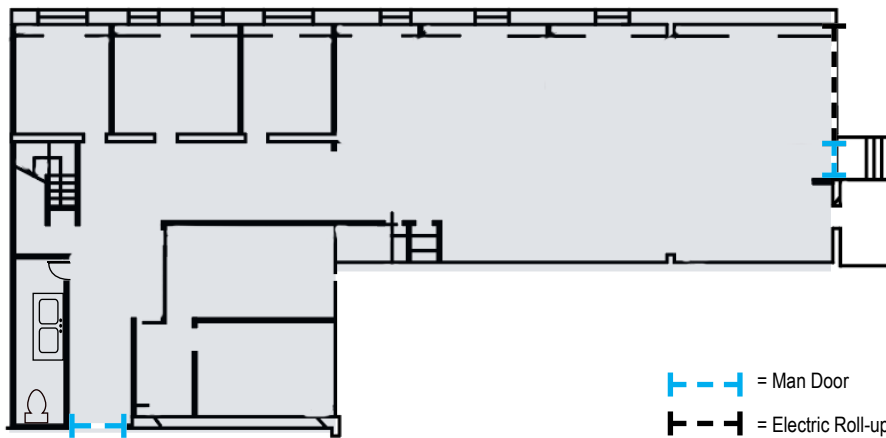


615 IRWIN STREET: ±5,868 RSF

±1,626 RSF - Warehouse

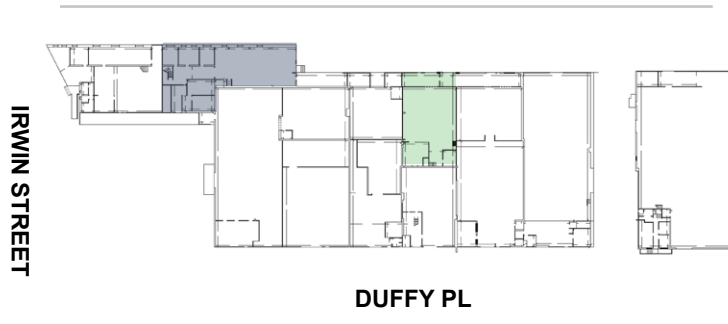
±4,242 RSF - Office (Ground level & mezzanine)

- One dock high roll-up door
- Sprinklered throughout
- Electric roll-up door
- Two private restrooms



--- = Man Door
 --- = Electric Roll-up Dock Door

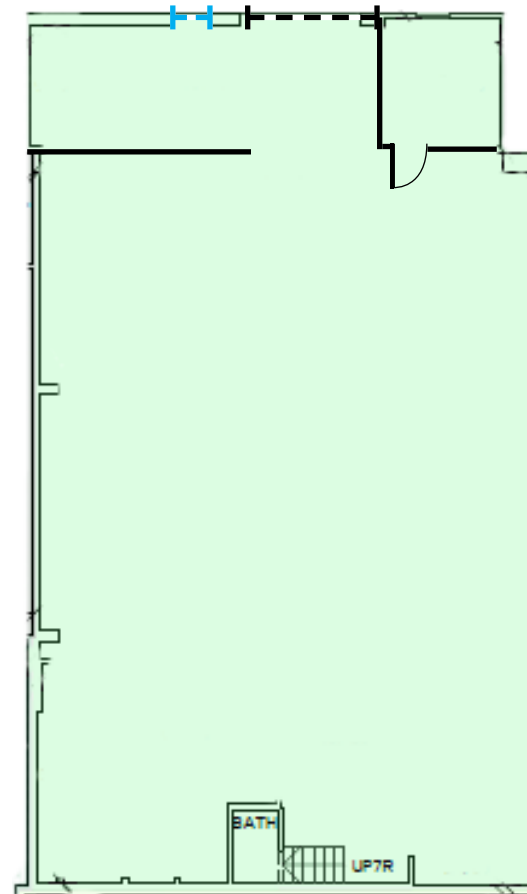
ANDERSEN DR



25B DUFFY PLACE: ±2,819 RSF

Ground level warehouse/office

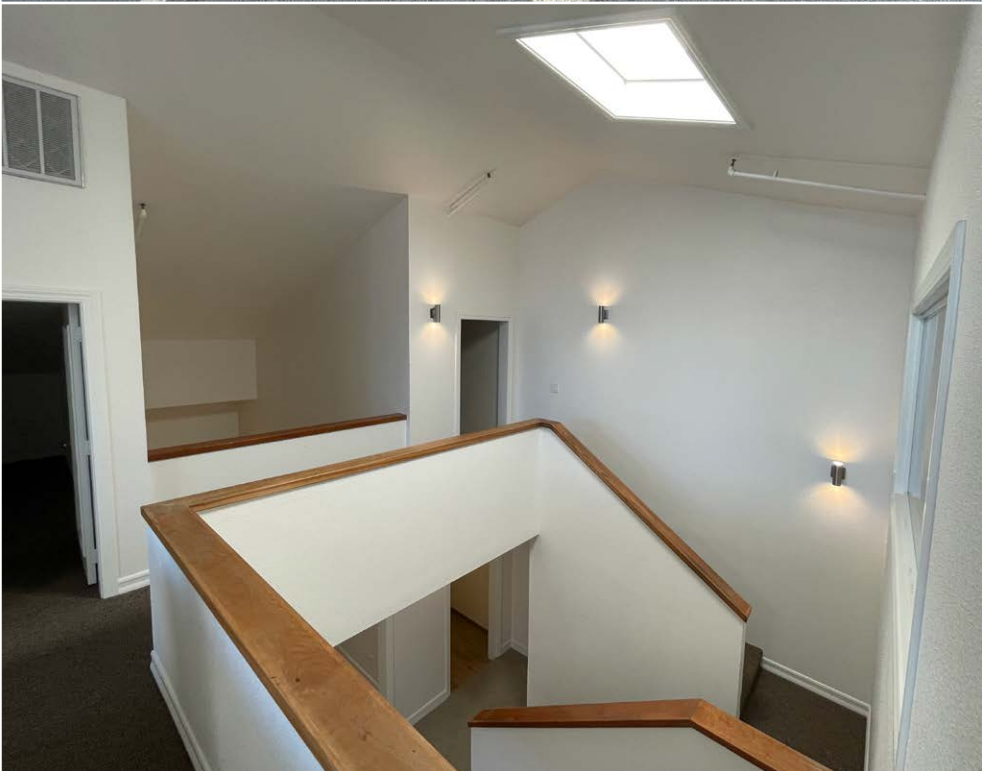
- Open area with one small private office
- Private restroom
- Sprinklered throughout
- Electric roll-up door



FLOOR PLANS NOT TO SCALE

PROPERTY PHOTOS

DUFFY PLACE, SAN RAFAEL

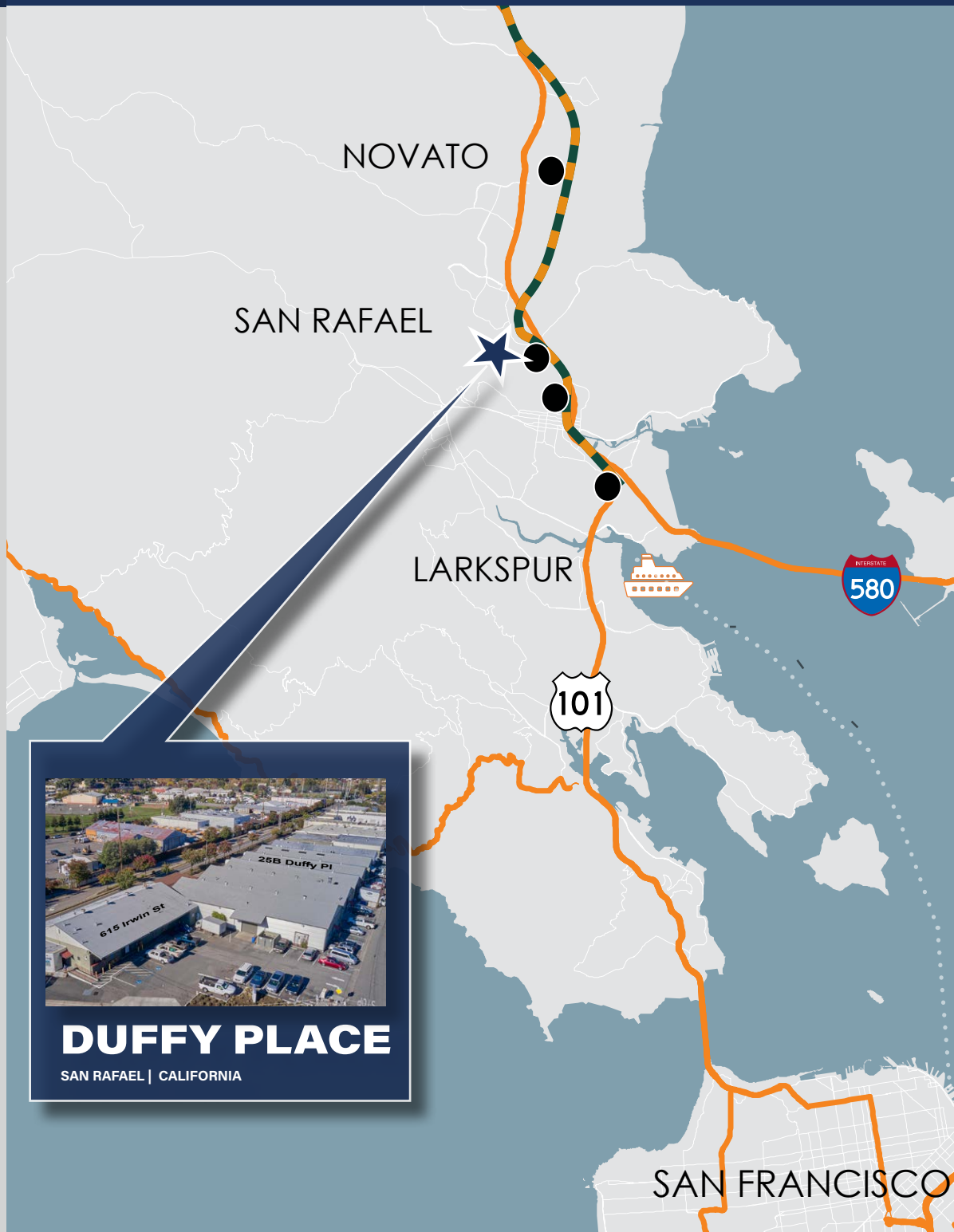


PROPERTY PHOTOS



TRANSPORTATION MAP

DUFFY PLACE, SAN RAFAEL



DUFFY PLACE

SAN RAFAEL | CALIFORNIA



WALK TO SHAMROCK
SHOPPING CENTER

2 MINUTES

WALK TO SMART STATION

5 MINUTES

DRIVE TO LARKSPUR LANDING
FERRY TERMINAL

7 MINUTES

BIKE TO SAN FRANCISCO

19 MILES

DRIVE TO PETALUMA

23 MILES



Route Larkspur to Santa Rosa



Smart Stations

NEIGHBORHOOD AMENITIES

DUFFY PLACE, SAN RAFAEL



Downtown San Rafael

Sol Food

SAFEWAY

BOMARIN

BONOMA-MARIN
SMART
AREA RAIL TRANSIT

Montecito Plaza Shopping Center

TRADER JOE'S

T Mobile

usbank

ups
The UPS Store

CHIPOTLE
MEXICAN GRILL

FIT

WHOLE FOODS
MARKET

SPROUTS
FARMERS MARKET

Staples

TIRE & AUTOMOTIVE
TOSCALITO
More Than Just a Tire Store...

Albert Park

EL LUCERITO



PANAMA HOTEL

North Bay Lighting

Pacific Supply

Duffy Pl

PLATT

Precision
Body Shop & Detail

BEST BUY



DuBois Street

Francisco Boulevard West

101

FAST SIGNS
Make Your Statement™

VIDEO ONLY

SHAMROCK
BUILDING MATERIALS, LLC

Irwin Street

Andersen Drive

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INDUSTRIAL SPACE

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