

FOR LEASE

175 MARKET STREET

175 Market Street, San Rafael, CA, CA 94901



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.



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Property Summary



PROPERTY DESCRIPTION

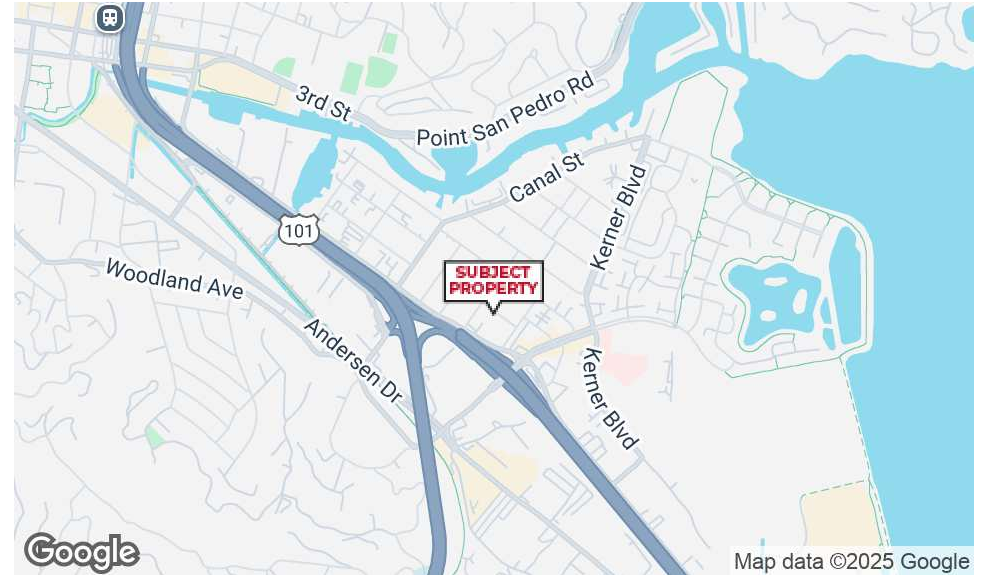
The property has easy access to Highway 101 and Interstate 580. Its central location is near to all the services that the Canal District has to offer. Great for automotive or any other industrial use.

PROPERTY HIGHLIGHTS

- Large open warehouse with office
- Newly remodeled bathrooms
- Brand new lighting and insulation
- Two grade level roll-up doors
- 200 amps of power
- Easy access to Highway 101 and Interstate 580

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LOCATION DESCRIPTION

Strategically tucked into San Rafael's Canal District industrial pocket, 175-185 Market Street is only two minutes from the US-101/Andersen Drive interchange and under twenty minutes from the Golden Gate Bridge. The site fronts both Highway 101 and Interstate 580, putting North Bay, East Bay, and San Francisco customers on same-day delivery routes. Nearby SMART rail, Marin Airpporter, and Canal District services give employees transit, lunch, and retail options within a mile, making the address as workforce-friendly as it is logistics-efficient.

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (MG)
Available SF:	±3,033 - 8,111 SF
Lot Size:	±0.459 Acres
Building Size:	±15,500 SF
Property Type:	Industrial

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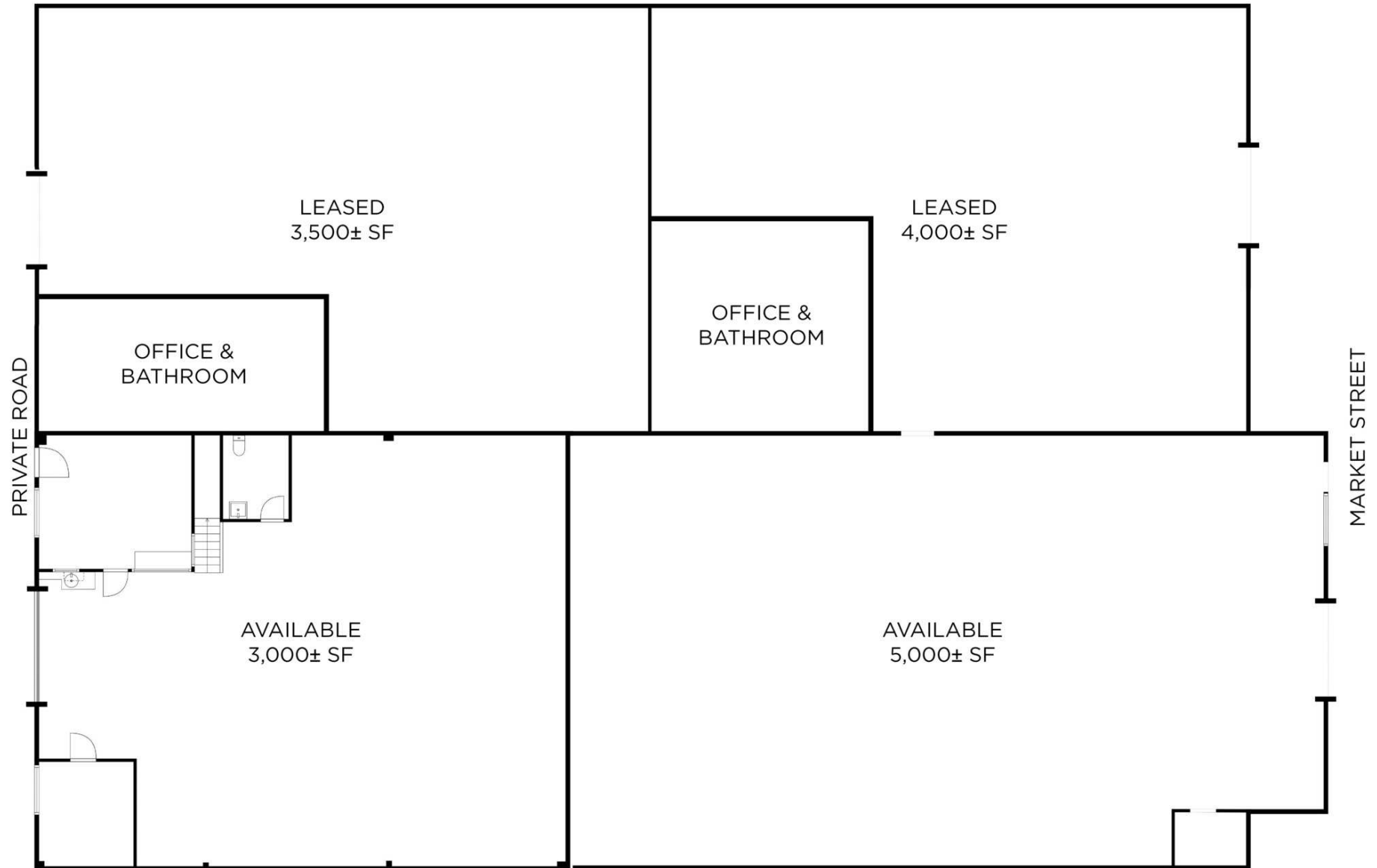


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Floor Plans

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Additional Photos

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