

# FOR LEASE

## 999 ANDERSEN DRIVE

999 Andersen Dr, San Rafael, CA 94901



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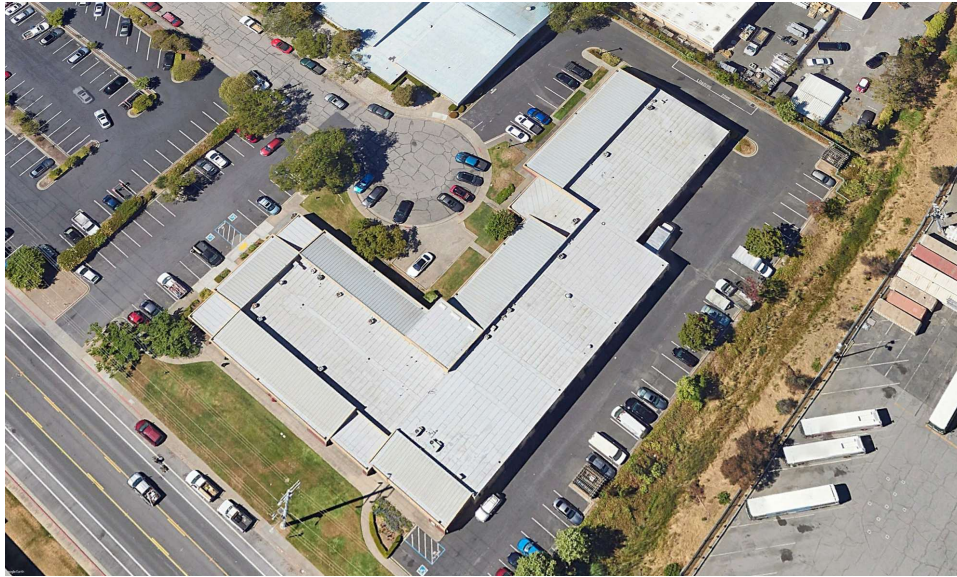
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# FOR LEASE

## Property Summary



### PROPERTY DESCRIPTION

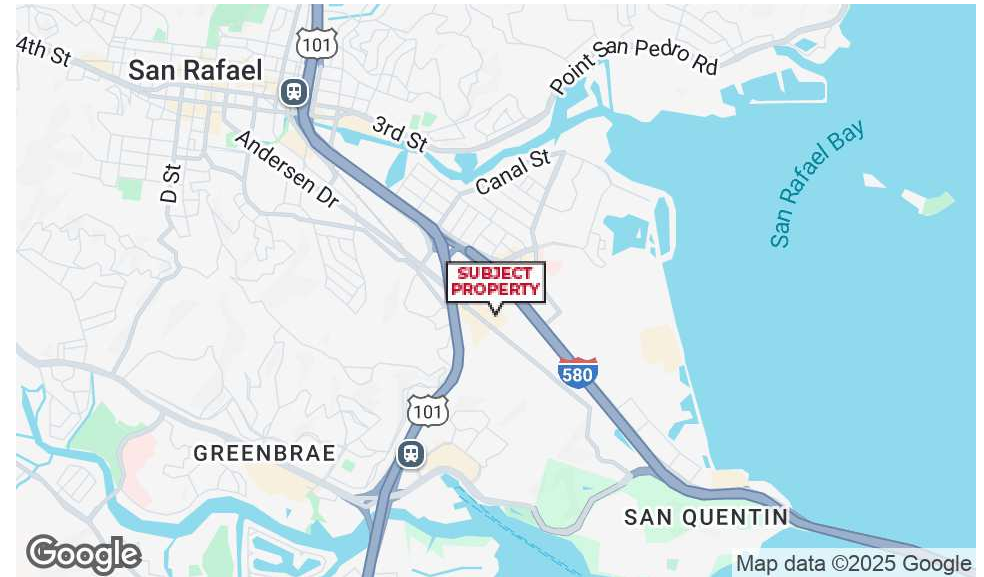
The building offers a mixture of office and light industrial spaces with easy access and plenty of available parking.

### PROPERTY HIGHLIGHTS

- Mixed warehouse and office
- Warehouse spaces offer 12'x12' roll-up doors and 14' clear height
- Attractive brick exterior with mature landscaping in a great location
- Convenient location, easy access and great parking
- Quiet cul-de-sac setting
- 800 amps of 480V 3-phase power
- NNN's \$0.79 SF/Month

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### LOCATION DESCRIPTION

Central to most of the home improvement, hardware and lumber yards in San Rafael. Close to services with easy access to the Golden Gate and Richmond-San Rafael Bridges and US 101 and Interstate 580. Next door to one of San Rafael favorites Michael's Sourdough sandwich shops.

### OFFERING SUMMARY

Lease Rate:	\$1.30 - 1.35 SF/month (NNN)
Available SF:	±942 - 8,199 SF
Building Size:	±29,600 SF
Property Type:	Industrial
Zoning:	LI/O

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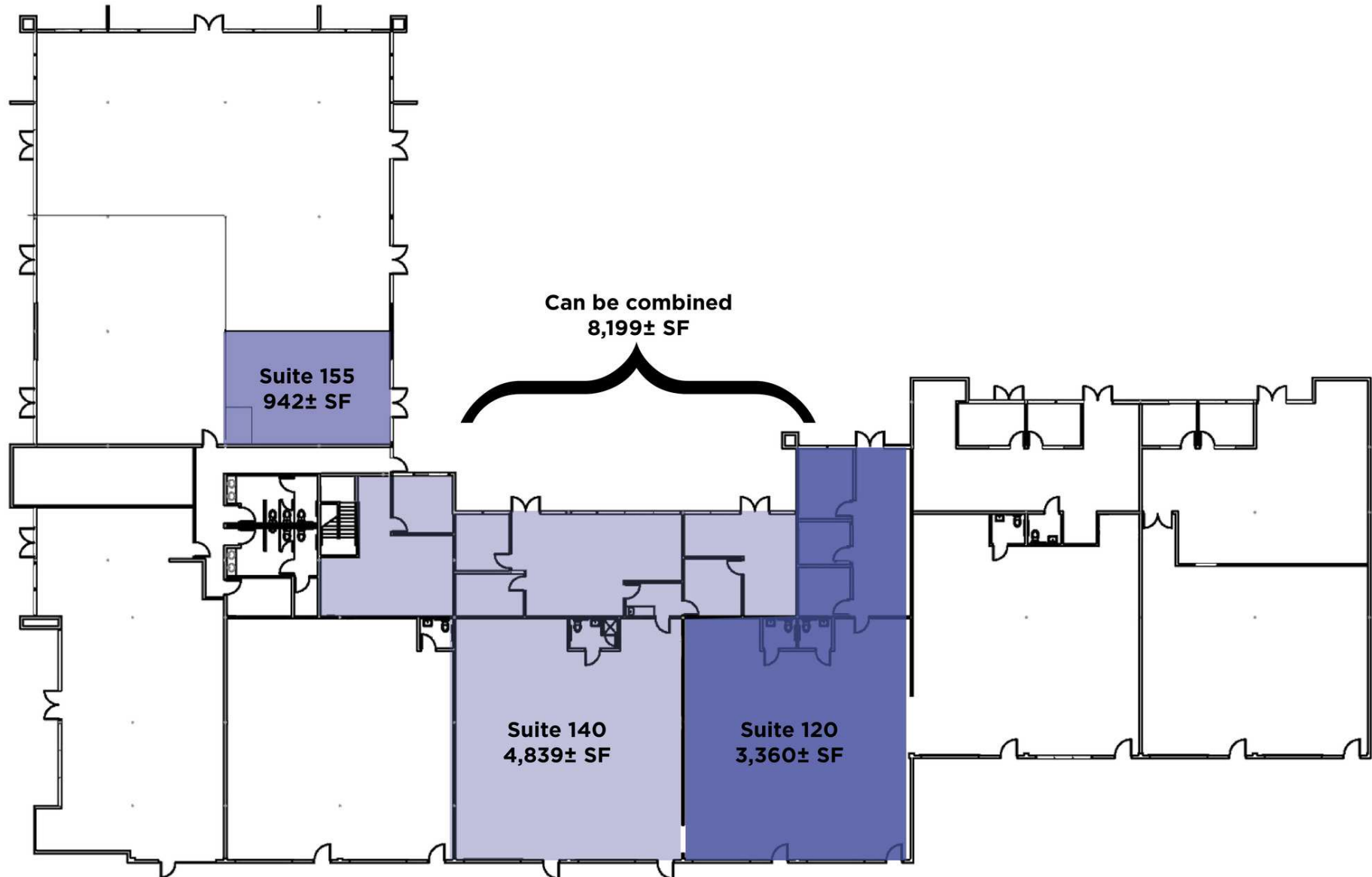


# FOR LEASE

Floor Plans

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# FOR LEASE

Lease Spaces

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	942 - 8,199 SF	Lease Rate:	\$1.30 - \$1.35 SF/month

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 120	3,360 - 8,199 SF	\$1.30 SF/month	Available August 1, 2025. Warehouse with two grade-level roll-up doors, and an 864+/- square foot office. Can be combined with Suite 140.
Suite 140	4,839 - 8,199 SF	\$1.30 SF/month	Available October 1, 2025. 2,343+/- SF office with abundant glassline and a 2,496+/- SF warehouse with 2 grade level roll-up doors. Can be combined with Suite 120.
Suite 155	942 SF	\$1.35 SF/month	942+/- square foot single office of with a kitchenette.



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