

NEW OWNER - REMODELED

2591 KERNER BOULEVARD

San Rafael, CA 94901

**9,223-18,909 SF CONTIGUOUS OFFICE/WAREHOUSE
AVAILABLE FOR LEASE**



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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FOR LEASE

Executive Summary

2591 KERNER BOULEVARD

2591 Kerner Boulevard, San Rafael, CA 94901



OFFERING SUMMARY

Property Type:	Industrial, R&D Flex
Lease Rate:	\$1.45 SF/month (NNN)
Building Size:	+/- 28,898 SF
Available SF:	+/- 9,223 - 18,909 SF
Parking:	Ample on-site and street
Clear Height:	16'
Power:	1,600 Amps 480 Volt 3 Phase
Year Built:	1986
Market:	San Rafael

PROPERTY OVERVIEW

2591 Kerner Boulevard is a recently purchased and renovated three-tenant industrial flex building designed to accommodate a range of light industrial, technology, service, and office users. The property is arranged over two floors, with each suite offering a mix of professional office build-out and high-cube warehouse industrial space. The warehouse areas feature clear heights suitable for racking or equipment storage and are served by grade-level roll-up doors for efficient loading and distribution. The office components provide a comfortable, efficient work environment and integrate seamlessly with the industrial space, allowing for flexible operations under one roof. The building has 1,600 amps of electrical service distributed between the suites.

PROPERTY HIGHLIGHTS

- NEW OWNERSHIP - tenant Improvements available
- Grade level roll up doors
- Heavy power available
- Generous parking

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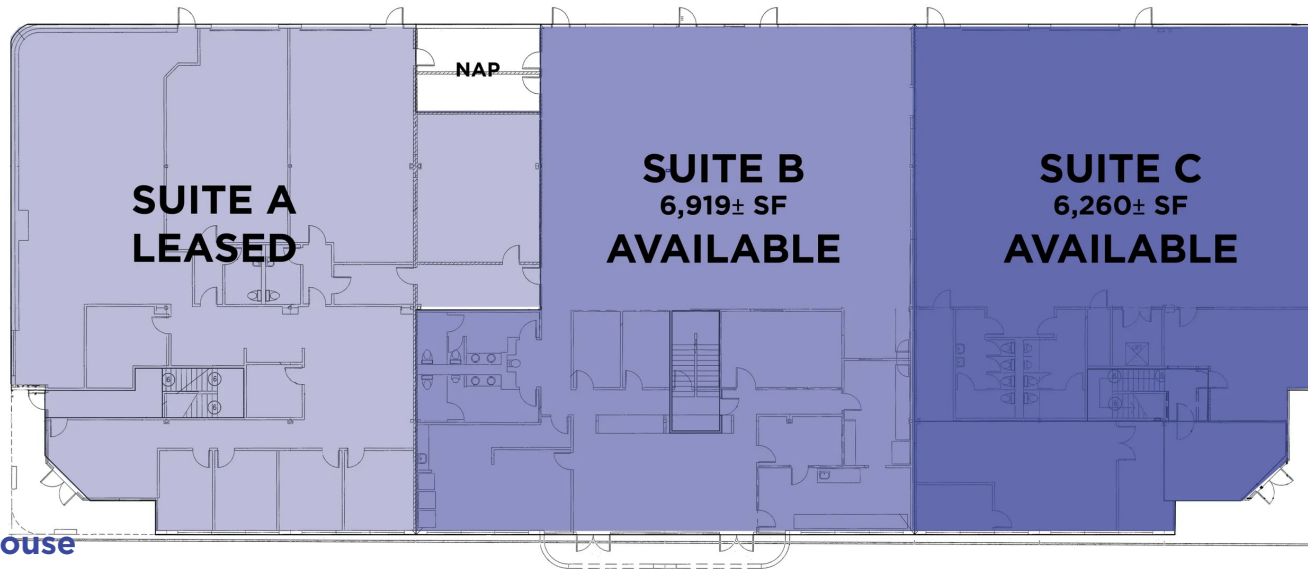


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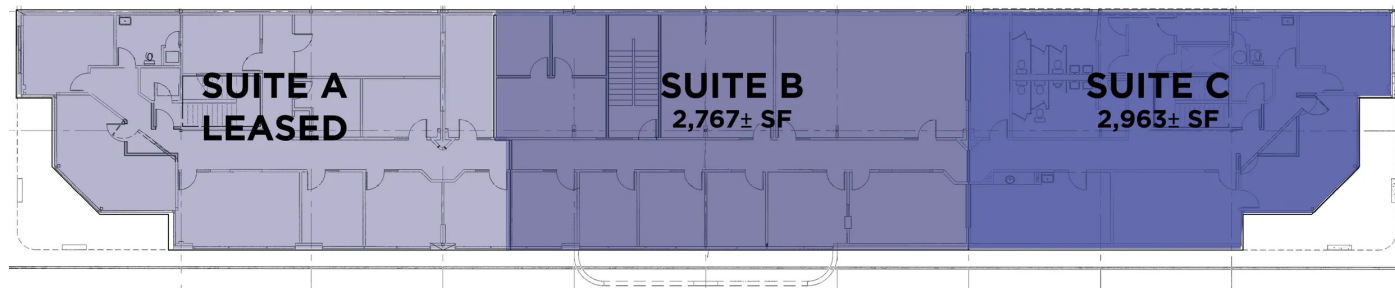
Floor Plans

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Ground Floor Warehouse



Second Floor Offices



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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	3 -5 years
Total Space:	9,223 - 18,909 SF	Lease Rate:	\$1.45 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	-	9,989 SF	NNN	\$1.45 SF/month	-
Suite B	Available	9,686 - 18,909 SF	NNN	\$1.45 SF/month	Ground floor warehouse, second floor offices, 1 roll-up door
Suite C	Available	9,223 - 18,909 SF	NNN	\$1.45 SF/month	Ground floor warehouse, second floor offices, 2 roll-up doors

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Additional Photos

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Retailer Map

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Map
data
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