

# DUFFY PLACE

SAN RAFAEL | CALIFORNIA

# INDUSTRIAL SPACE

IN THE HEART OF MARIN COUNTY

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



**NEWMARK**



**FOR LEASE  $\pm$ 2,819 RSF and  $\pm$ 5,868 RSF  
\$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)

## 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



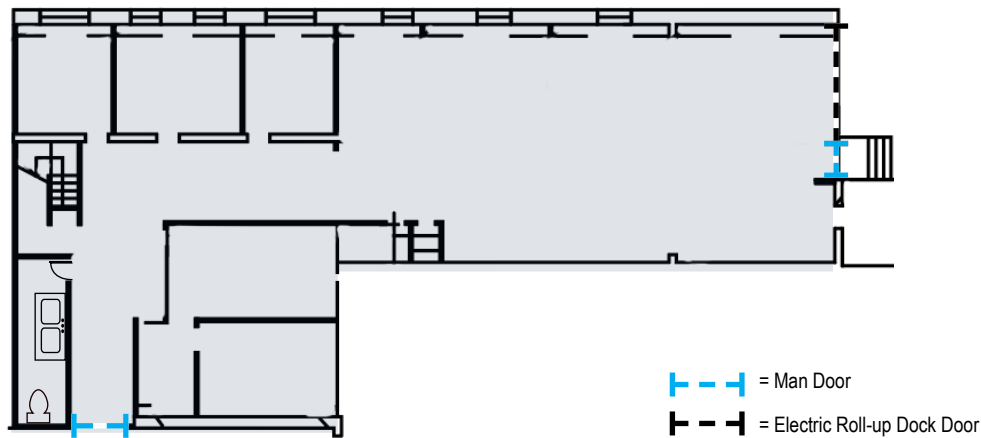
Industrial Zoning: permitted uses include assembly, carpentry, printing shops, coffee roasters, auto detail, storage, distribution, repair services, manufacturing among others

## 615 IRWIN STREET: ±5,868 RSF

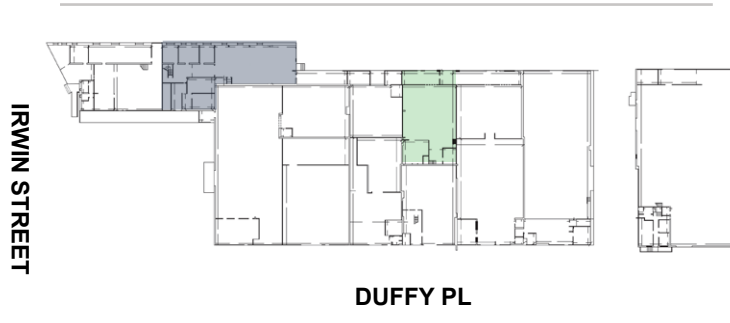
±1,626 RSF - Warehouse

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

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



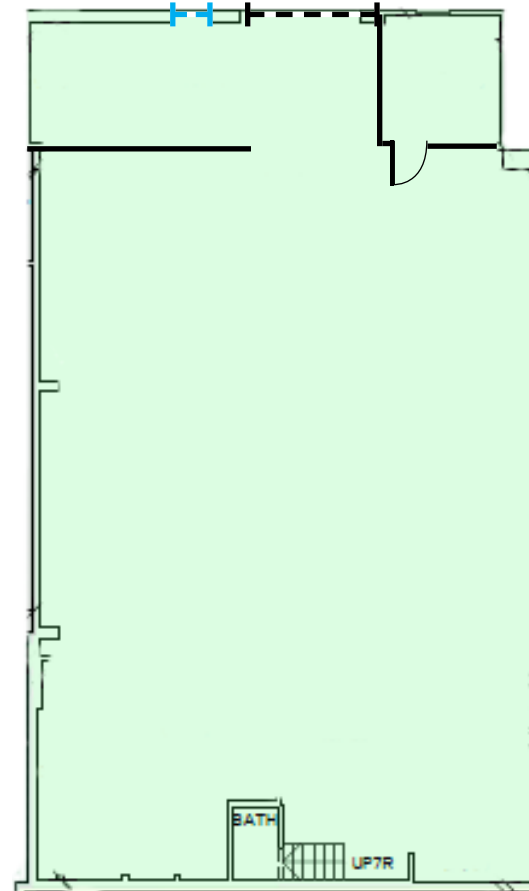
ANDERSEN DR



## 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



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pl4

# PROPERTY PHOTOS

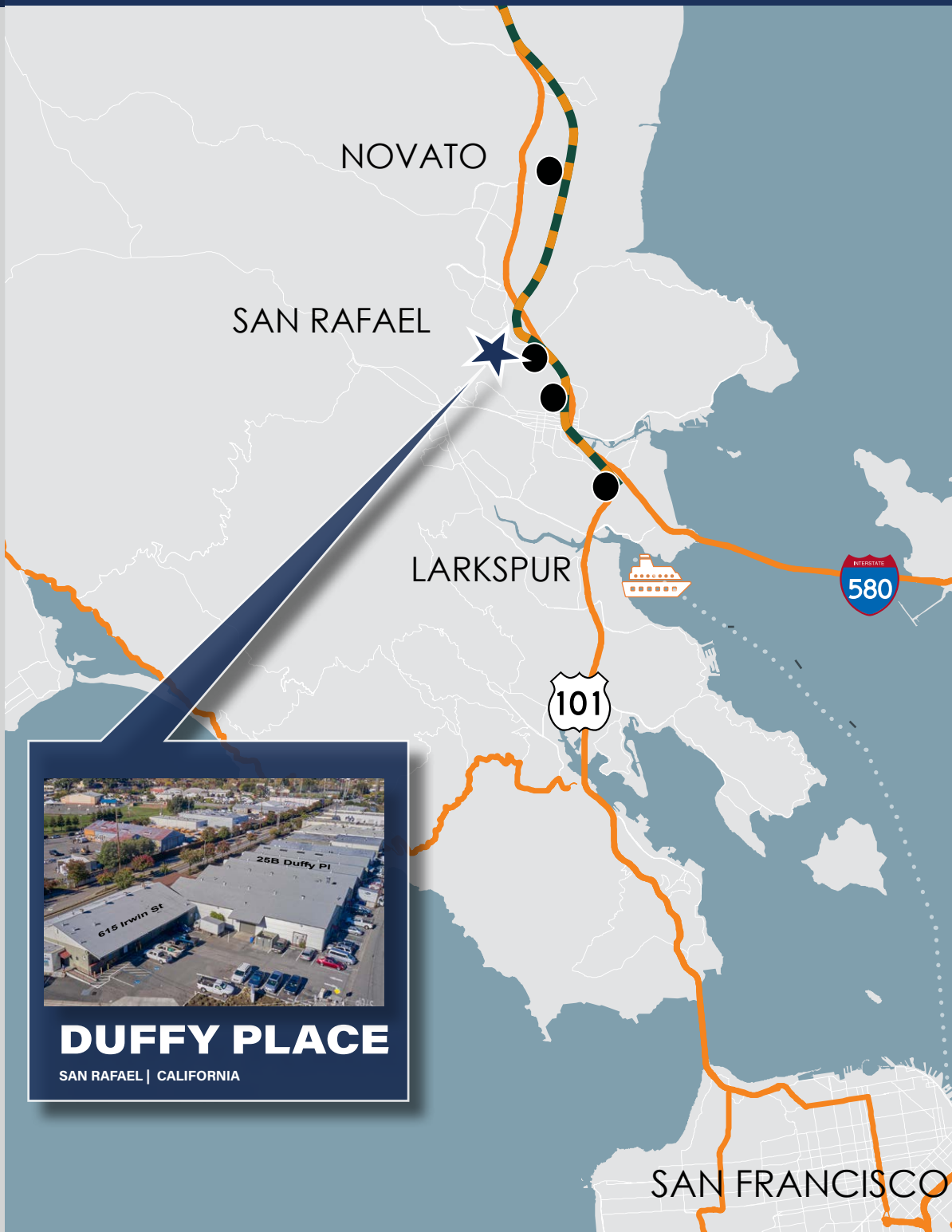
DUFFY PLACE, SAN RAFAEL



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# 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

B.OMARIN

BONONA-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

Albert Park

**SPROUTS**  
FARMERS MARKET

**Staples**

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

**EL LUCERITO**

**PILES**  
RESTAURANT

**PLATT**

**PANAMA**  
HOTEL

North Bay Lighting

Pacific Supply

**Precision**  
Body Shop & Detail

**BEST BUY**

**LAMBORGHINI**

**ALFA ROMEO**

**DUFFY PLACE**  
SAN RAFAEL | CALIFORNIA

**FASTSIGNS**  
Make Your Statement™

**VIDEO ONLY**

**SHAMROCK**  
BUILDING MATERIALS, LLC

Irwin Street

Du Bois Street

Francisco Boulevard West

Andersen Drive

101

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# DUFFY PLACE

SAN RAFAEL | CALIFORNIA

# INDUSTRIAL SPACE

IN THE HEART OF MARIN COUNTY

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D.R. STEPHENS  
& COMPANY