

FOR LEASE

999 ANDERSEN DRIVE

999 Andersen Dr, San Rafael, 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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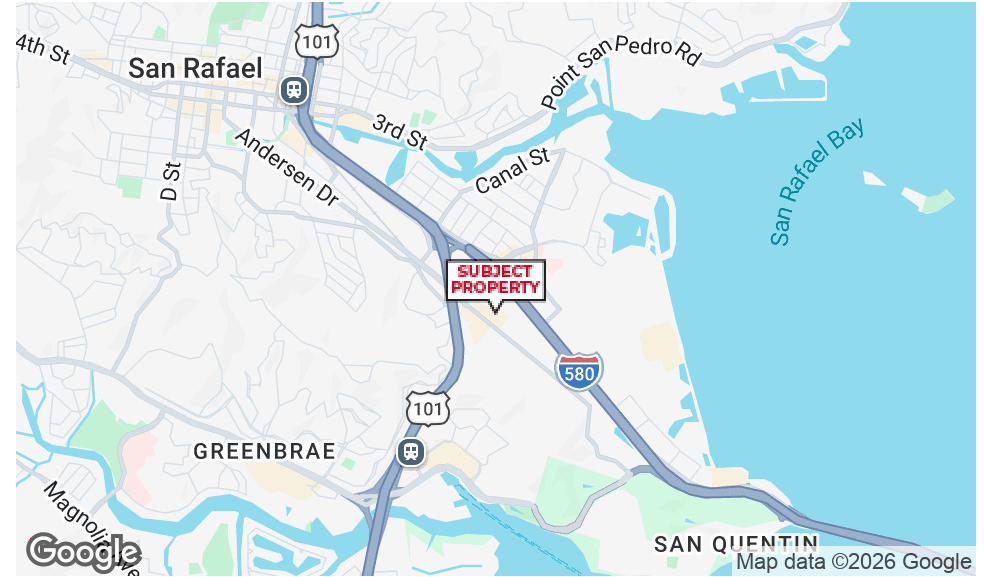


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Property Summary

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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

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 SF/month (NNN)
Available SF:	±3,360 - 8,199 SF
Building Size:	±29,600 SF
Property Type:	Industrial
Zoning:	LI/O

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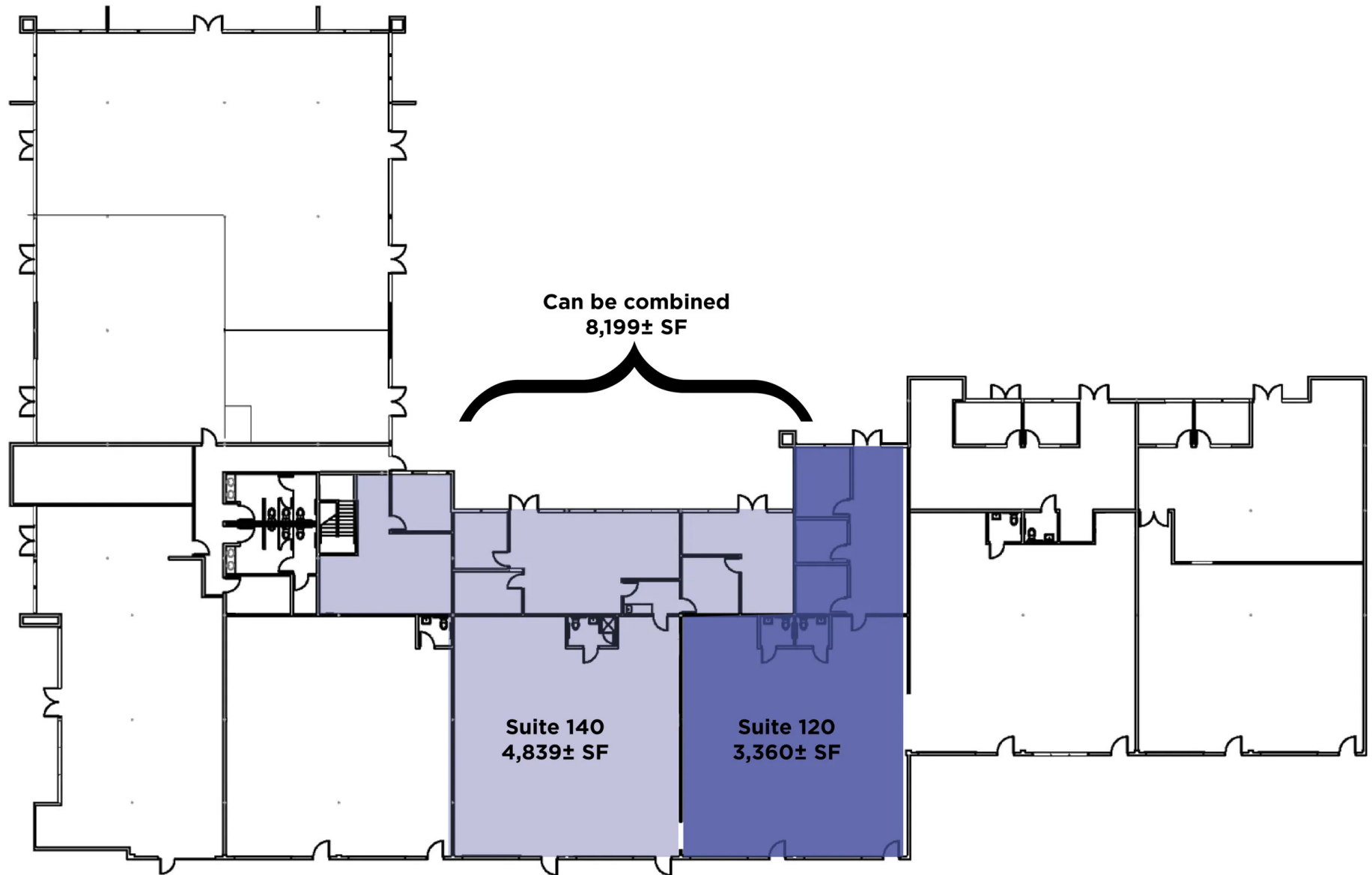


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Floor Plans

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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	3,360 - 8,199 SF	Lease Rate:	\$1.30 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.



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