

FOR LEASE

VERSATILE INDUSTRIAL WAREHOUSE

1637 Francisco Blvd E, 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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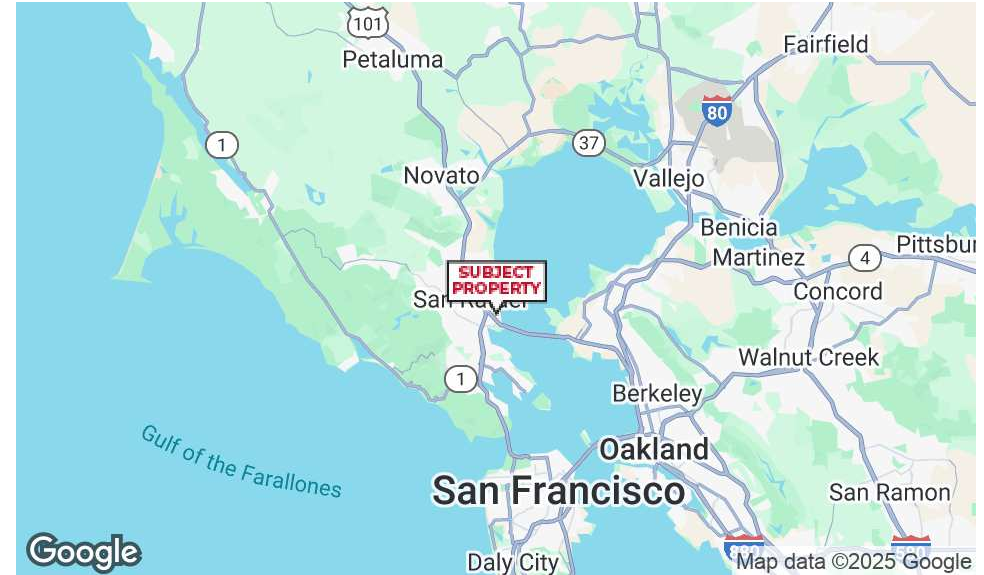
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Property Summary

VERSATILE INDUSTRIAL WAREHOUSE

1637 Francisco Blvd E, San Rafael, CA 94901



PROPERTY HIGHLIGHTS

- ±28,500 SF total | ±24,660 SF warehouse + ±3,840 SF office/retail
- 8 grade-level drive-in doors (12'W x 14'H)
- Clear height 14'5" on sides 15'6" in center
- 600 A at 240V 3-Phase Power
- Fenced yard suitable for 84 parking spaces
- Flexible layout with customer-facing frontage
- Zoning: Light Industrial/ Office (City of San Rafael)
- Concrete tilt-up construction | single-story | built 1985
- Excellent visibility and access along Francisco Blvd E
- Immediate connectivity to Interstate 580 and Highway 101

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (NNN)
Available SF:	±28,500 SF
Lot Size:	±1.93 Acres
Building Size:	±28,500 SF
Property Type:	Industrial
Zoning:	LI/O



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Property Description



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PROPERTY DESCRIPTION

Located in the heart of East San Rafael's industrial corridor, 1637 Francisco Blvd., E offers an opportunity to lease a well-located, functional warehouse with office/showroom potential. With FedEx vacating, the building will be available for occupancy in the fall of 2025. The site offers outstanding access to Interstate 580 and Highway 101, making it an excellent choice for logistics, fulfillment, and service operators looking to serve the North Bay and beyond.

This single-story, single tenant, industrial building includes warehouse and office or customer-facing retail/showroom. Featuring grade-level loading, a large fenced yard, and parking, it supports a wide range of industrial and distribution uses.

LOCATION DESCRIPTION

Strategic location, situated in East San Rafael's core industrial corridor with immediate access to Richmond-San Rafael Bridge, Interstate 580, and Highway 101. Close proximity to Port of Oakland, East Bay logistics routes, and the North Bay consumer base. Ideal for companies needing regional access without crossing major bridges during peak hours.

SITE DESCRIPTION

Ideal Uses

- Last-Mile Delivery & Regional Distribution
- E-Commerce Fulfillment or 3PL Operators
- Construction, Trade, or Service Companies
- Light Assembly or Packaging
- Import/Export and Bonded Warehousing
- Wholesale with Walk-In Trade (e.g., tile, flooring, equipment)

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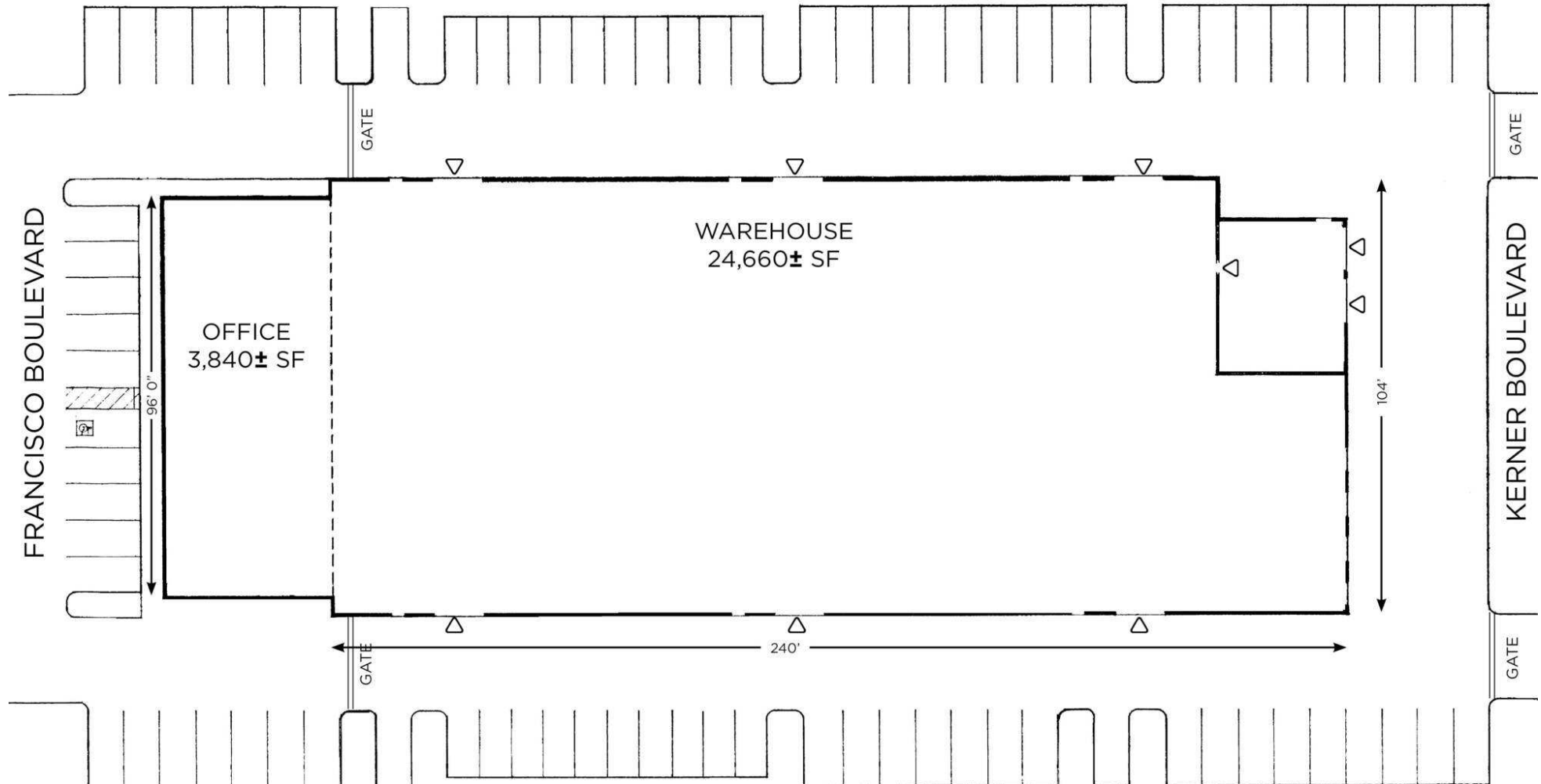


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Site Plan

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Office/Retail Floor Plan

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