

FOR SALE

2550 KERNER BLVD | SAN RAFAEL



2550 KERNER

Trevor Buck

+1 415 451 2436

trevor.buck@cushwake.com

LIC #01255462



| SQUARE FEET + HIGHLIGHTS

Total - 37,970

Ground floor total - 28,290

Warehouse - 18,610

Second floor office - 9,680

Lower floor office - 3,350

R&D/Showroom - 6,130

Office Space Highlights

- Expansive 2 Story lobby
- High-end finishes
- Executive offices, one with private restroom
- Conference room with video conferencing
- Large breakroom
- Secure IT room with AC

R&D Showroom

- Attractive showroom and/or R&D area
- New restroom on ground floor
- Multiple exterior entrance areas

Warehouse

- Insulated
- Gas fired heating units
- 4 grade level roll-up doors
- Clear height from 16-21 feet



**2550
KERNER**

| THE OPPORTUNITY

2550 Kerner Boulevard is located in Central San Rafael providing easy access from Richmond and the greater east bay over the San Rafael Bridge and 580/80, centrally located in Marin County and minutes away from Larkspur Landing and downtown San Rafael each providing excellent access to services, food and transportation options.

The building is well constructed and has been owner occupied since its construction. The interiors offer over-standard improvements with exposed ceilings and features views of the San Pablo Bay. Abundant glass lines, in place wiring, furniture and racking providing ease of transition for new ownership/occupancy.

The industrial market in San Rafael and Marin County is extremely tight providing a rare opportunity for a user to own an occupy a quality industrial building in central Marin County.

| MARKET VACANCY (INDUSTRIAL)

SUBMARKET	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	OVERALL AVERAGE ASKING RENT
Sausalito/Mill Valley	463,838	0	4,786	1.0%	4,206	19,607	0	\$2.65
Greenbrae/CM/Lark.	392,624	0	0	0.0%	0	0	0	\$1.37
Central San Rafael	3,116,180	0	54,405	1.7%	7,373	(1,317)	0	\$1.34
North San Rafael	505,114	0	11,577	2.3%	(4,055)	6,313	0	\$1.37
Novato	1,994,236	18,500	75,438	4.7%	(539)	26,326	0	\$1.16
Marin County	6,471,992	18,500	146,206	2.5%	6,985	50,929	0	\$1.28

2550
KERNER



| SAN RAFAEL, CALIFORNIA

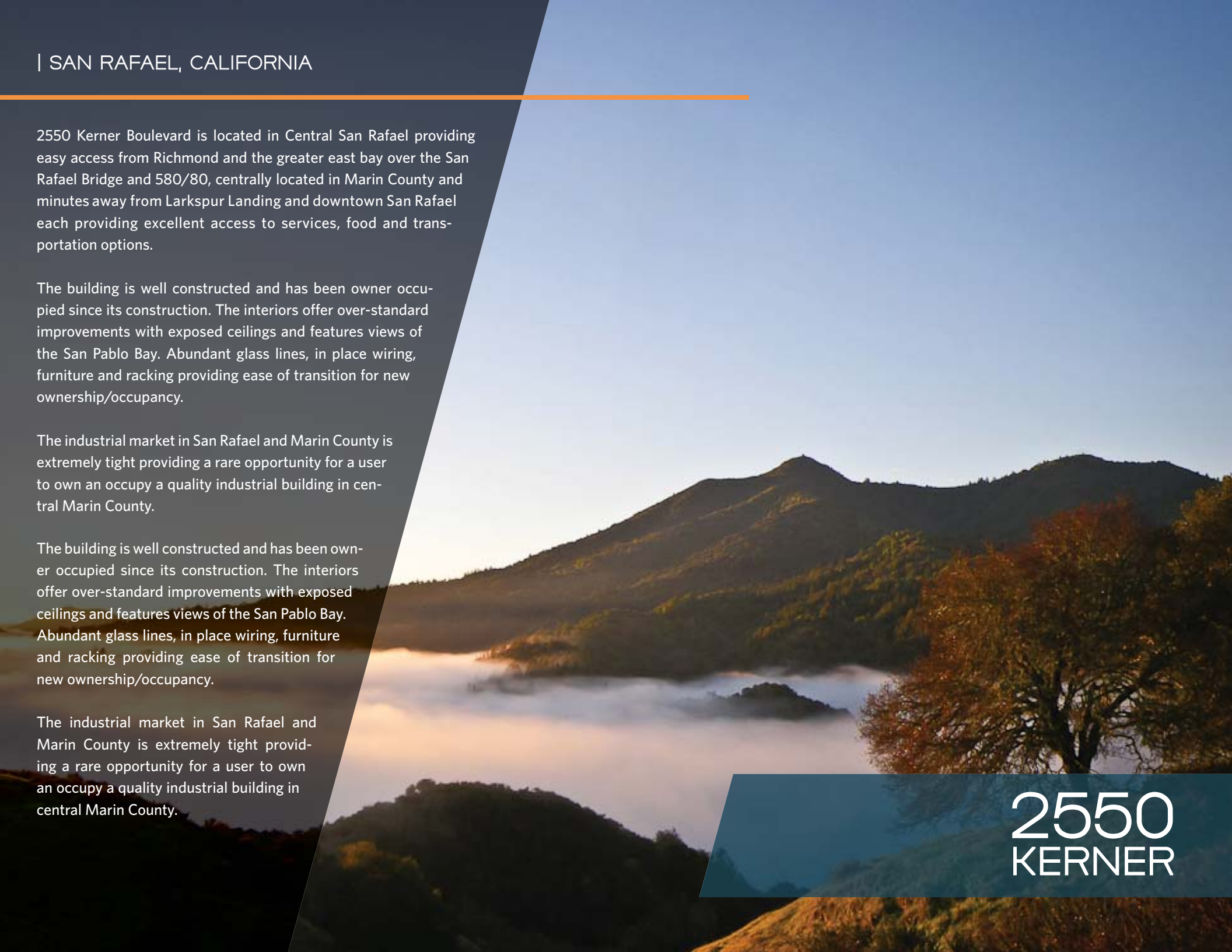
2550 Kerner Boulevard is located in Central San Rafael providing easy access from Richmond and the greater east bay over the San Rafael Bridge and 580/80, centrally located in Marin County and minutes away from Larkspur Landing and downtown San Rafael each providing excellent access to services, food and transportation options.

The building is well constructed and has been owner occupied since its construction. The interiors offer over-standard improvements with exposed ceilings and features views of the San Pablo Bay. Abundant glass lines, in place wiring, furniture and racking providing ease of transition for new ownership/occupancy.

The industrial market in San Rafael and Marin County is extremely tight providing a rare opportunity for a user to own an occupy a quality industrial building in central Marin County.

The building is well constructed and has been owner occupied since its construction. The interiors offer over-standard improvements with exposed ceilings and features views of the San Pablo Bay. Abundant glass lines, in place wiring, furniture and racking providing ease of transition for new ownership/occupancy.

The industrial market in San Rafael and Marin County is extremely tight providing a rare opportunity for a user to own an occupy a quality industrial building in central Marin County.



2550
KERNER

| BUILDING SPECIFICATIONS

Parking	87 Parking Stalls
Business Park	Bayview Business Park
APN	009-291-22
Association Dues	Quarterly dues of \$7,503.38
Year Built	1993
Foundation/Structure	Reinforced concrete strip footings beneath exterior walls, spread footing beneath interior columns 6" thick reinforced slab-on-grade
Exterior walls	Concrete tilt-up panels with finish
Entrances	Conventional store front with black anodized aluminum frames and reflective single pane vision and spandral glazing.
Roll-up doors	4 grade level overhead doors
Roof	Multi-ply built up membrane with mineral cap sheet installed over oriented strand board sheathing. Elastomeric coating.
Lobby	Stained concrete floors with suspended ceilings tiles and wood / gypsum walls.
Lighting	Vener
Ceiling Height	17'8" to 21'6"
HVAC	Roof top mounted gas/electric units. Seven total units from 4 to 15 tons
Skylights	(Five) SunOptic prismatic skylights
Electrical	1,200 AMB 208/120 Volt .3 phase - 4 wire
Elevator	Single hydroelectric 2,500 lbs - 15 person elevator
Fire Life Safety	Fully sprinkled, wet system with 4" riser. 0.21 GPM over 2,000 Sq. Ft.
Exterior Window	Dual pane reflective glazing in recessed black anodized aluminum frames
Water	2" Main.
Natural Gas	1 1/4 Main.
Methane Gas	Methane gas venting system is installed below the building. Methane gas alarm detection system is installed in the building.

| INTERIOR

- Excellent glass line & views
- Exposed ceilings
- Elevator served

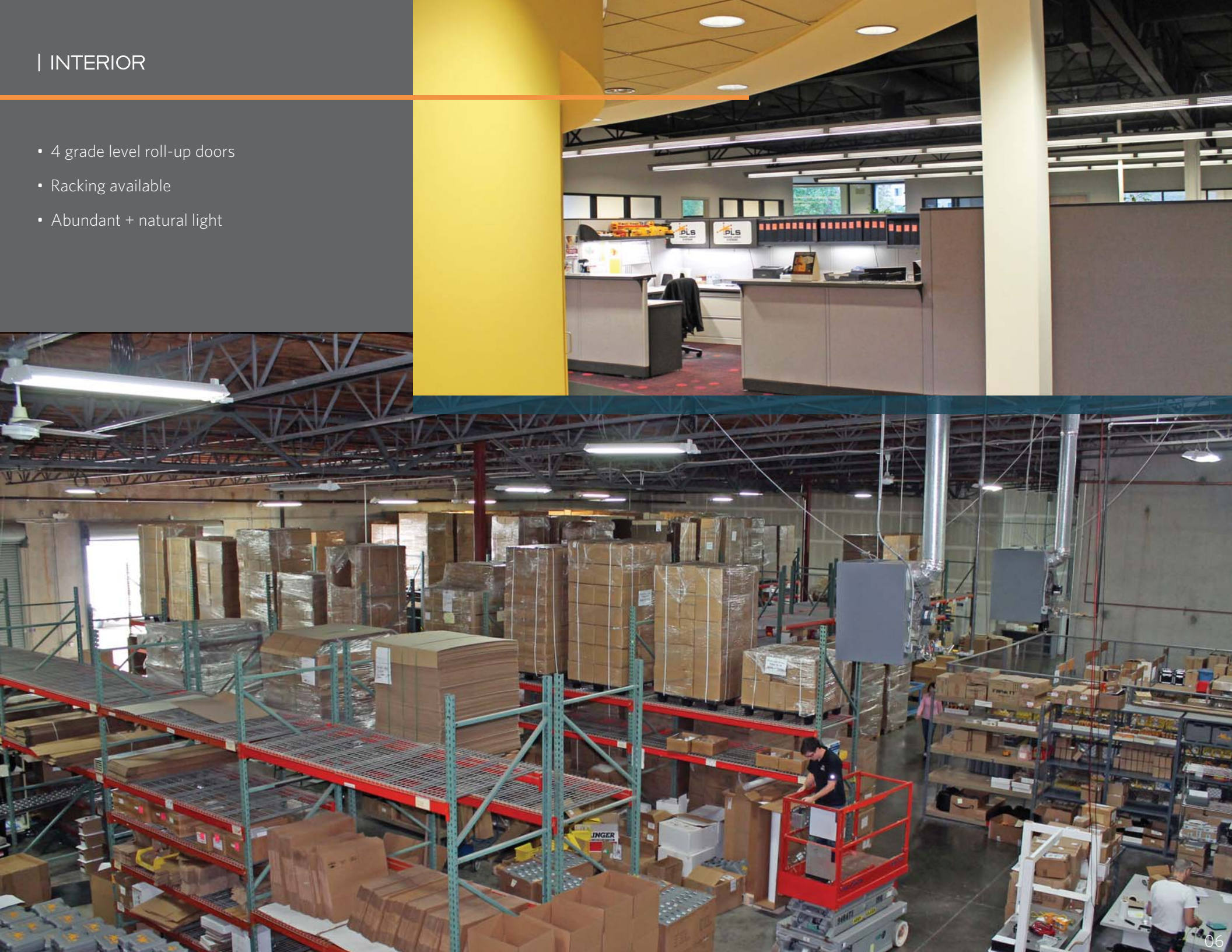


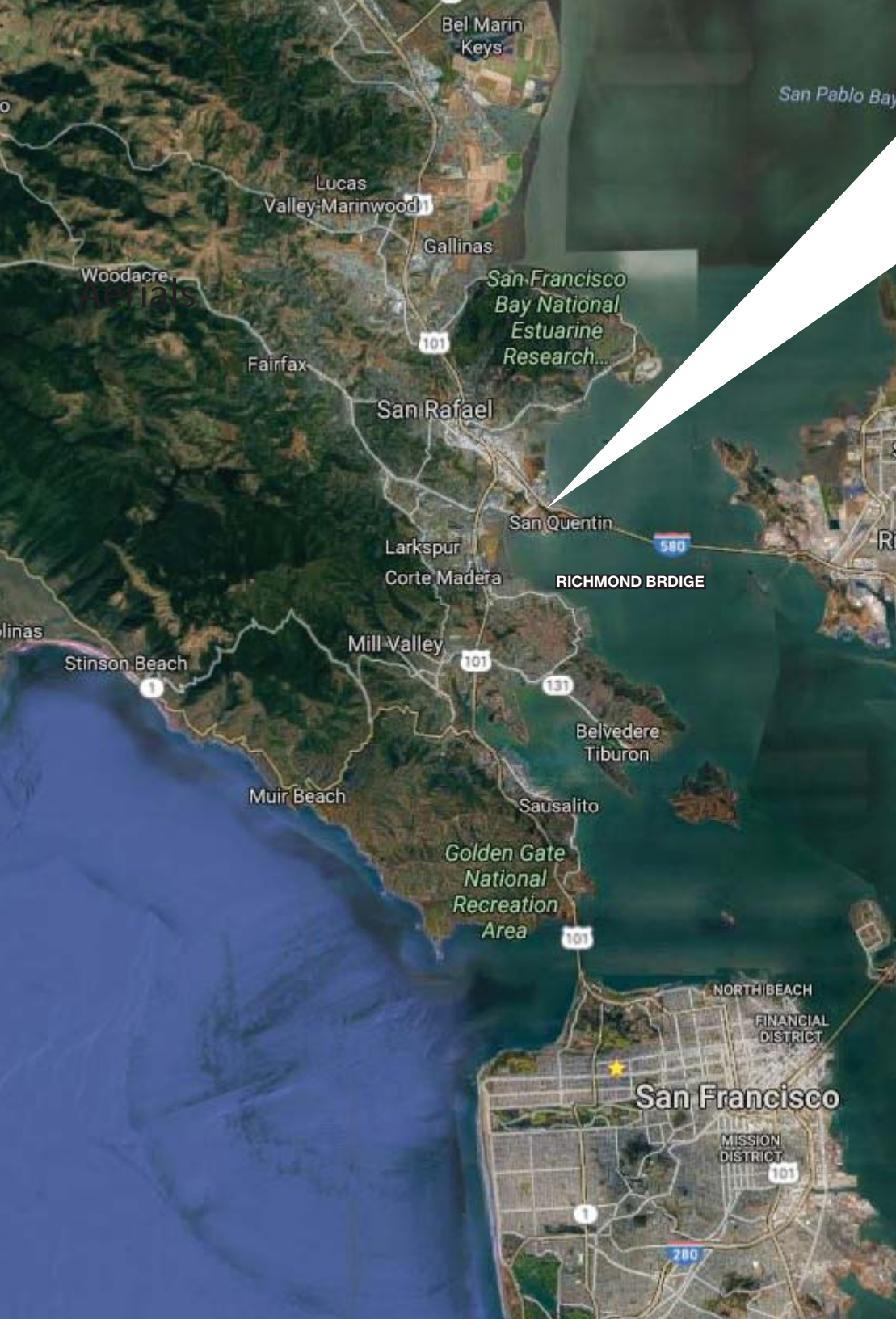
2550
KERNER

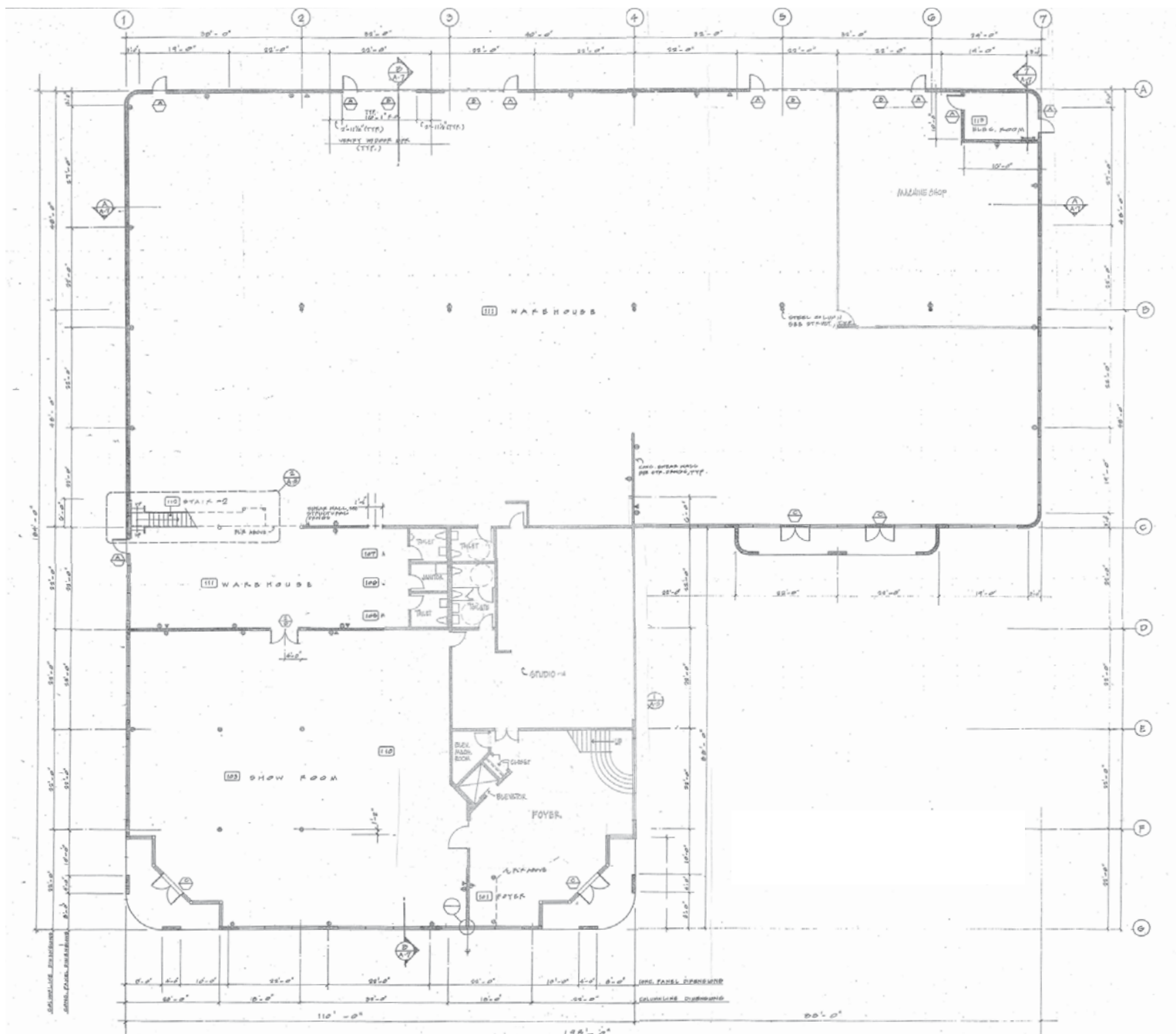


| INTERIOR

- 4 grade level roll-up doors
- Racking available
- Abundant + natural light







| FLOOR PLAN





2550
KERNER

Trevor Buck

+1 415 451 2436

trevor.buck@cushwake.com

LIC #01255462

