

# FOR SALE

**Office/Warehouse Building  
7,832 SF**



**35 Mark Drive, San Rafael, CA**

## OWNER/USER OPPORTUNITY

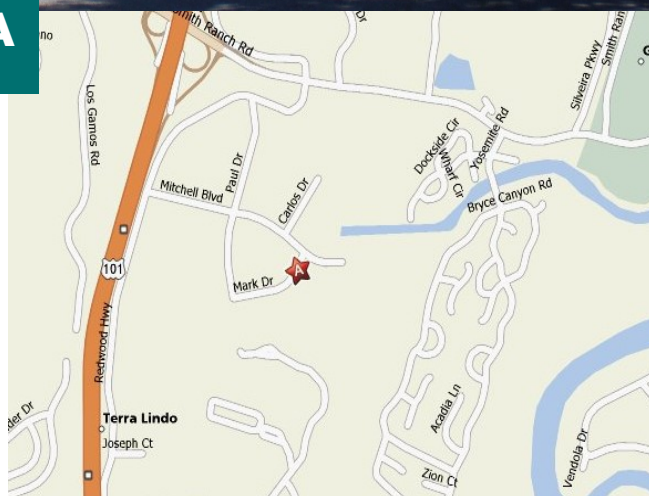
**Building size: +/- 7,832 sf**

**Lot size: +/- 15,990 sf**

**Zoning: Light Industrial/Office**

Located in the Northgate Industrial Park, this warehouse building is fully leased to four tenants, three of whom are on short term (1 year) leases, and features:

- Easy access to Highway 101
- Streetfront office area
- High speed internet wired throughout the building
- Five rollup doors
- Four bathrooms
- Private yard/parking



**PRICE: \$2,450,000.00**

### **HOEY COMPANY**

Commercial Properties

70 Mitchell Boulevard  
San Rafael, CA 94903  
415-479-9890

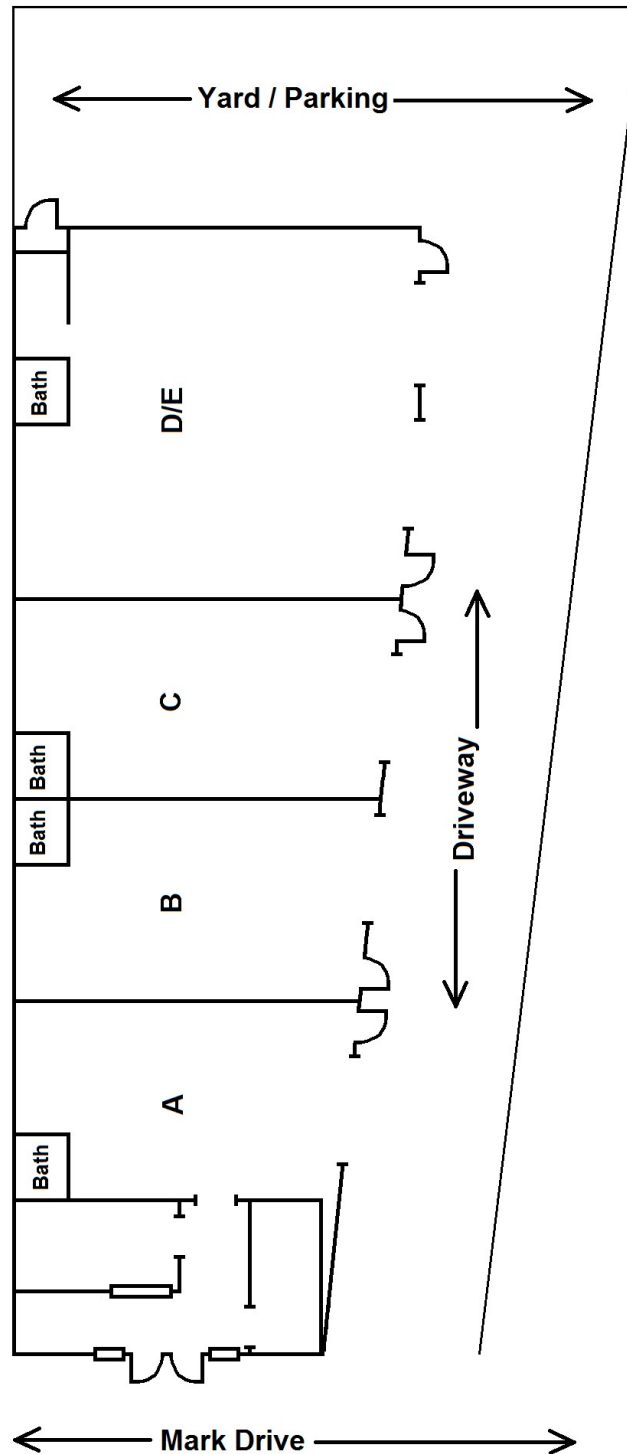
[commprop@hoeycompany.com](mailto:commprop@hoeycompany.com)  
[www.hoeycompany.com](http://www.hoeycompany.com)

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## Floorplan 35 Mark Drive, San Rafael, CA



Dimensions are approximate and may not be to scale

**35 Mark Drive, San Rafael, CA**  
**Parcel 155-161-12**

PTN. T. 2 N. R. 6 W., M. D. B. & M.  
 Tax Area Code  
 8-035

155-16



CHANGES

BLK	PROGR	NEW	YR	AUTH
101	UPDATE PAGE	SAME	04	020

CITY OF SAN RAFAEL  
 Assessor's Map Bk. 155 - Pg. 16  
 County of Marin, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

Northgate Industrial Park, R. M. Bk. 12-Pg. 11