

# FOR SALE

**Office/Warehouse Building  
7,654 SF**



**78 Paul Drive, San Rafael, CA**

## OWNER/USER OPPORTUNITY

**Office/Warehouse building located in the Northgate Industrial Park, with easy access to Highway 101.**

**Building currently fully leased to three tenants on staggered short term (1 year) leases.**

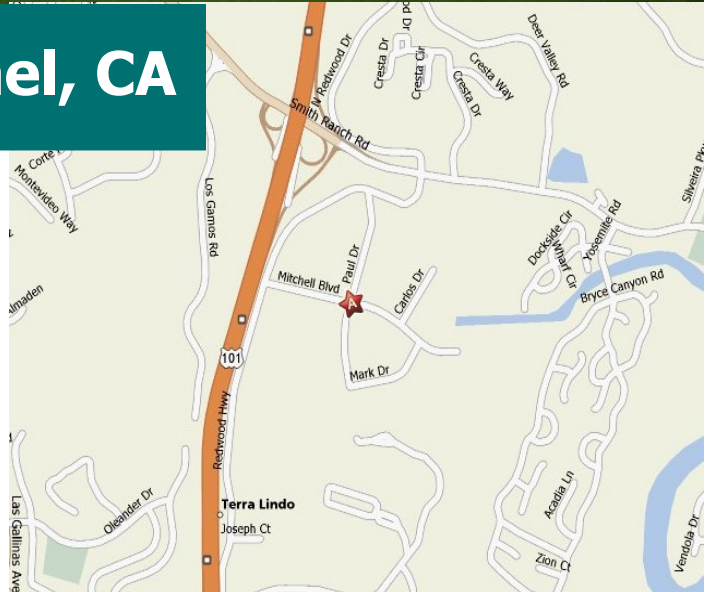
**Building size: +/- 7,654 sf**

**Lot size: +/- 16,423 sf**

**Zoning: Light Industrial/Office**

**Front Office, +/- 2,720 sf: Two story with multiple offices, conference and storage space. Two bathrooms. HVAC.**

**Warehouse, +/- 4,934 sf: Three oversized roll up doors, 18' ceiling height, and two bathrooms.**



**Price: \$2,375,000.00**

## **HOEY COMPANY**

Commercial Properties

70 Mitchell Blvd.

San Rafael, CA 94903

415-479-9890

[www.hoeycompany.com](http://www.hoeycompany.com)

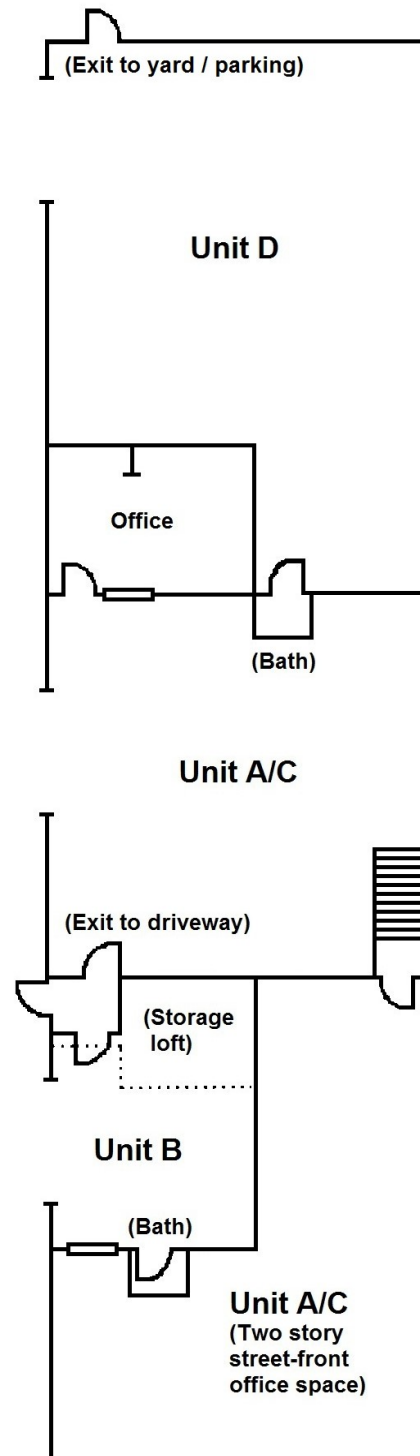
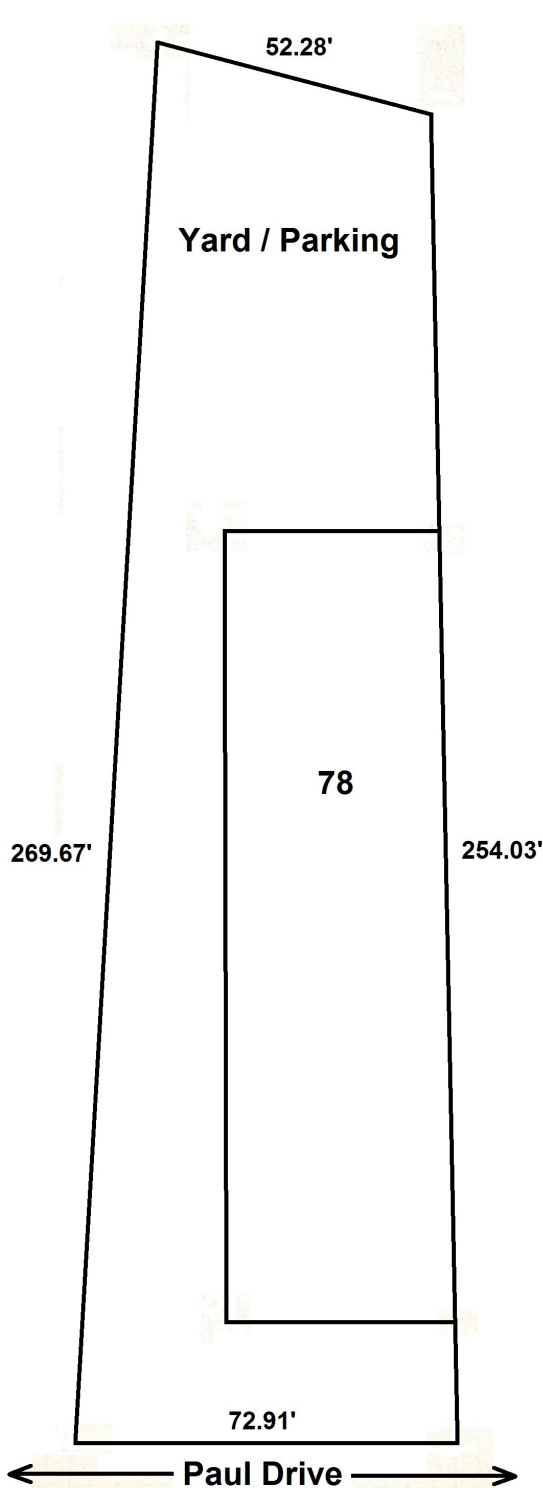
[commprop@hoeycompany.com](mailto:commprop@hoeycompany.com)

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Commercial Properties

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## Parcel and Building Floorplans 78 Paul Drive, San Rafael, CA



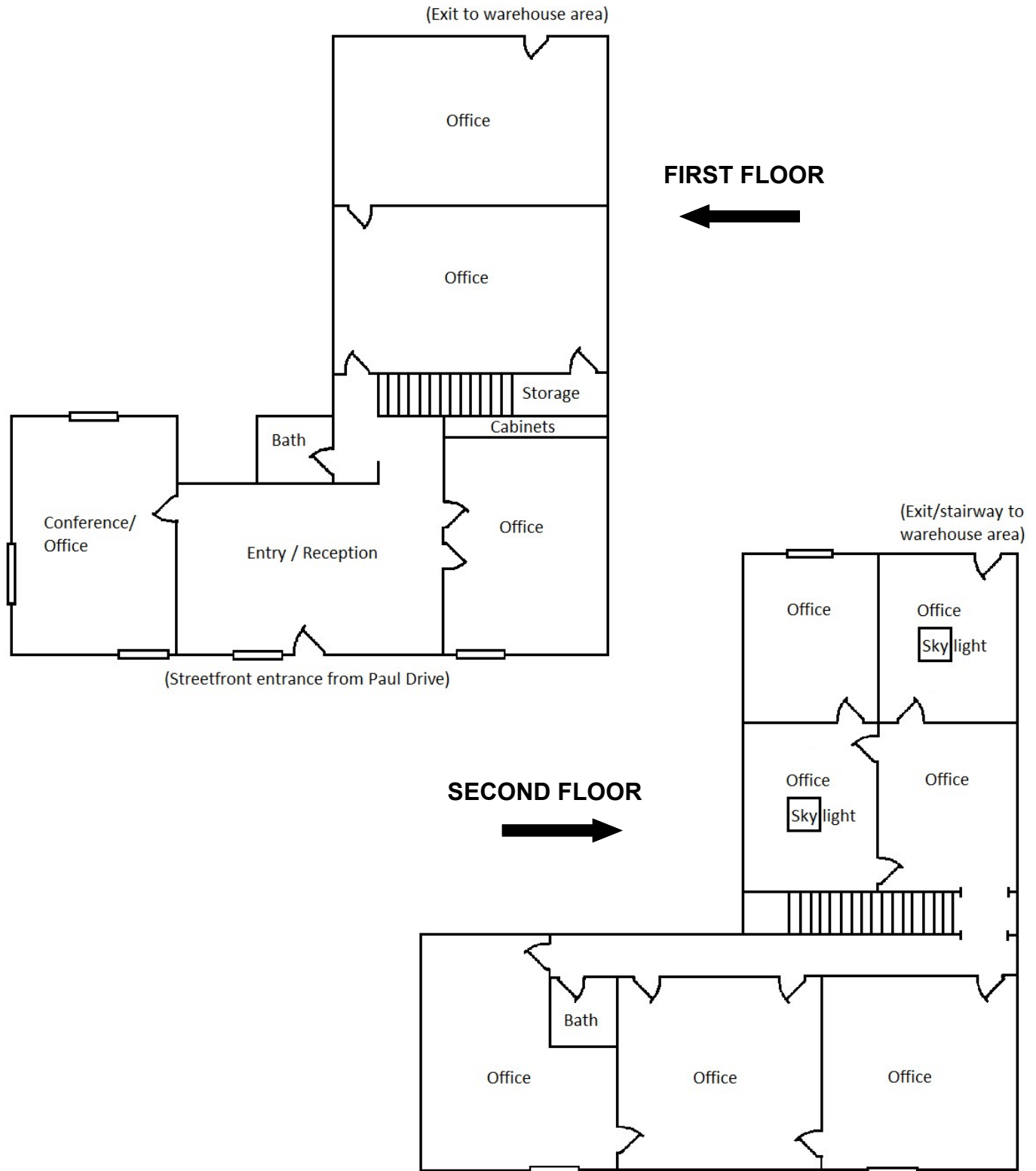
Dimensions are approximate and may not be to scale

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## Office Floorplans 78-A Paul Drive, San Rafael, CA



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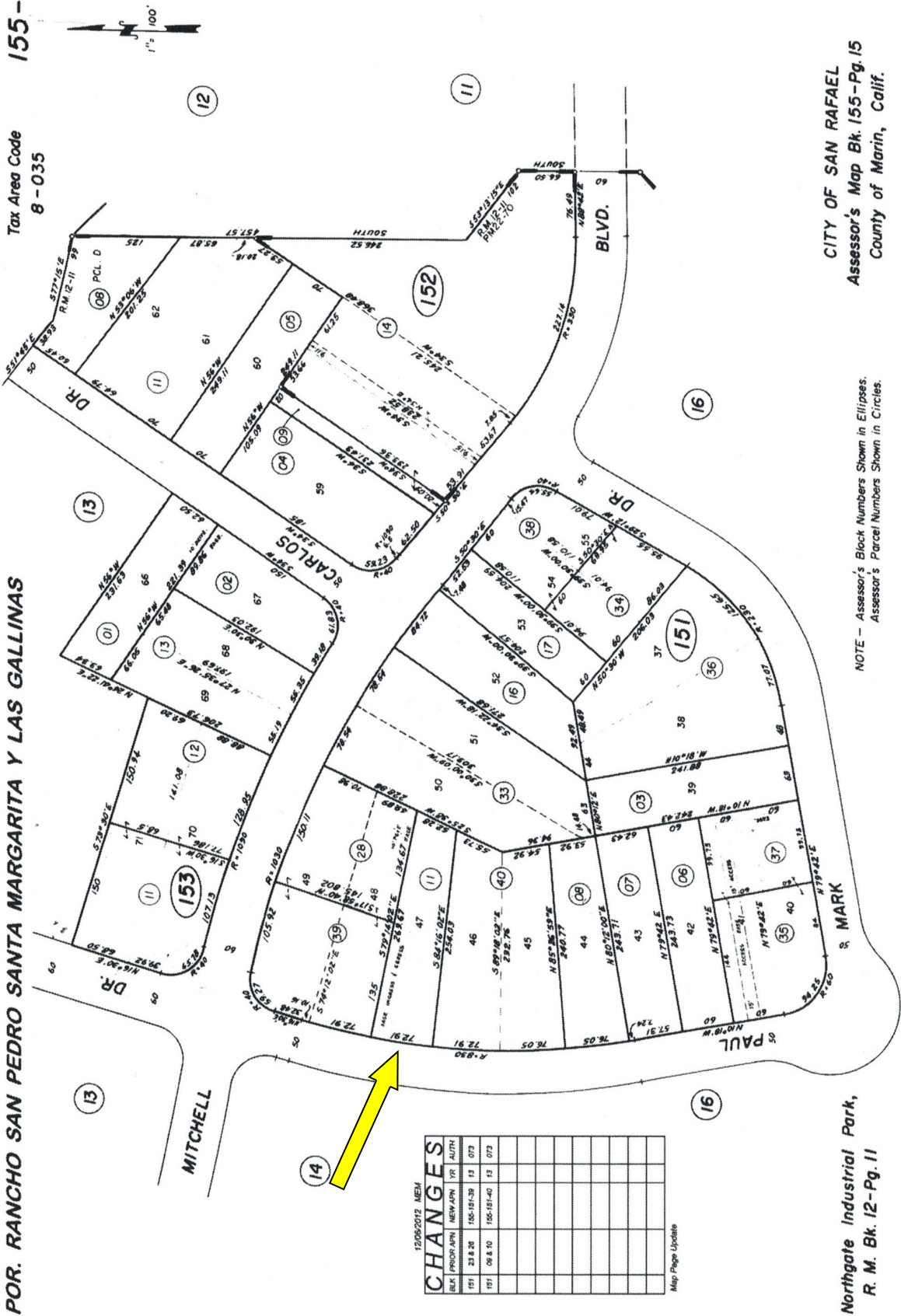
**78 Paul Drive, San Rafael, CA**  
**Parcel 155-151-11**

**155-15**

Tax Area Code  
**8-035**

**POR. RANCHO SAN PEDRO SANTA MARGARITA Y LAS GALLINAS**

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



12/06/2013 MEMO

| CHANGES |         |            |        |
|---------|---------|------------|--------|
| BLK     | PROJ    | NEW        | VR     |
| 151     | 23.8.26 | 155-151-39 | 13 073 |
| 151     | 08.8.10 | 155-151-40 | 13 073 |

Map Page Update

**CITY OF SAN RAFAEL**  
**Assessor's Map Bk. 155-Pg. 15**  
**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**