



For Sublease

654 Irwin Street, Unit B, San Rafael
±6,050 SF of Warehouse Space



JLL

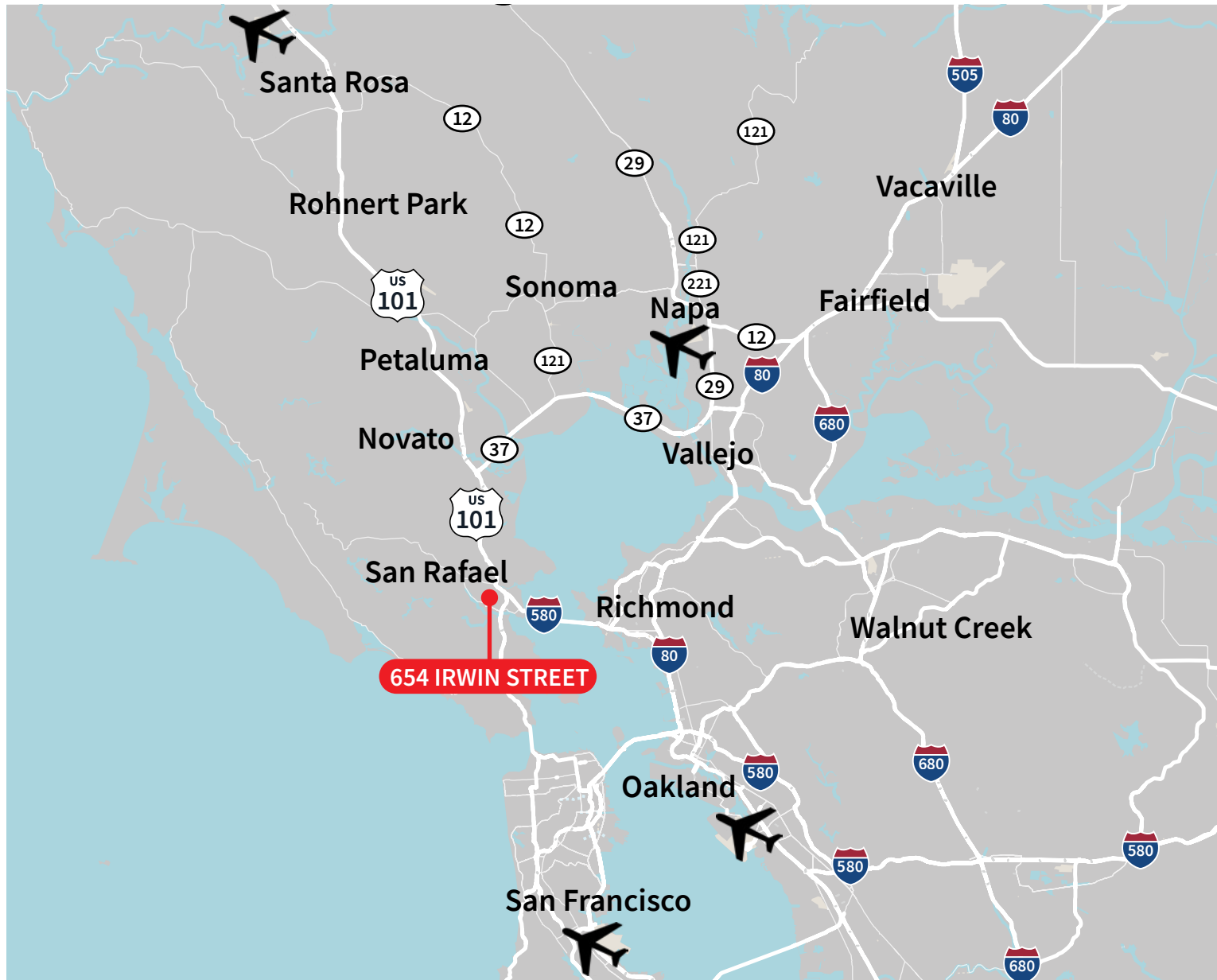
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Space Highlights

- ±6,050 SF of warehouse space
- Warehouse is open and insulated with high ceilings
- One (1) 14' roll-up door
- Private restroom and breakroom
- Bonus mezzanine office area
(*not included in total SF*)
- Hwy 101 frontage along Francisco Blvd W
- Excellent access and visibility to Hwy 101
- Zoning - GC (General Commercial)
- Five (5) parking spaces
- Sublease LED: 4/30/2027



Location Map



Estimated Travel Times:

Santa Rosa	40 mins
Rohnert Park	35 mins
Petaluma	30 mins
Novato	17 mins
Sonoma	45 mins
Napa	57 mins
Fairfield	60 mins
Vacaville	67 mins
Richmond	20 mins
Oakland	37 mins
Walnut Creek	45 mins
San Francisco	21 mins
Sacramento	105 mins

AIRPORTS

- Santa Rosa Airport
Oakland Airport
SFO Airport
Napa Airport
Sacramento Airport



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Neighboring Tenants

Situated along the 101 Corridor, **654 Irwin Street** is located among high-end, locally serving retail and industrial businesses that support the numerous nearby high-income households. The property features excellent visibility and access to Highway 101 and Interstate 580 / Richmond-San Rafael bridge.



For more information, please contact:

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