

# 5400 HANNA RANCH RD, NOVATO

**PRICE REDUCTION:**

**±21,640 SF (DIVISIBLE) FOR LEASE/SALE AVAILABLE NOW**



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**CUSHMAN &  
WAKEFIELD**





## ±21,640 RSF Free Standing Industrial Building

### Property Highlights

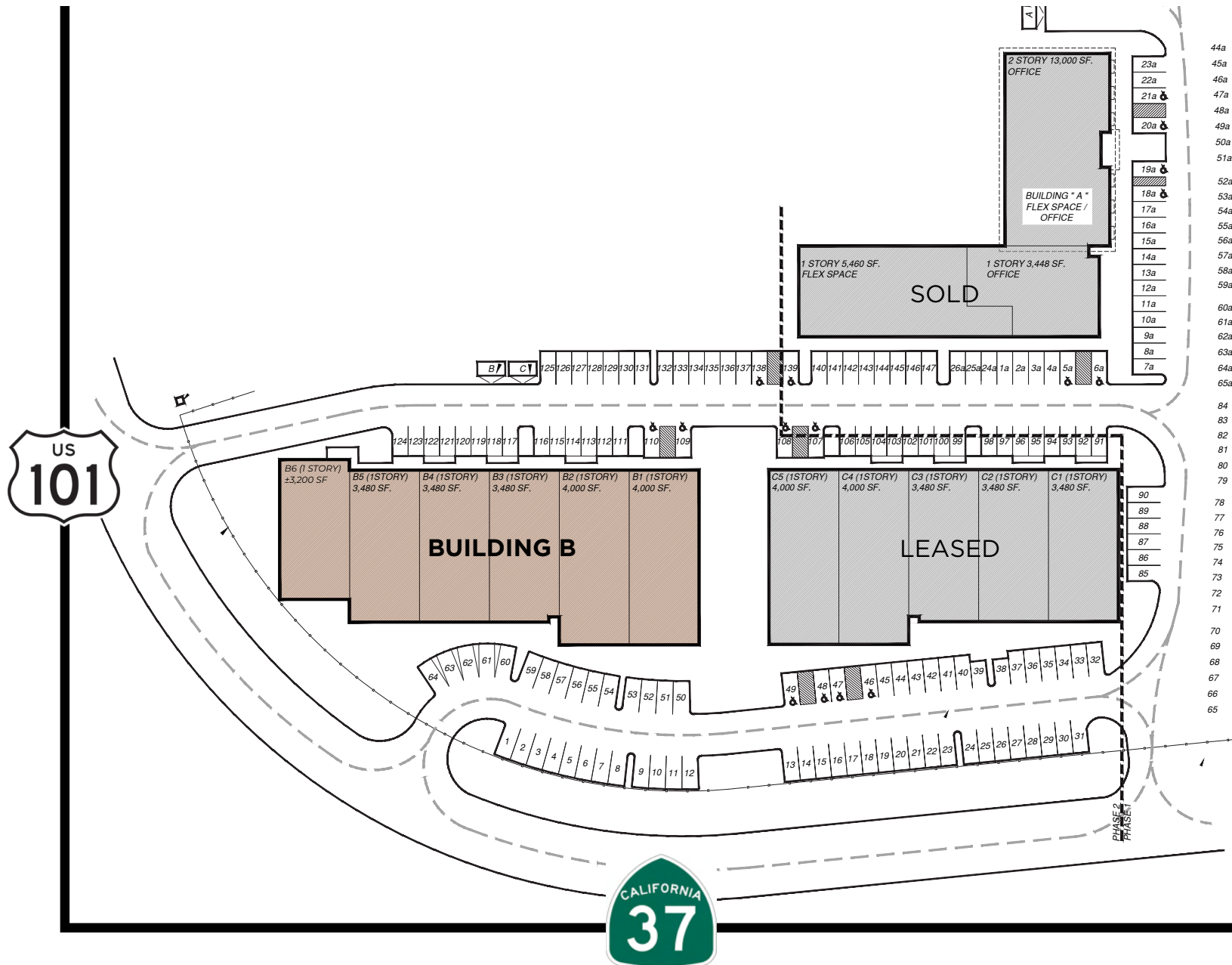
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**Brand new construction of a light industrial building divisible in size from ±3,200 SF up to the entire building. Please see floor plan for options. Available for lease/sale. Delivery date May 2024.**

- \$350 PSF Purchase
- 5400 Hanna Ranch Road | Novato, CA
- @ Highway 37 + U.S. 101
- Building B: ±21,640 SF divisible to ±3,200 SF
- Freeway signage available
- 1200 amp electrical service
- \$1.50 PSF NNN Lease
- 146 shared parking spaces (3.5/1000)
- ±22' clear height
- Zoned: BPO - light industrial uses permitted
- 6 grade level doors
- Easy access to Highway 37 + U.S. 101

±21,640 RSF

# Site Plan



±21,640 RSF

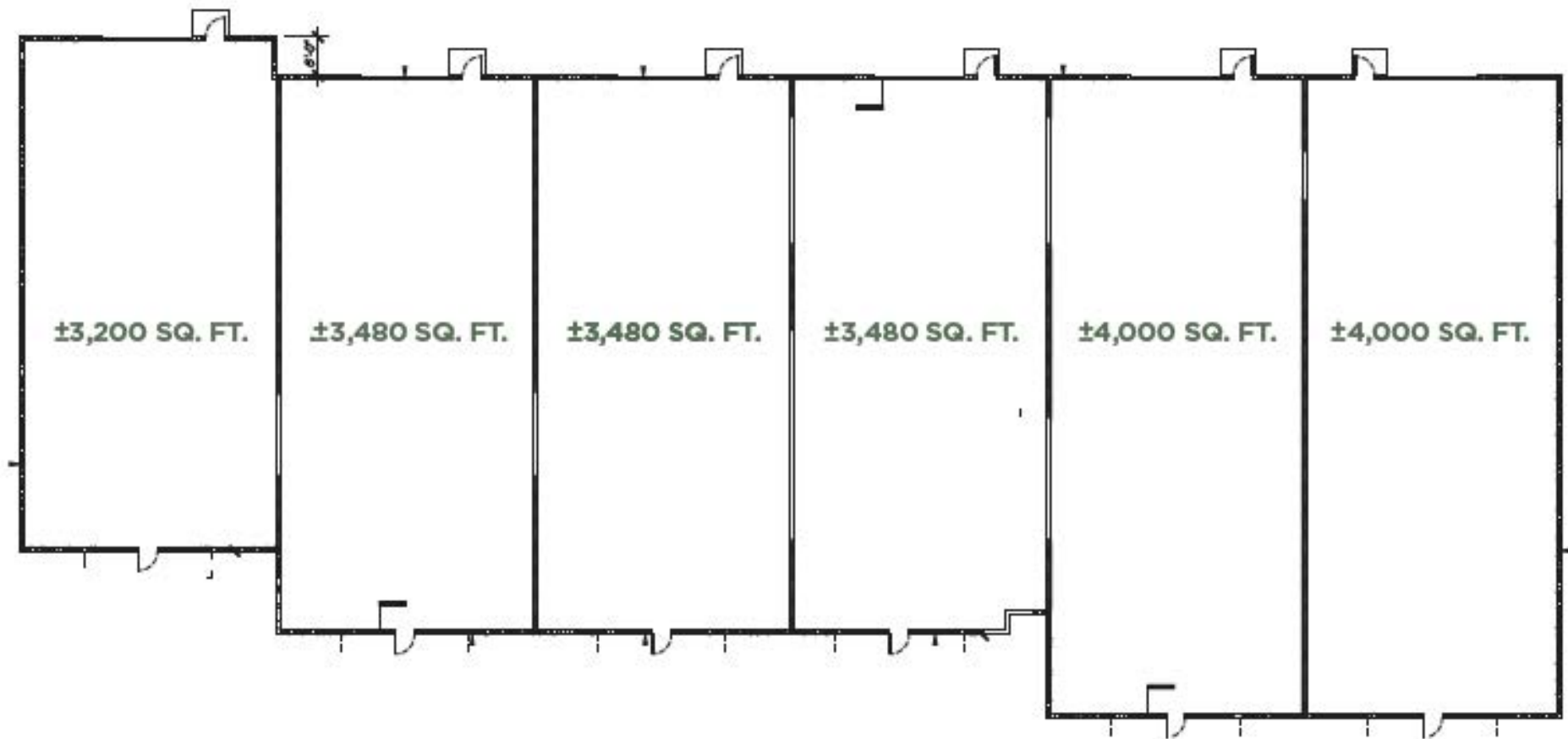
# BUILDING B

## FOR LEASE/SALE

### AVAILABILITIES:

- Up to ±21,640 RSF
- Sale Price: ~~\$400 PSF~~  
**\$350 PSF**
- Lease Rate: ~~\$1.75 PSF NNN~~  
**\$1.50 PSF NNN**
- Delivery: Now

Roll Up Truck Doors



Glass Storefronts



# BUILDING B



≈ 28 mi  
OAKLAND



± 21,640 RSF

# AERIAL VIEW







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