# 5400 HANNA RANCH RD, NOVATO PRICE REDUCTION ±21,640 SF (DIVISIBLE) FOR LEASE/SALE AVAILABLE NOW

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## ±21,640 RSF Free Standing Industrial Building

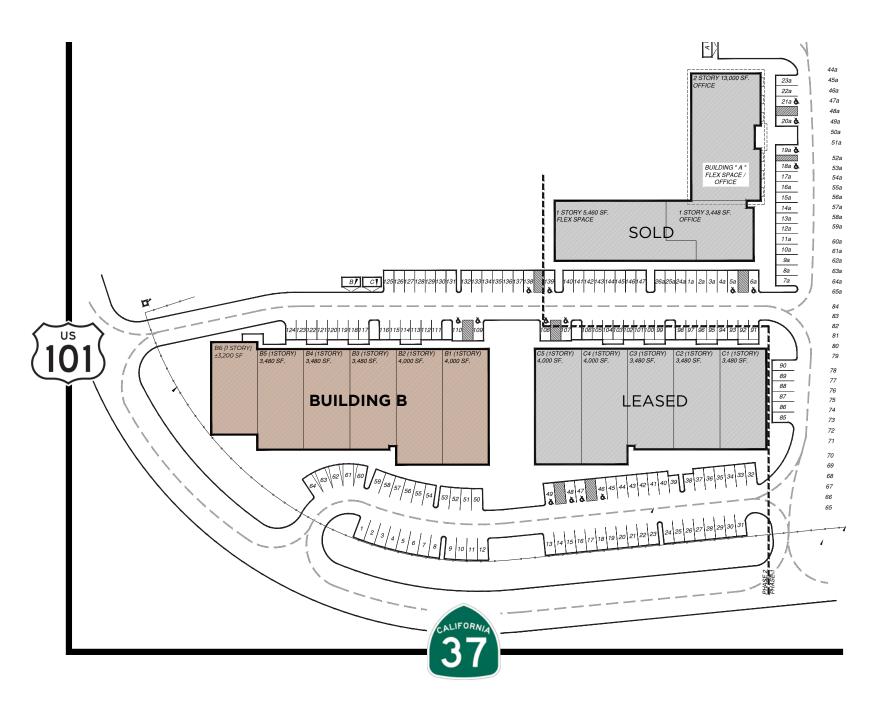
## Property Highlights

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

## Site Plan



## BUILDING B

## FOR LEASE/SALE

#### **AVAILABILITIES:**

• Up to ±21,640 RSF

• Sale Price: \$400 PSF

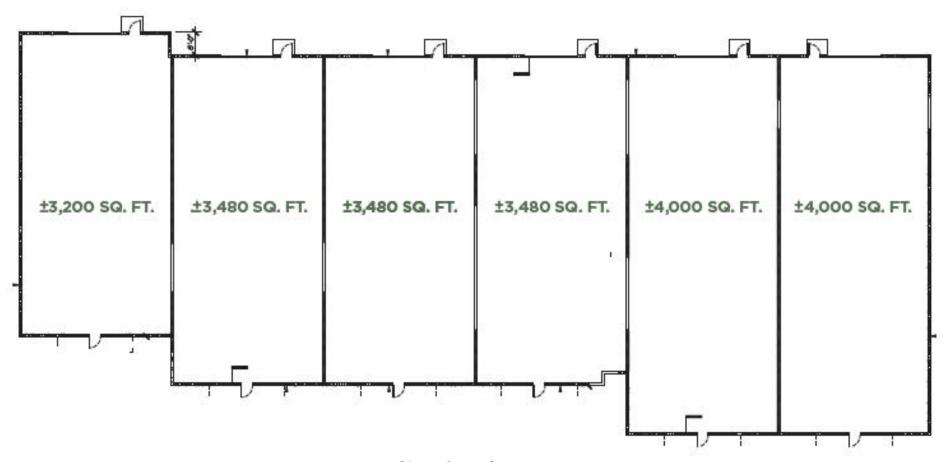
• Lease Rate: \$1.75 PSF NNN

• Delivery: Now

\$350 PSF

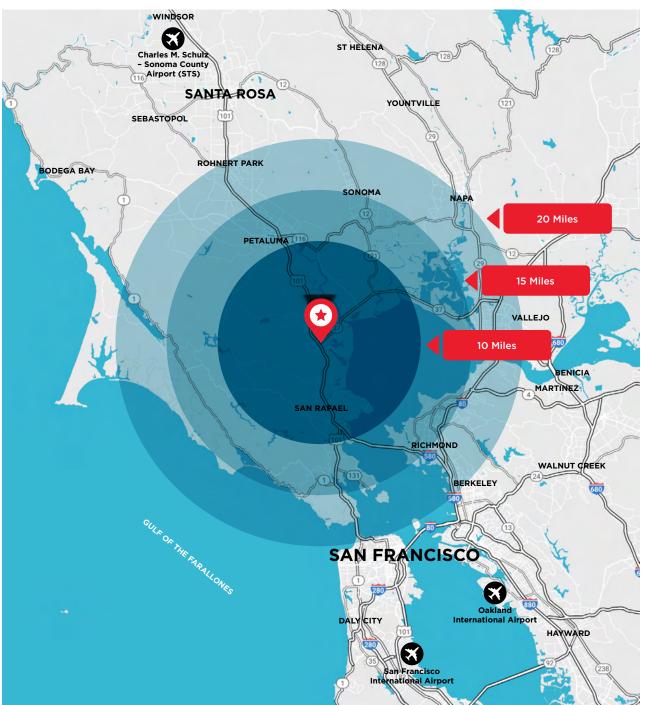
\$1.50 PSF NNN

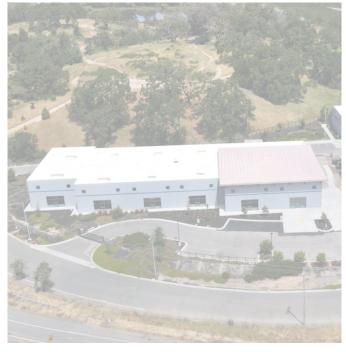
Roll Up Truck Doors



Glass Storefronts

# BUILDING B





### **DISTANCE TO...**

≈**0.5 mi** 

HIGHWAY 37

≈17 mi

SONOMA

≈26 mi

SAN FRANCISCO ≈0.9 mi

HIGHWAY 101

≈21 mi

NAPA

≈28 mi

OAKLAND

# AERIAL VIEW





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