

FOR SALE

106 GALLI DRIVE

106 Galli Drive, Novato, CA 94949



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Executive Summary

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OFFERING SUMMARY

Property Type:	Industrial
Sale Price:	\$3,300,000
Building Size:	+/- 12,236 SF
Lot Size:	+/- 0.51 Acres
Price / SF:	\$269.70
Year Built:	1977
Renovated:	2025

PROPERTY OVERVIEW

106 Galli is a ±12,236 SF, newly renovated multi-tenant industrial building situated on an approximately half-acre corner lot. The highly visible corner location offers excellent exposure and features a secure, gated yard and parking area of approximately ±10,000 SF.

The property has undergone a comprehensive renovation, including partial replacement of the roof structure, a new roof, new gutters, new roll-up doors, fresh interior and exterior paint, new windows, upgraded hardscape improvements, irrigation, lighting, paving, curbs and all new landscaping. In addition, the water main is currently being upgraded to accommodate new fire sprinklers.

The building will be delivered with two new restrooms and multiple sewer stub-outs, providing both owner-users and investors with maximum flexibility to configure and divide the space to meet their specific needs.

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Property Description

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LOCATION DESCRIPTION

Discover the prime location of 106 Galli Drive in Novato's Bel Marin Keys Industrial Park. Situated in the heart of Marin County, this area is known for its strategic proximity to major highways and transportation hubs, making it an ideal choice for Industrial/Warehouse/Distribution tenants. The property is surrounded by a variety of local amenities, including two major shopping centers and many local services within walking distance.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Newly renovated and fully remodeled industrial building
- ±12,236 SF with a versatile and flexible floor plan
- Four (4) roll-up 12'x10' doors
- Approximately 14' clear height
- Prime corner lot location with gated yard and parking
- Flexible single-tenant or multi-tenant configurations
- Delivered 100% vacant at close of escrow
- Located in a low-inventory market with strong tenant demand
- Excellent owner-user and SBA financing opportunity



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Additional Photos

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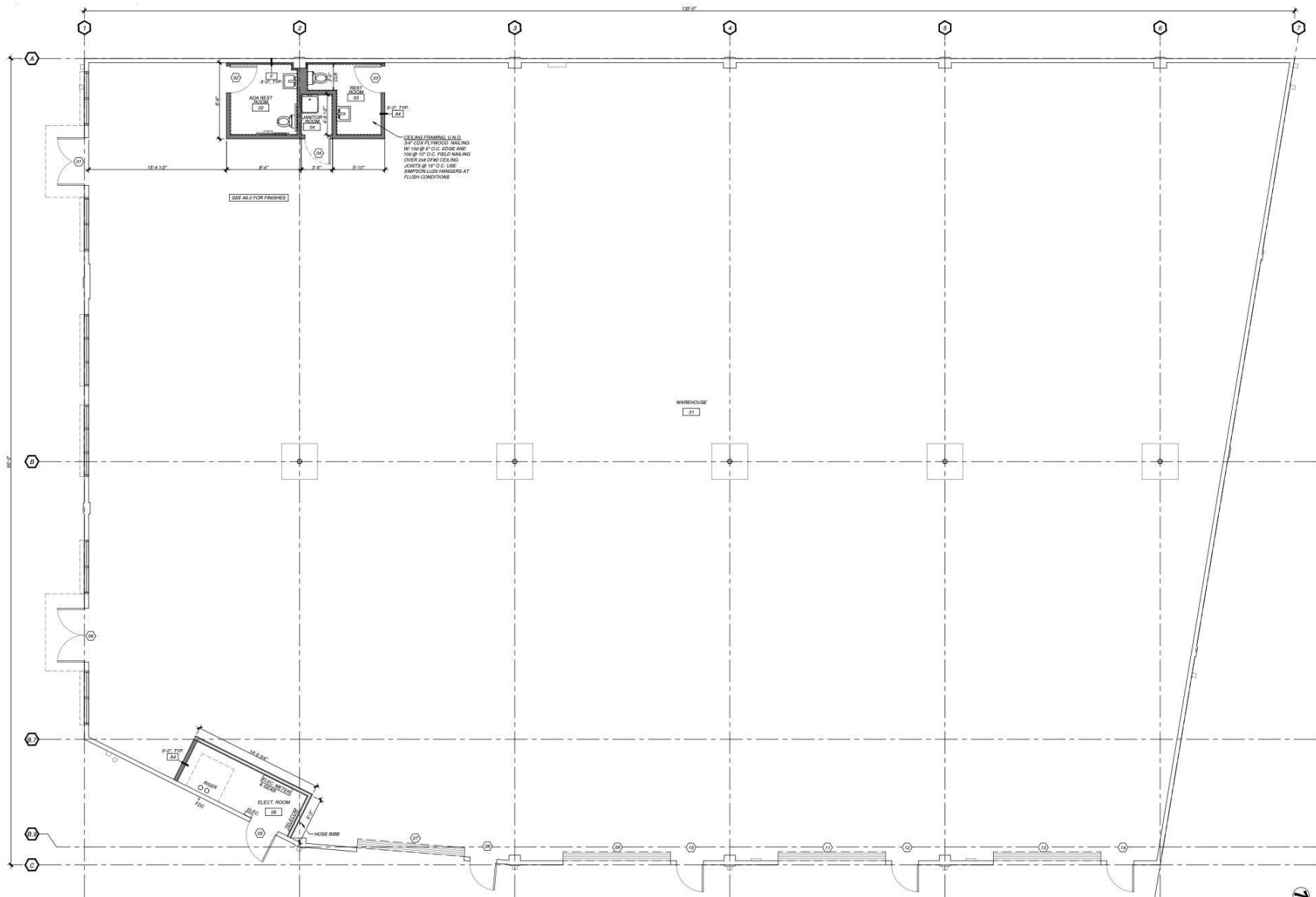


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Floor Plans

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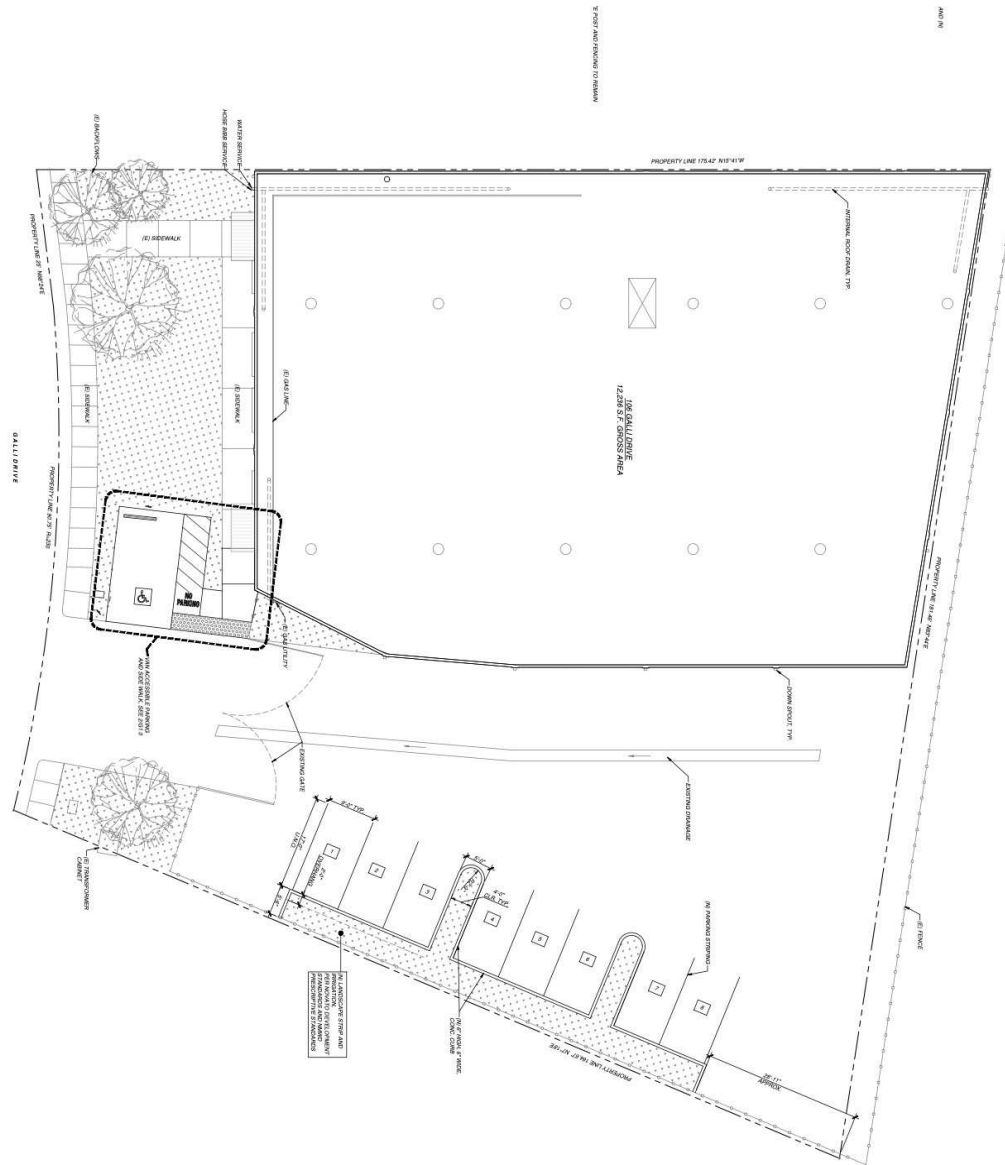


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Site Plans

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Sale Comps

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86 HAMILTON DRIVE

Novato, CA 94949

Sale Price:	\$2,450,000	Closed:	05/16/2025	Price PSF:	\$255.21
Building SF:	9,600 SF	Year Built:	1971	Lot Size:	0 SF



15 PAMARON WY

Novato, CA 94949

Sale Price:	\$3,200,000	Closed:	05/30/2025	Price PSF:	\$287.85
Building SF:	11,117 SF	Year Built:	1976	Lot Size:	



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Regional Map

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Demographics Map & Report

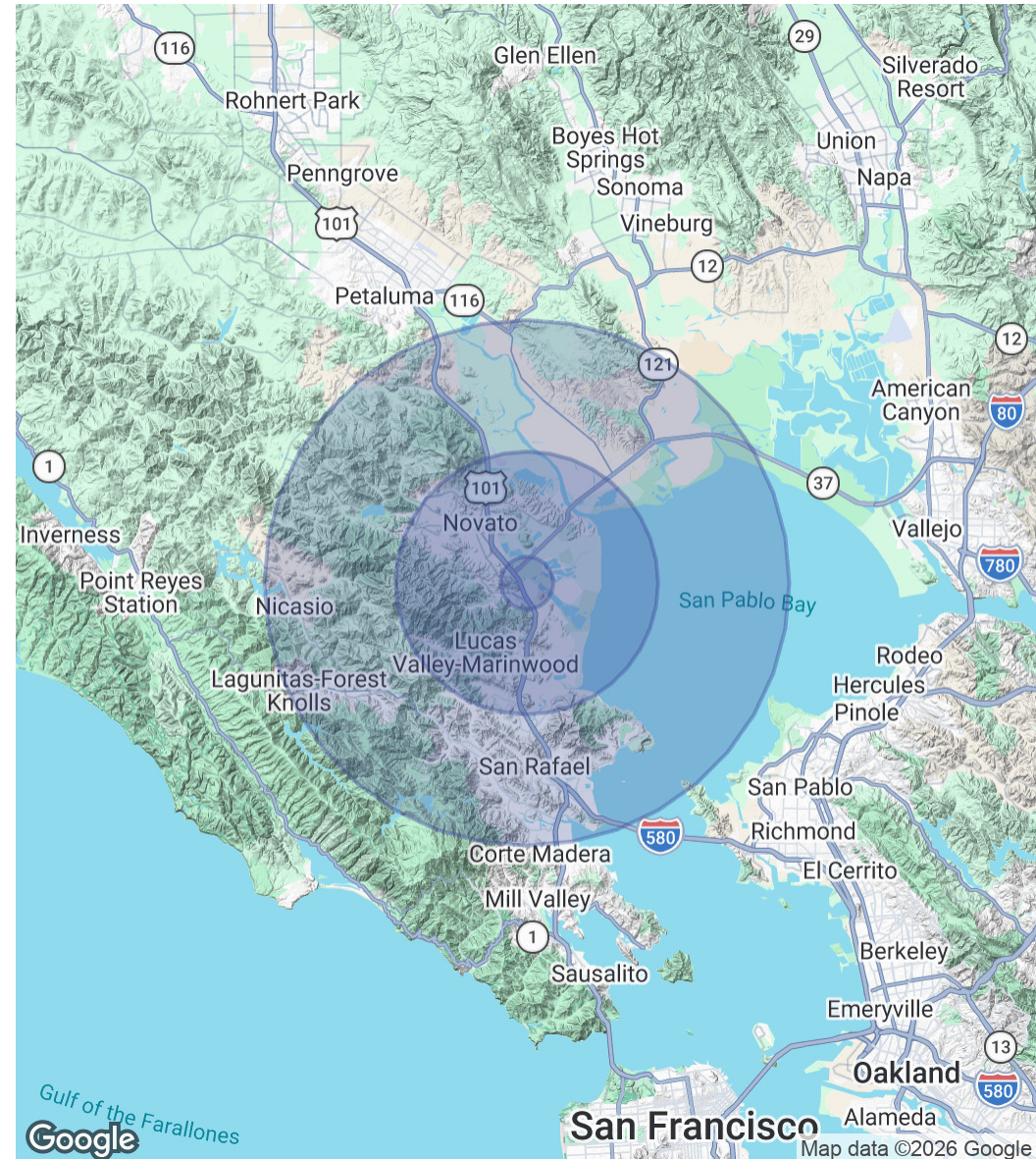
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,324	78,916	217,373
Average Age	43.4	44.0	43.2
Average Age (Male)	42.4	42.6	41.9
Average Age (Female)	44.3	45.8	44.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,761	32,323	88,296
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$111,225	\$103,460	\$116,008
Average House Value	\$509,794	\$619,785	\$813,400

2020 American Community Survey (ACS)



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