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

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±21,640 RSF Free Standing Industrial Building

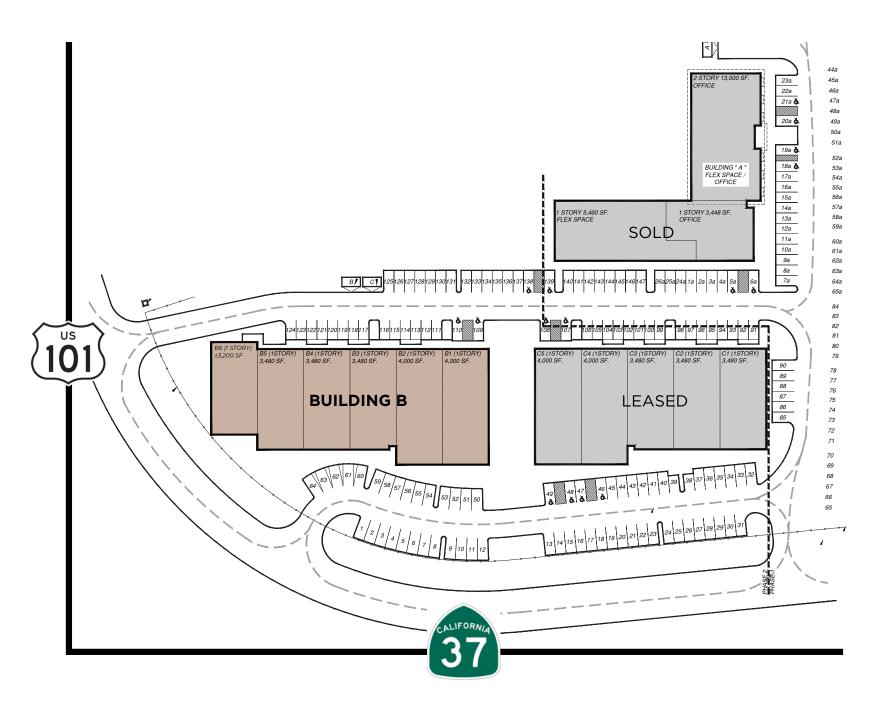
Property Highlights

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.

- 5400 Hanna Ranch Road | Novato, CA
- @ Highway 37 + U.S. 101
- Property: free standing light industrial building
- Building B: ±21,640 SF divisible to ±3,200 SF
- Freeway signage available
- 1200 amp electrical service

- 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



±21,640 RSF

BUILDING B

FOR LEASE/SALE

AVAILABILITIES:

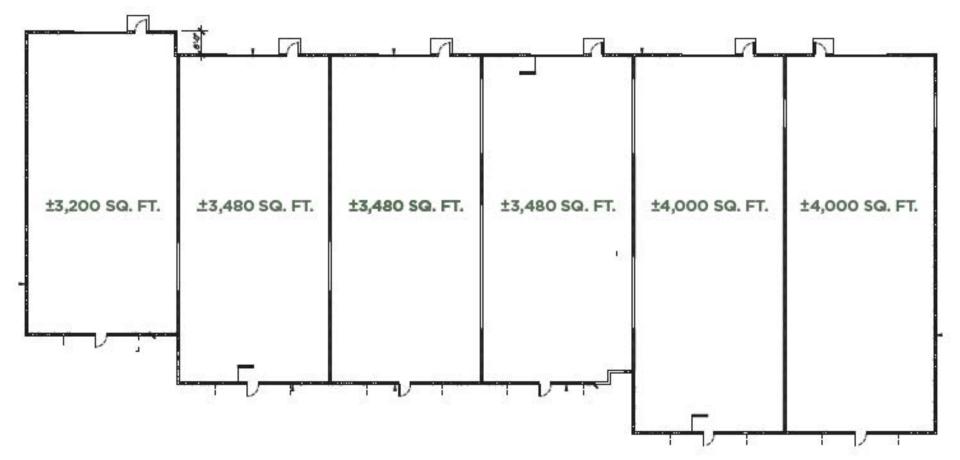
• Up to ±21,640 RSF

Sale Price: \$400 PSF

• Lease Rate: \$1.75 PSF NNN

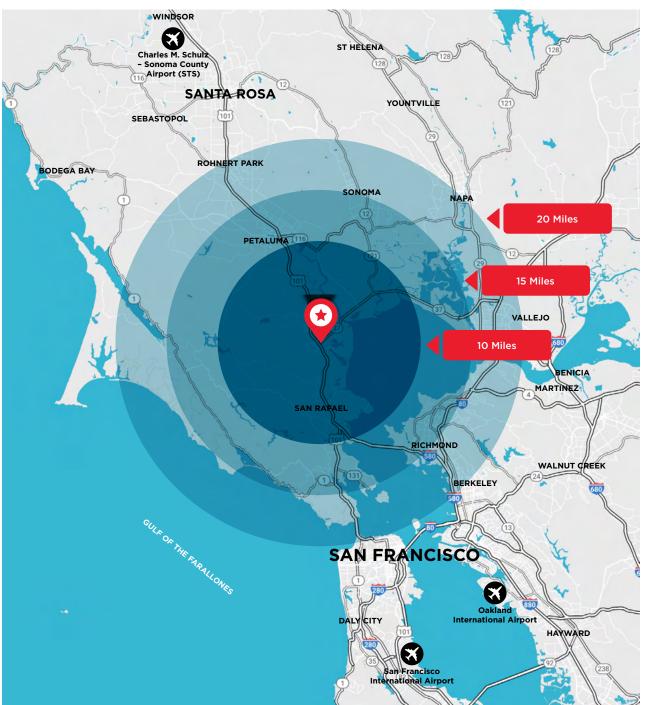
• Delivery: May 2024

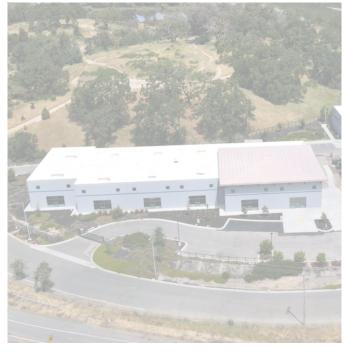
Roll Up Truck Doors



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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