

# 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

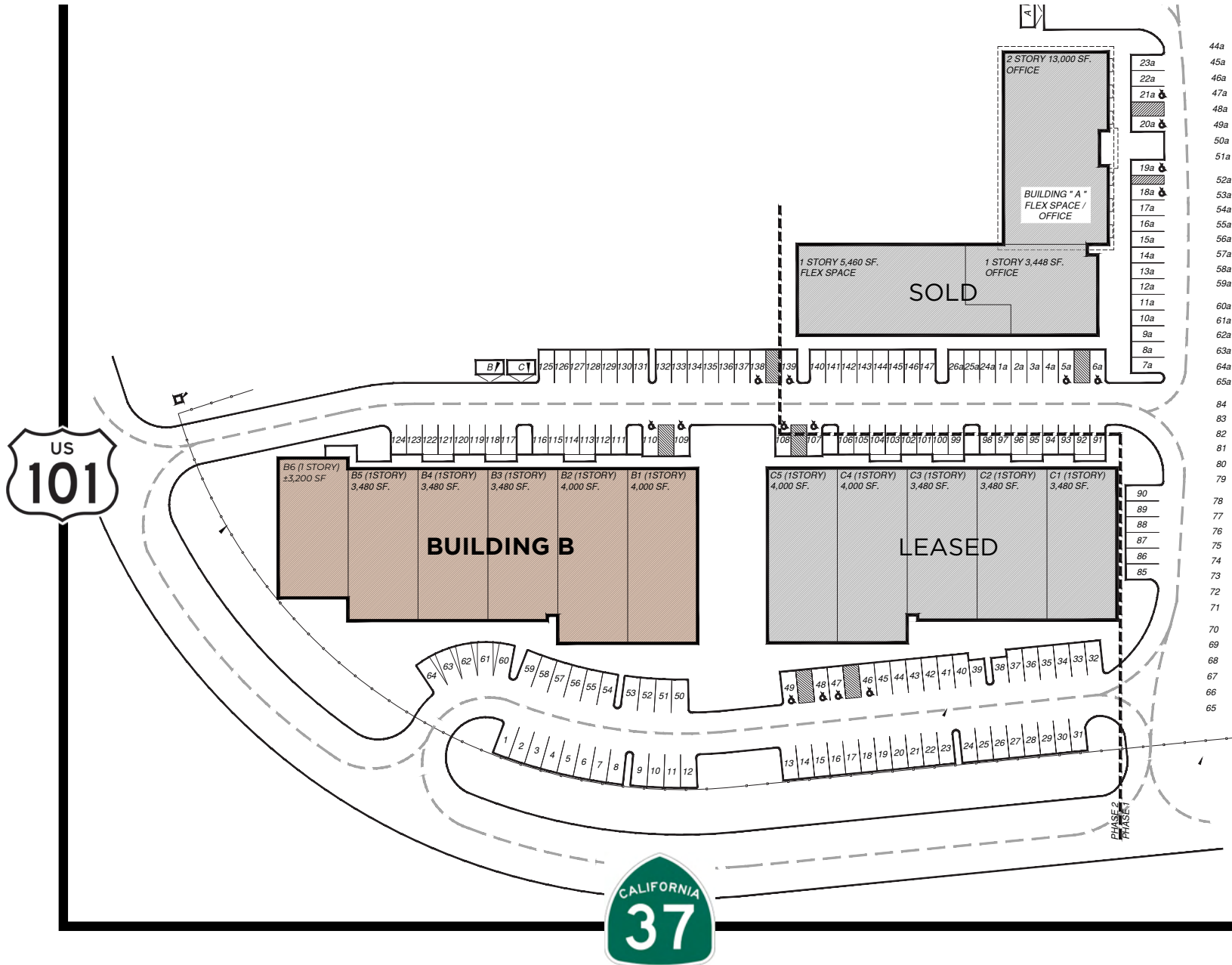
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**Brand new construction of a light industrial building divisible in size from ±3,200 SF up to the entire building. Please see floor plan for options. Available for lease/sale. Delivery date May 2024.**

- 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

±21,640 RSF

# Site Plan



±21,640 RSF

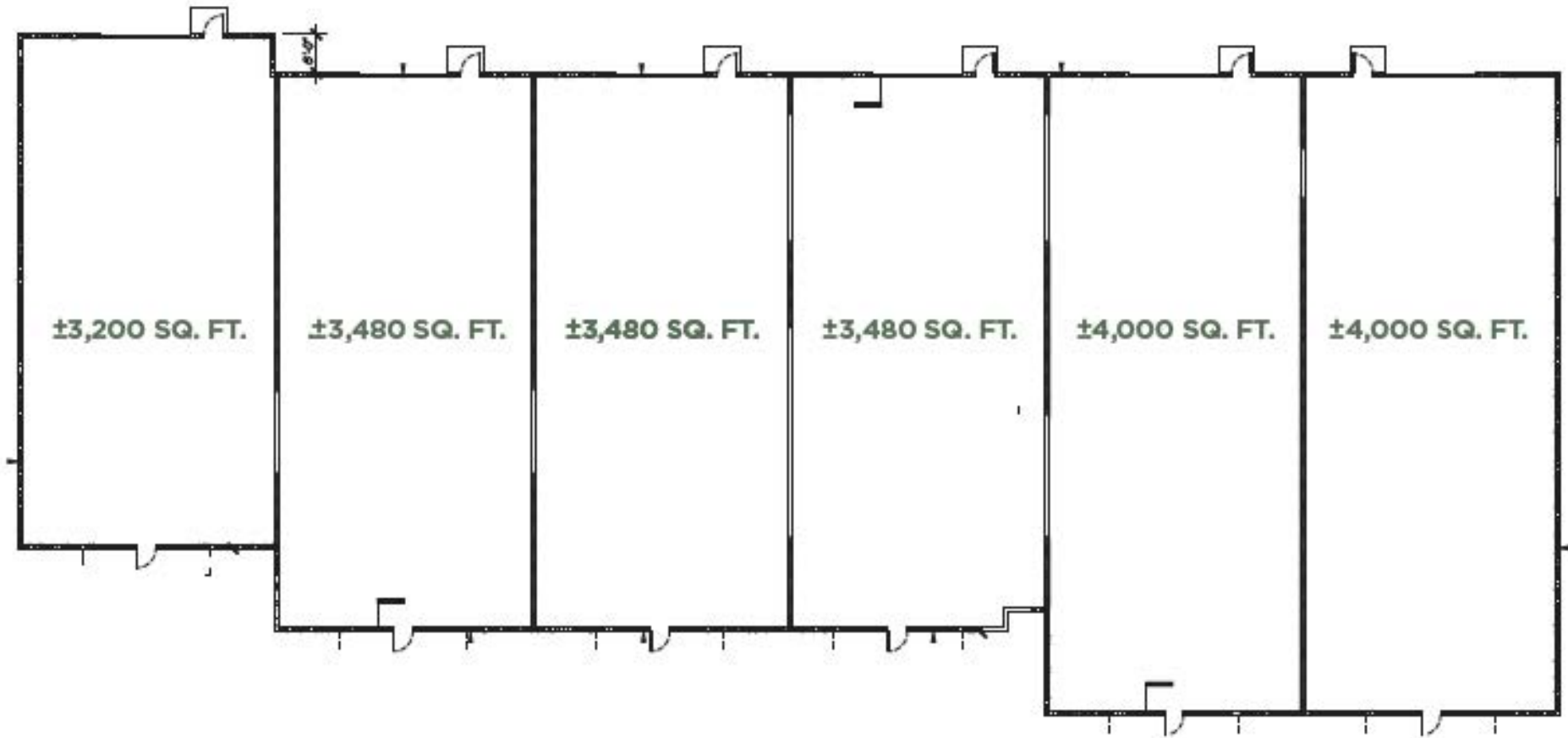
# BUILDING B

## FOR LEASE/SALE

### AVAILABILITIES:

- Up to ±21,640 RSF
- Sale Price: \$400 PSF
- Lease Rate: \$1.75 PSF NNN
- Delivery: May 2024

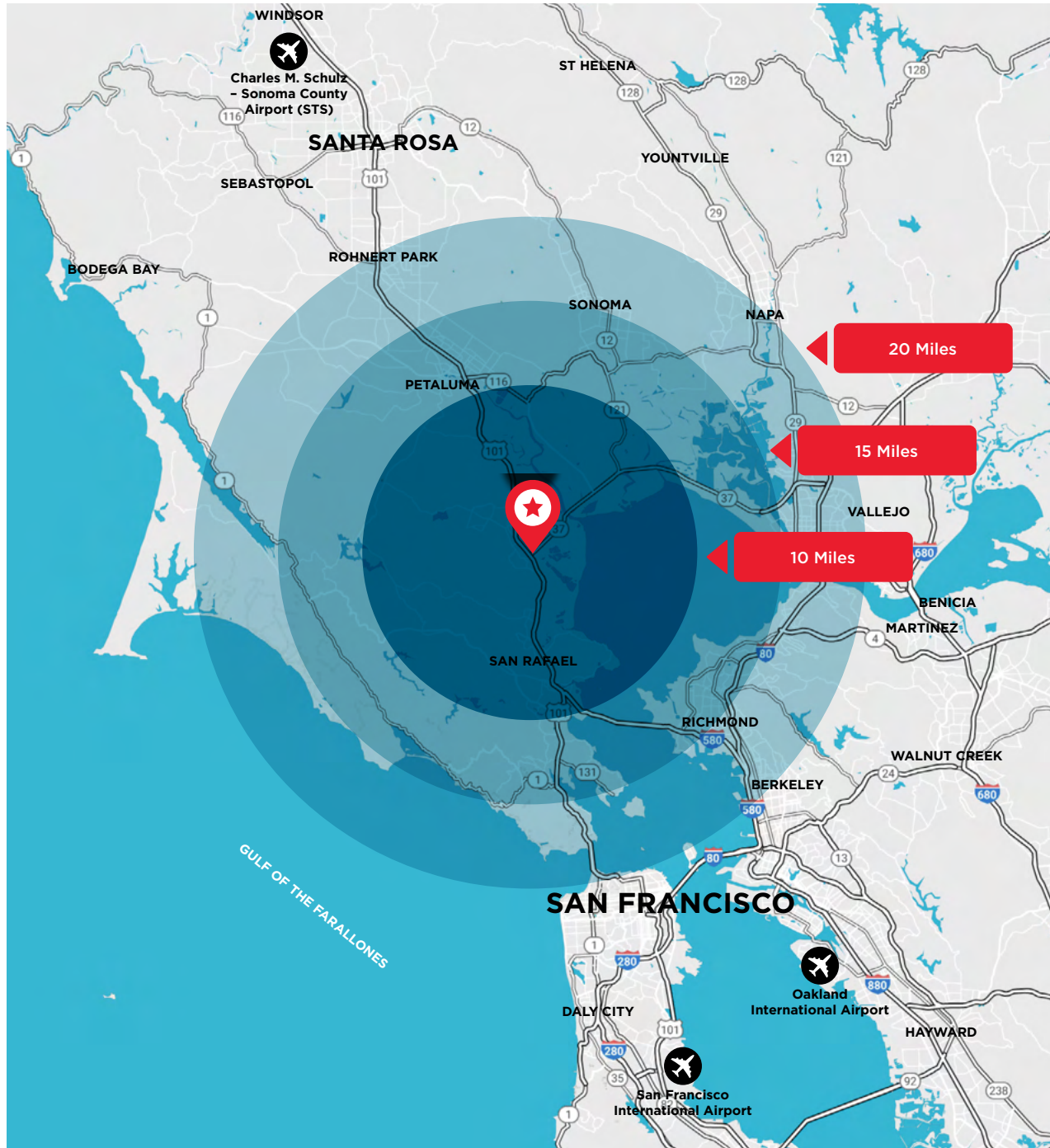
Roll Up Truck Doors



Glass Storefronts

±21,640 RSF

# BUILDING B



## DISTANCE TO...

≈0.5 mi  
HIGHWAY  
37

≈0.9 mi  
HIGHWAY  
101

≈17 mi  
SONOMA

≈21 mi  
NAPA

≈26 mi  
SAN  
FRANCISCO

≈28 mi  
OAKLAND

± 21,640 RSF

# AERIAL VIEW



OLD NAVY	Marshalls	RED BULL	MOD PIZZA	MATTRESS FIRM
See's CANDIES	DSW	PIZZA HUT	Target	LOFT
petco	Panera BREAD	BevMo!	benefit	ROSS DRESS FOR LESS
SEPHORA	NORDSTROM rack	GAP	Sourdough & Co	Starbucks



BUILDING B

BUILDING A

BUILDING C





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