



NEWMARK | *BILLA LANDING*



Building K – Available Now

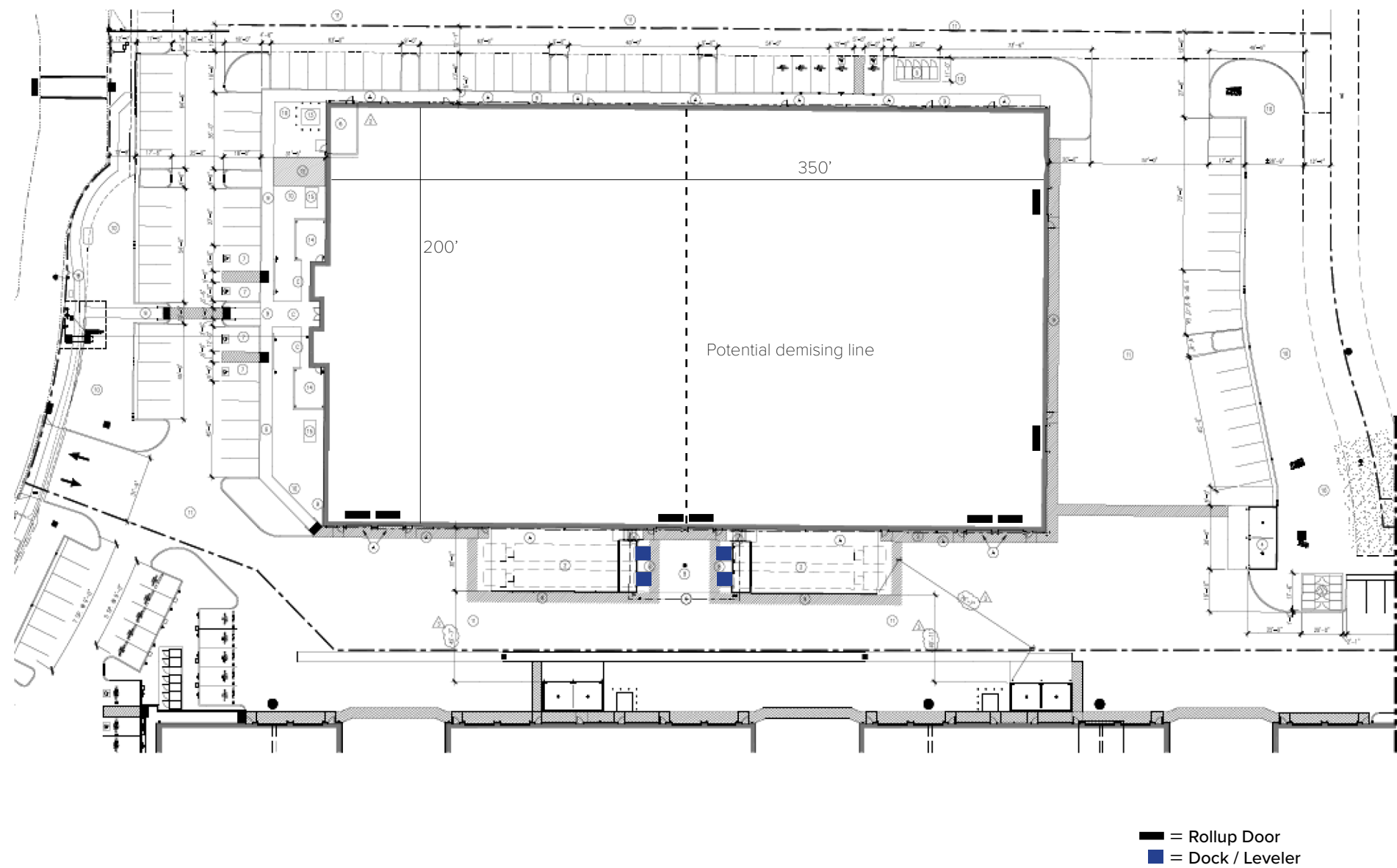
- ±35,179 – 70,358 SF (Divisible)
- Lease: \$1.15 NNN
- Sale: \$19,000,000 (\$270/SF)
- ±4.15 Gross Acre Lot
- Zoning: MP-Industrial Park District
- APN: 059-370-038
- Clear Height: ±24-34'
- Column Spacing: ±24-25'
- Docks: 2 Doors w/ 4 Side-Load Bays
- Levelers: 6' x 6' Rite-Hite Mechanical
- Grade Level Doors: 6 Sectionals
- Concrete Slab: ±6" on Grade (±4,000 psi)
- Roof: Butler / Kingspan (3 / 25 Year Warranty)
- Power: ±150KVA 277/480 Upgradable to ±1,600KVA Based on Tenant Needs
- Sewer Line: 6" (4 Lines in Slab)
- Water Line: 3" (2" for Private; 1" for Irrigation)
- NFPA 13 Sprinkler System
- 111 LED Lights (100% of Building)
- ±96 Parking Stalls
- 5 EV Charger Infrastructure

Building L/M – Build-to-Suit

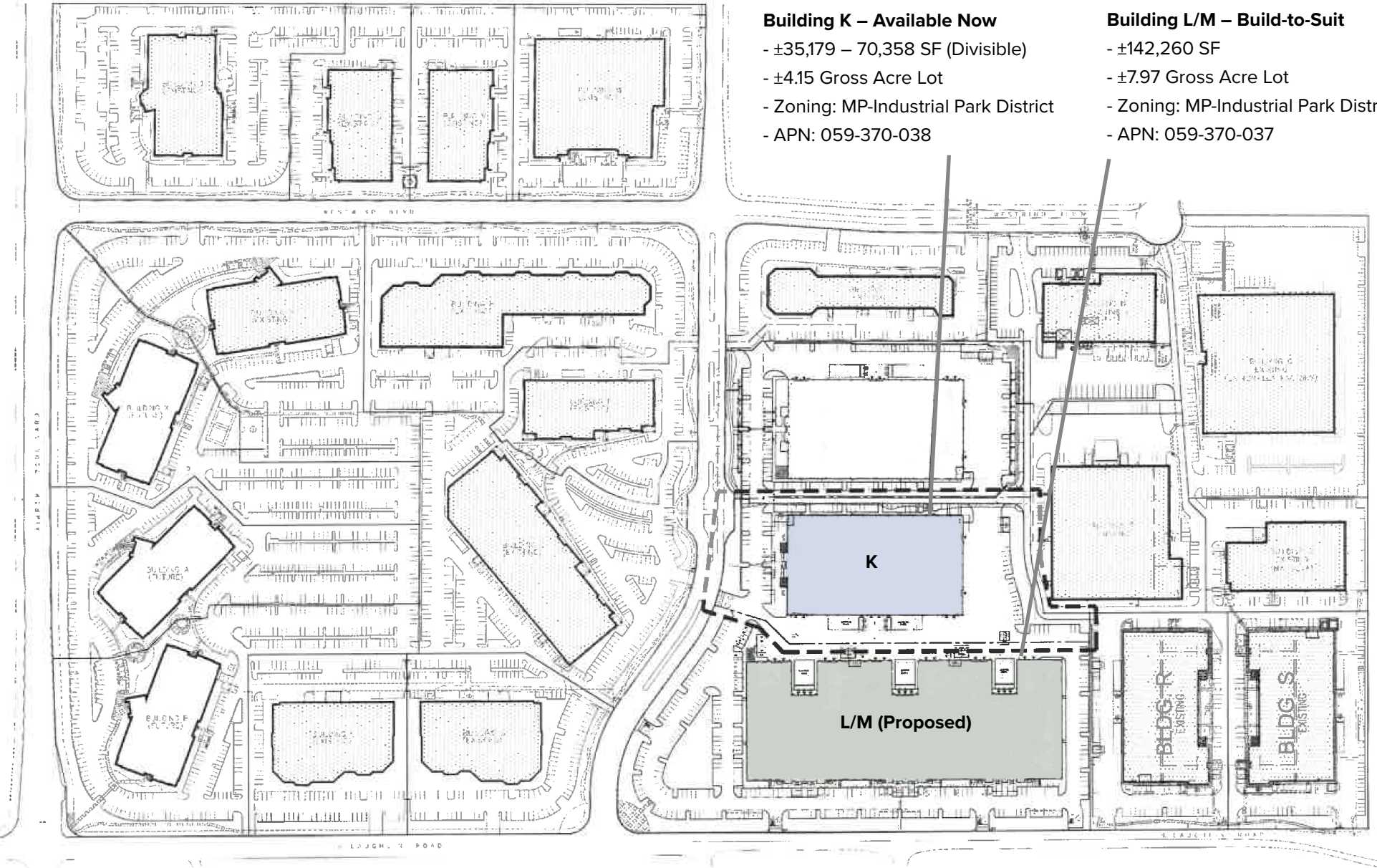
- ±142,260 SF
- ±7.97 Gross Acre Lot
- Zoning: MP-Industrial Park District
- APN: 059-370-037



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1101 Fifth Avenue, Suite 370, San Rafael, CA 94901 415-526-7676

nmrk.com

Haden Ongaro
415-526-7649
haden.ongaro@nmrk.com
CA RE LIC #00916960

Tom Poser
415-526-7651
tom.poser@nmrk.com
CA RE LIC #01475459

Joe McCallum
415-526-7672
joe.mccallum@nmrk.com
CA RE LIC #02048815



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