



Keegan & Coppin
COMPANY, INC.

FOR SALE

86 HAMILTON DRIVE
NOVATO, CA

Bel Marin Keys
Light Industrial Building



REPRESENTED BY:

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
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LIGHT INDUSTRIAL BUILDING FOR SALE



86 HAMILTON DRIVE
NOVATO, CA

LIGHT INDUSTRIAL
BUILDING

PROPERTY INFORMATION

HIGHLIGHTS

- Fully Sprinklered
- Recently Remodeled
- Eight Grade Level Roll-Ups
- Gated and Secure Yard
- Existing Rental Income
- Divisible
- Well Maintained
- Excellent Location

DESCRIPTION

Extremely well maintained light industrial building in Novato's Hamilton Business Park within the Bel Marin Keys neighborhood. A long term tenant occupies 4,478 sq. ft. with a lease through November 30, 2026. They have an option for three additional years. This leaves 4,969 square feet with four roll-up doors to be delivered vacant at Closing making this an ideal opportunity for an owner user who would like to utilize just over 50% of the square footage for their business or personal storage use. A fenced and secure yard enhances this efficient and functional property.

SALE TERMS

APNs

157-331-19
157-331-20

Sale Price

\$2,750,000

Size

9,447+/- sq ft

Zoning

PD

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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DESCRIPTION OF AREA

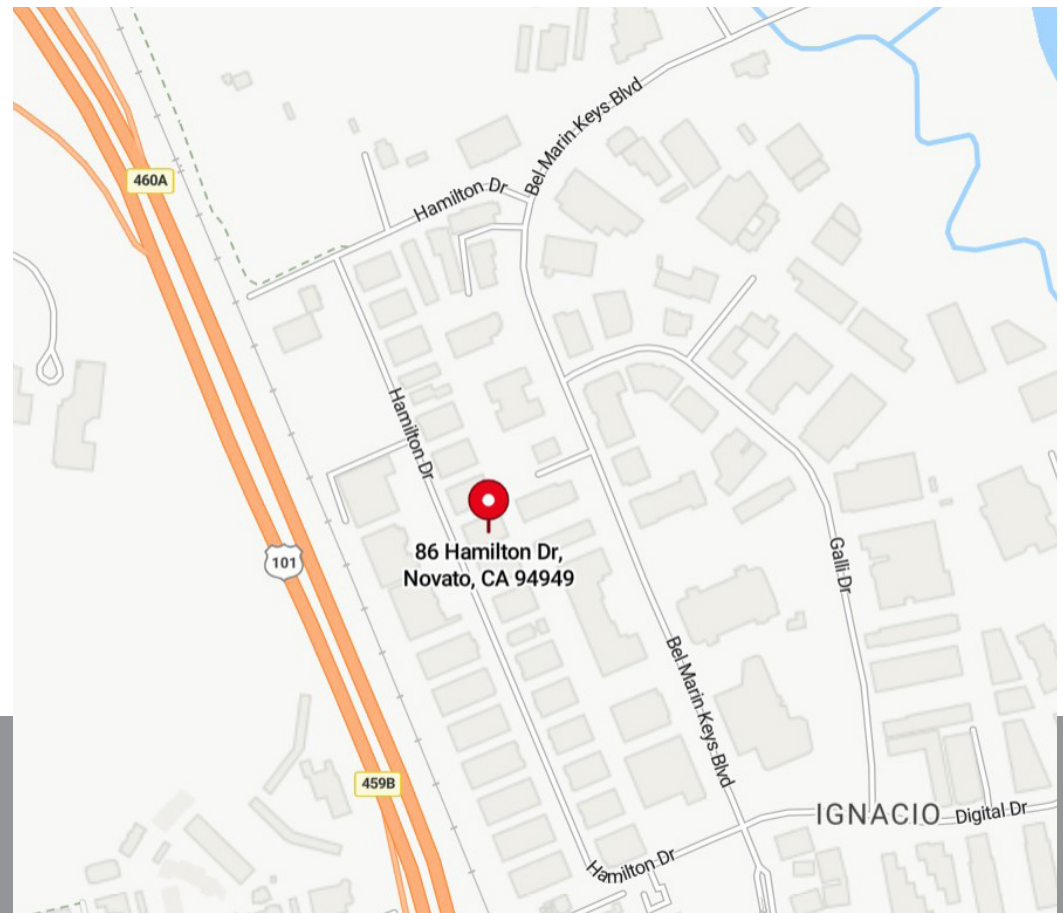
The Hamilton Business Park in Bel Marin Keys allows for many industrial and automotive uses including body shops, repair/restoration, storage, fabrication, and cabinet shops. Novato's best industrial location with immediate access to highways 101 and 37 and within immediate proximity to many shops, restaurants, hotels, and other amenities.

NEARBY AMENITIES

- Hamilton Marketplace (Safeway)
- SMART Train
- Pacheco Plaza (Nugget Market)
- Vintage Oaks Shopping Center (Costco)
- Courtyard by Marriott
- Sonoma Raceway (9 miles)

TRANSPORTATION ACCESS

- Highway 101 (0.7 miles)
- Highway 37 (1.3 miles)
- SMART Train (1.8 miles)
- Golden Gate/Marin Transit (0.6 miles)



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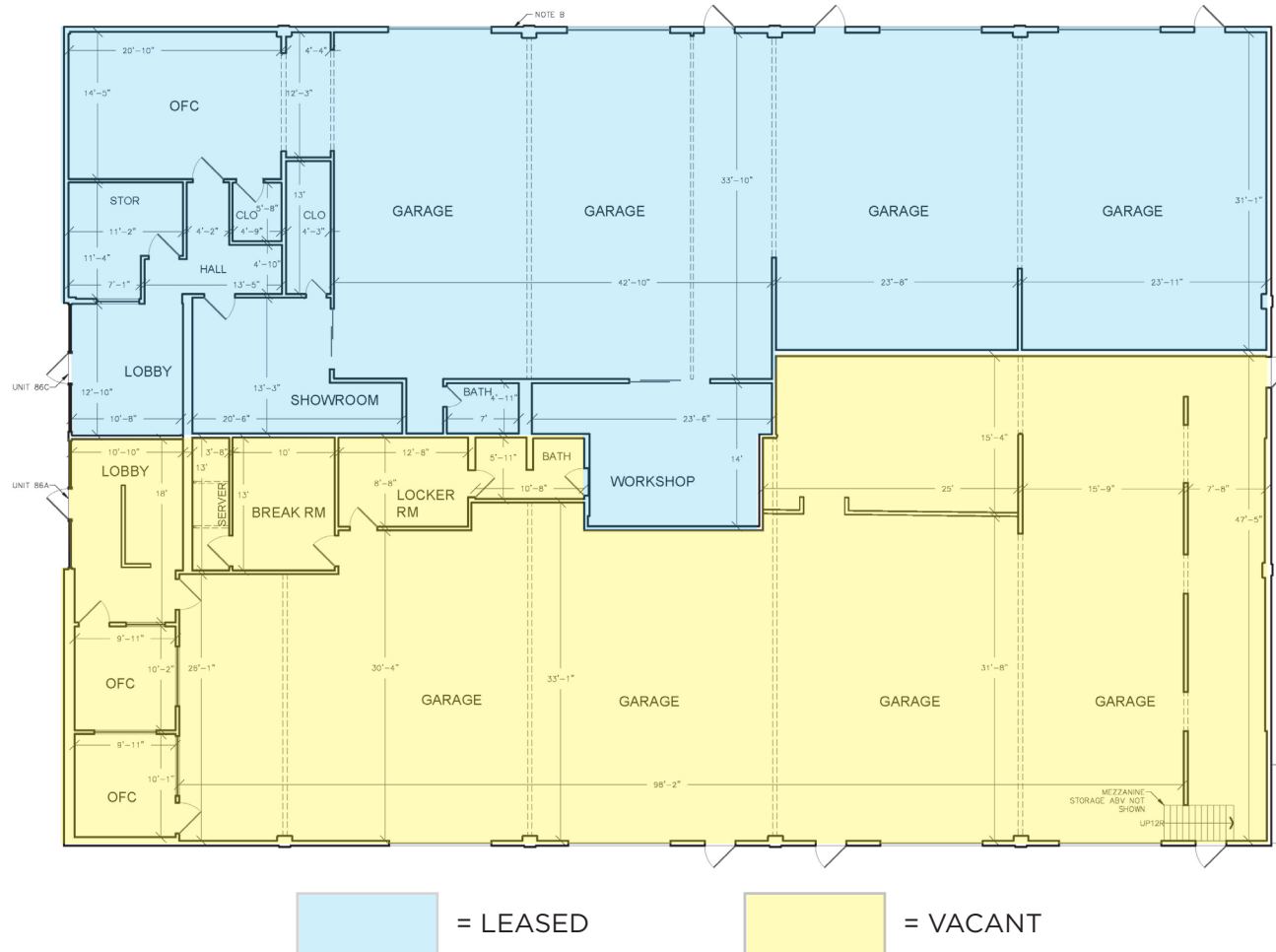
FLOOR PLAN



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PHOTOS



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