

**FOR LEASE**

# 22 COMMERCIAL BLVD

22 Commercial Boulevard, Novato, CA 94949



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Property Summary

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## PROPERTY DESCRIPTION

Suite I-J consisting of approximately 1465 square feet of warehouse space with 810 square feet of office space.

The warehouse features clear span space (no columns) with 12'± ceilings, a single grade-level roll-up door and a shop restroom. The spartan office has natural light, mostly open space and an office restroom.

## PROPERTY HIGHLIGHTS

- Convenient access to Highway 101
- Flexible lease duration 1-3 years
- Ample parking and loading facilities
- High ceilings and natural light
- Secure and well-maintained premises
- Heavy power and excellent utility infrastructure

## LOCATION DESCRIPTION

Located in the Bel Marin Keys Business Park in the city of Novato, CA, the area surrounding the property boasts a thriving business community and a range of amenities catered to Industrial/Manufacturing tenants. With convenient access to Highway 101 and close proximity to major transportation hubs, the location provides seamless connectivity for logistics and distribution operations. Nearby, tenants can find the Hamilton Marketplace, a retail and dining destination perfect for grabbing a quick bite or shopping for business essentials.

## OFFERING SUMMARY

Lease Rate:	\$1.65 SF/month (MG)
Available SF:	±2,275 SF
Building Size:	±13,190 SF
Property Type:	Industrial

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Floor Plans

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