



MARIN INDUSTRIAL PORTFOLIO

Marin Industrial Portfolio

14 industrial and flex properties in Marin County, California

OFFERING PRICE

\$40,857,500

\$250 per building SF

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Marin Industrial Portfolio investment opportunity

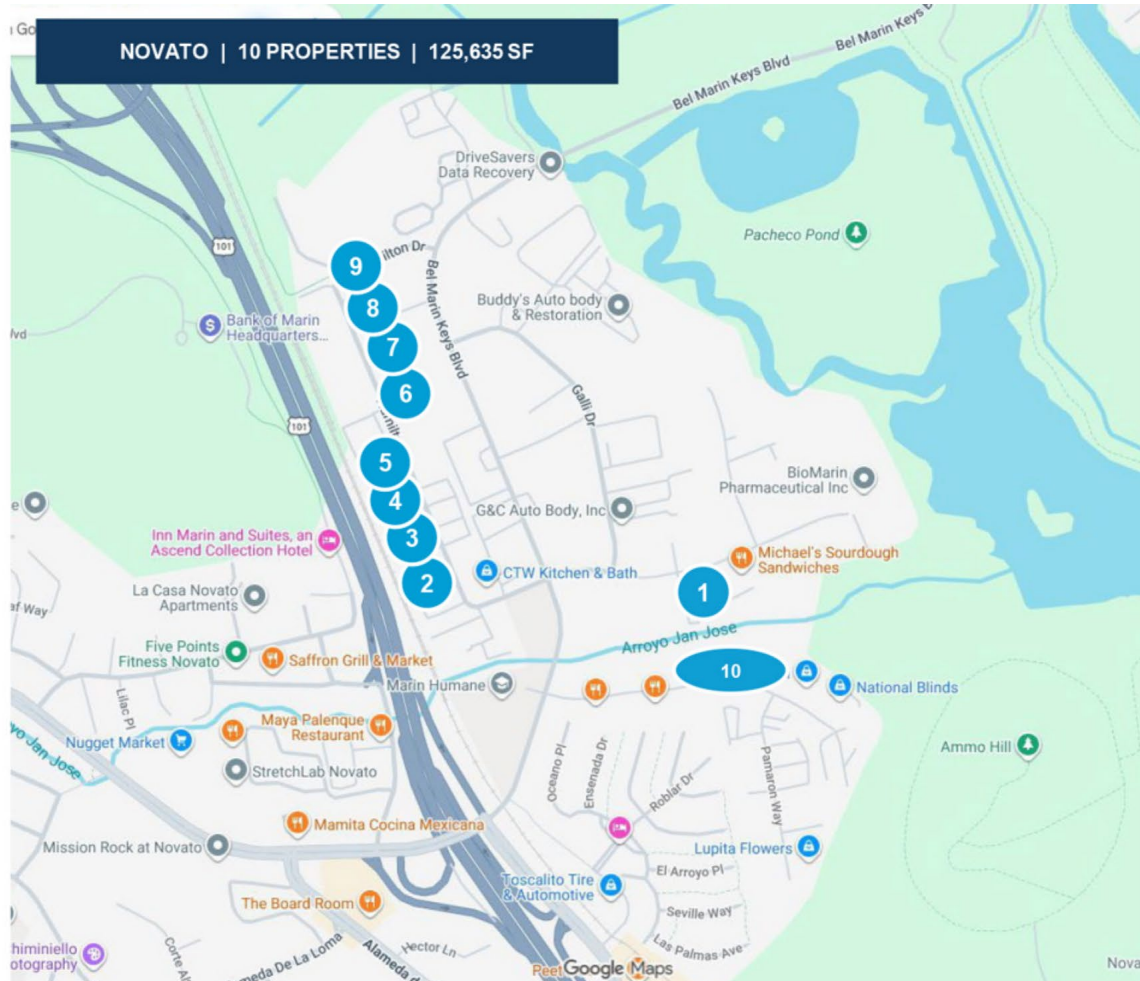
The Marin Industrial Portfolio provides immediate scale in one of the Bay Area's most supply-constrained commercial markets. Fourteen separately parceled properties combine a concentrated Novato operating platform with four central San Rafael assets. The result is an established industrial and flex portfolio that would be exceptionally difficult to assemble one building at a time.

14 PROPERTIES	163,430 BUILDING SF	10 NOVATO ASSETS	4 SAN RAFAEL ASSETS	14 SEPARATE PARCELS
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Marin County scarcity Industrial land is limited by geography, established neighborhoods and a demanding entitlement environment. Functional infill buildings near Highway 101 remain difficult to replace, reinforcing the long-term relevance of existing product.	Concentrated Novato platform Ten properties totaling 125,635 square feet are located in Novato. Eight Hamilton Drive buildings create an unusually concentrated footprint within the Hamilton and Bel Marin Keys employment area, complemented by 22 Digital Drive and 25 Commercial Boulevard.
San Rafael infill exposure Four San Rafael properties extend the offering into the Northgate and Canal industrial districts, serving businesses that value central Marin access, proximity to customers and a limited set of comparable operating locations.	Broad functional demand Small-bay industrial and flex buildings support local service, trade, distribution, light-industrial and business users. That functional range broadens the potential occupant base and reduces reliance on a single use category.
Regional connectivity The portfolio's three clusters are positioned near U.S. 101, connecting occupants to San Francisco, the East Bay, Sonoma County and the broader North Bay while remaining embedded in Marin's established employment base.	Ownership flexibility Fourteen separate parcels provide flexibility to operate the portfolio as a whole, organize assets by submarket, or evaluate future property-level strategies subject to market conditions, leases and applicable approvals.

A rare opportunity to acquire meaningful industrial scale, operating concentration and long-term real estate optionality within Marin County.

Marin Industrial Portfolio



1 22 Digital 2-9 Hamilton: 41, 49, 57, 65, 92, 102, 110, 130 10 25 Commercial 11 35 Mark 12 40 Mark 13 58-68 Paul 14 50 Lisbon



Property

Property	City	APN	Building SF	Year	Occupancy
1. 22 Digital Drive	Novato	157-421-06	17,927	1978	89.4%
2. 41 Hamilton Drive	Novato	157-342-37	14,112	1973	100.0%
3. 49 Hamilton Drive	Novato	157-342-36	14,112	1973	100.0%
4. 57 Hamilton Drive	Novato	157-342-35	14,112	1973	100.0%
5. 65 Hamilton Drive	Novato	157-342-34	14,112	1973	100.0%
6. 92 Hamilton Drive	Novato	157-331-29	9,440	1973	100.0%
7. 102 Hamilton Drive	Novato	157-331-28	9,440	1973	80.7%
8. 110 Hamilton Drive	Novato	157-331-27	9,440	1973	100.0%
9. 130 Hamilton Drive	Novato	157-331-26	9,440	1973	80.7%
10. 25 Commercial Boulevard	Novato	157-431-20	13,500	1975	100.0%
11. 35 Mark Drive	San Rafael	155-161-12	7,832	1970	82.4%
12. 40 Mark Drive	San Rafael	155-151-03	7,477	1969	100.0%
13. 58-68 Paul Drive	San Rafael	155-151-40	15,516	1969	92.1%
14. 50 Lisbon Street	San Rafael	008-105-02	6,970	1973	100.0%
PORTFOLIO TOTAL			163,430		95.0%

Occupancy reflects leased building area as of September 1, 2026. Building area follows the owner property schedule.



Novato

1. 22 Digital Drive

Novato, California | APN 157-421-06



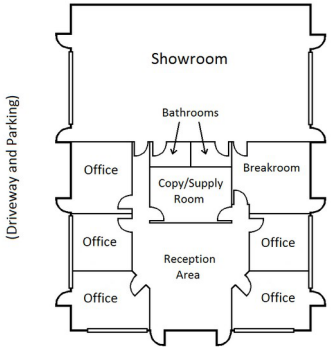
17,927	1978	0.90	89.4%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

Building plan shown for reference; verify dimensions and configuration independently.

BUILDING PLAN SUITE ONE OFFICES

22 Digital Drive, Suite One

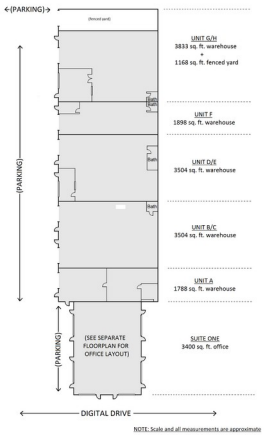
Office space with showroom: approx. 3400 sq. ft.



(Streetfront entrance on Digital Drive)

ENTIRE BUILDING

22 DIGITAL DRIVE, NOVATO, CA



NOTE: Scale and all measurements are approximate



Novato

2. 41 Hamilton Drive

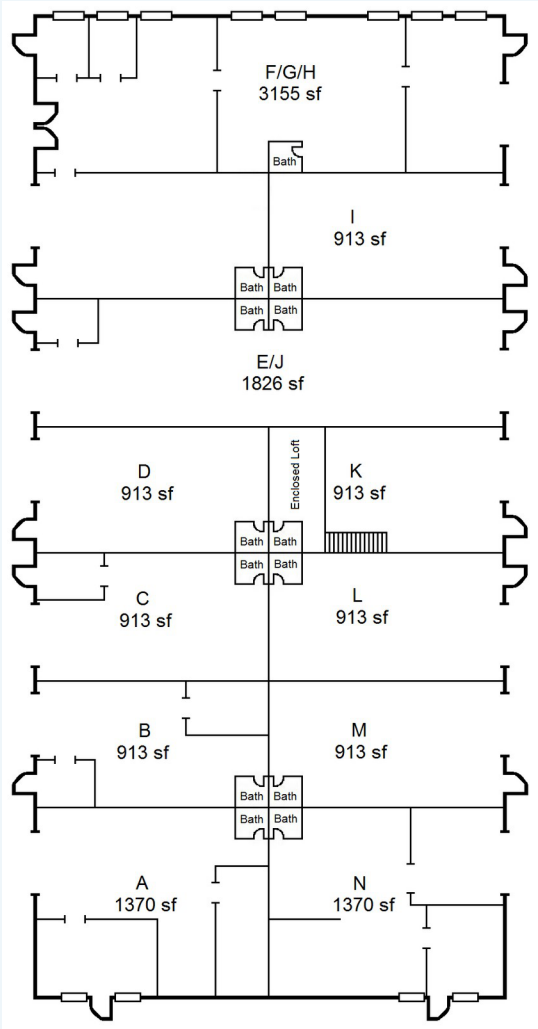
Novato, California | APN 157-342-37



14,112	1973	0.36	100.0%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

Building plan shown for reference; verify dimensions and configuration independently.

BUILDING PLAN





Novato

3. 49 Hamilton Drive

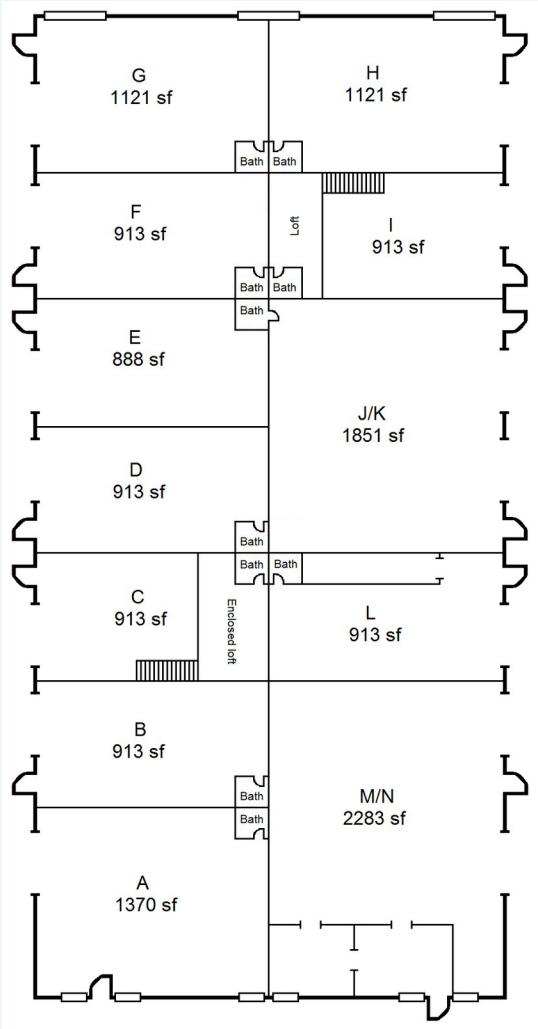
Novato, California | APN 157-342-36



14,112	1973	0.72	100.0%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

Building plan shown for reference; verify dimensions and configuration independently.

BUILDING PLAN





Novato

4. 57 Hamilton Drive

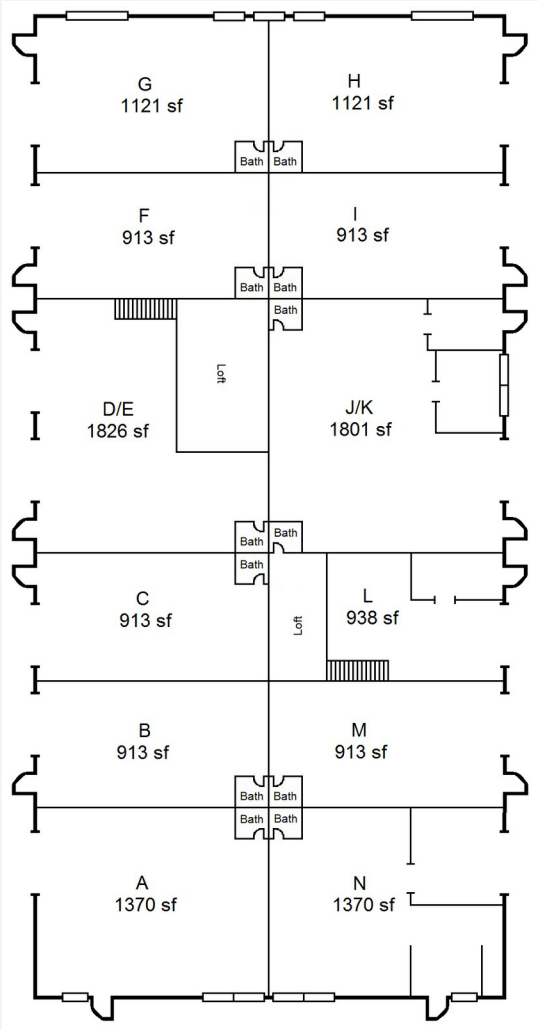
Novato, California | APN 157-342-35



14,112	1973	0.38	100.0%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

Building plan shown for reference; verify dimensions and configuration independently.

BUILDING PLAN





Novato

5. 65 Hamilton Drive

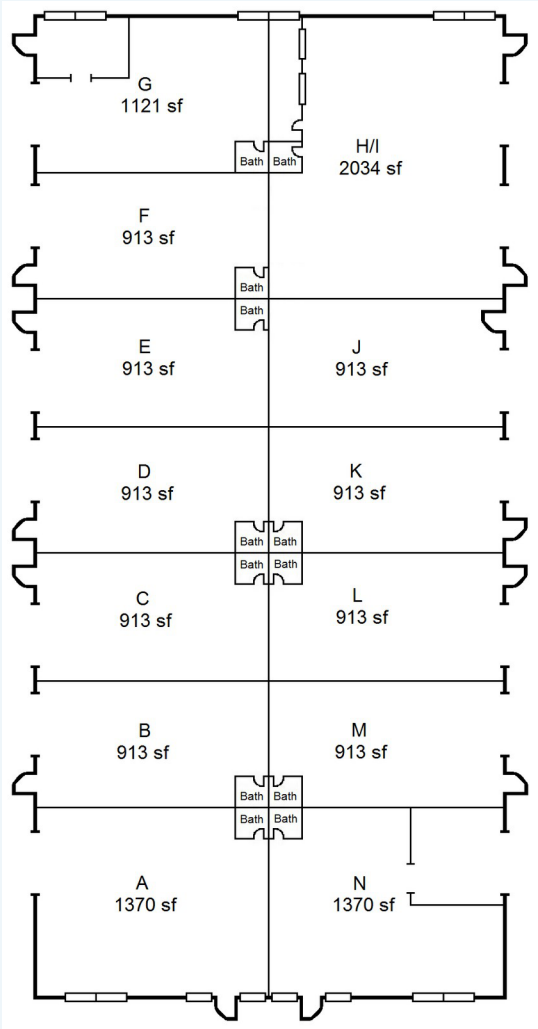
Novato, California | APN 157-342-34



14,112	1973	0.38	100.0%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

Building plan shown for reference; verify dimensions and configuration independently.

BUILDING PLAN





Novato

6. 92 Hamilton Drive

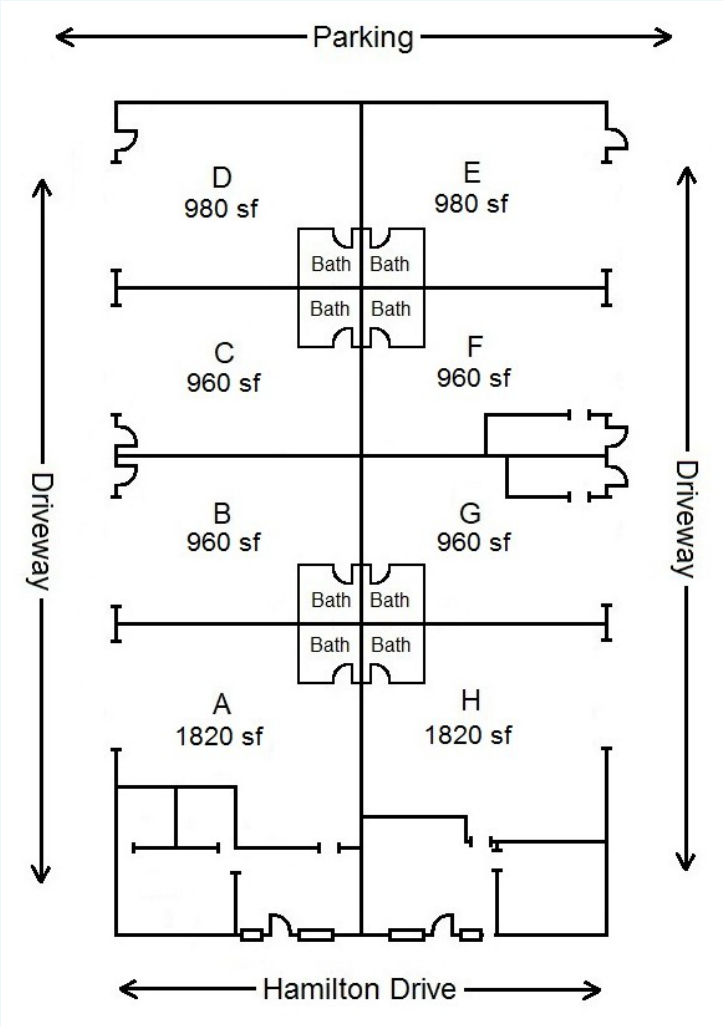
Novato, California | APN 157-331-29



9,440	1973	0.48	100.0%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

Building plan shown for reference; verify dimensions and configuration independently.

BUILDING PLAN





Novato asset

7. 102 Hamilton Drive

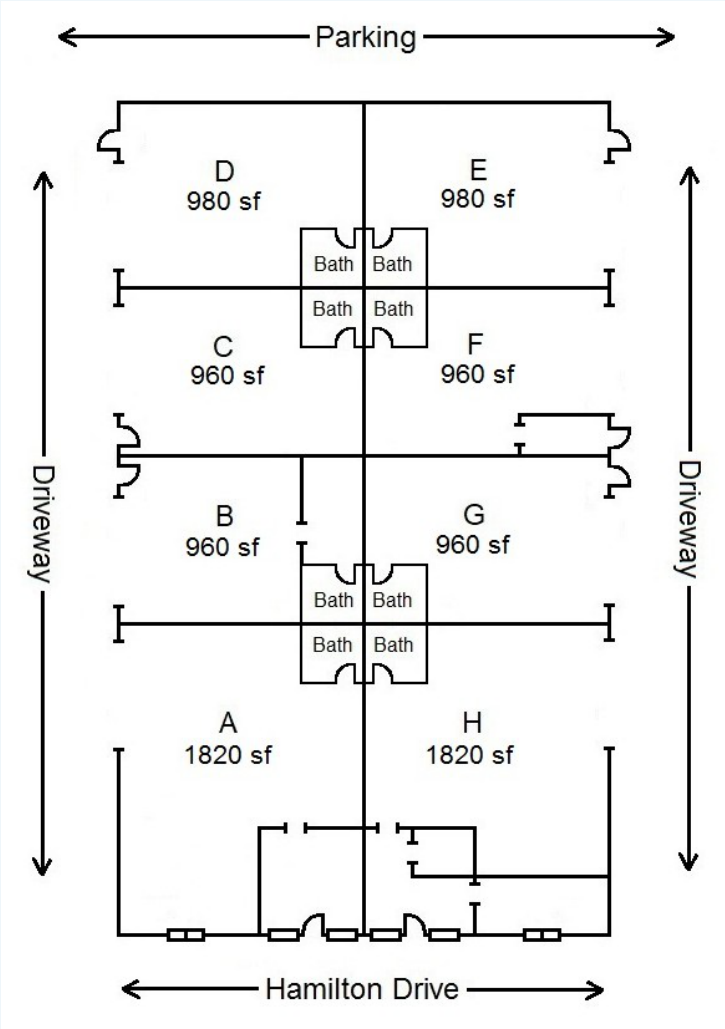
Novato, California | APN 157-331-28



9,440	1973	0.48	80.7%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

Building plan shown for reference; verify dimensions and configuration independently.

BUILDING PLAN





Novato

8. 110 Hamilton Drive

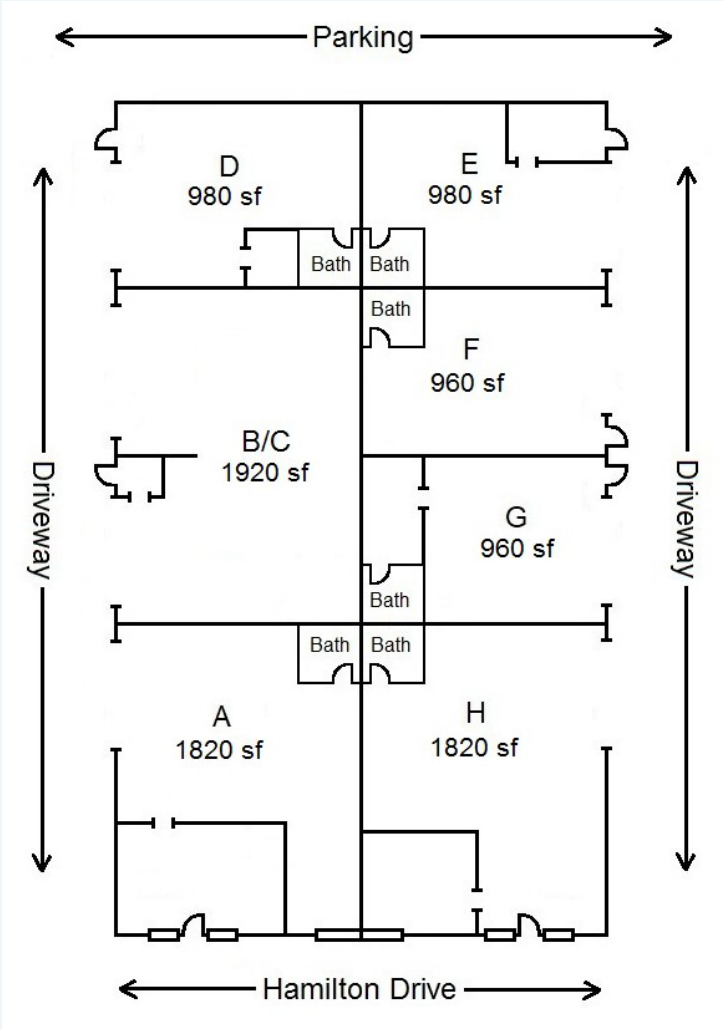
Novato, California | APN 157-331-27



9,440	1973	0.48	100.0%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

Building plan shown for reference; verify dimensions and configuration independently.

BUILDING PLAN





Novato

9. 130 Hamilton Drive

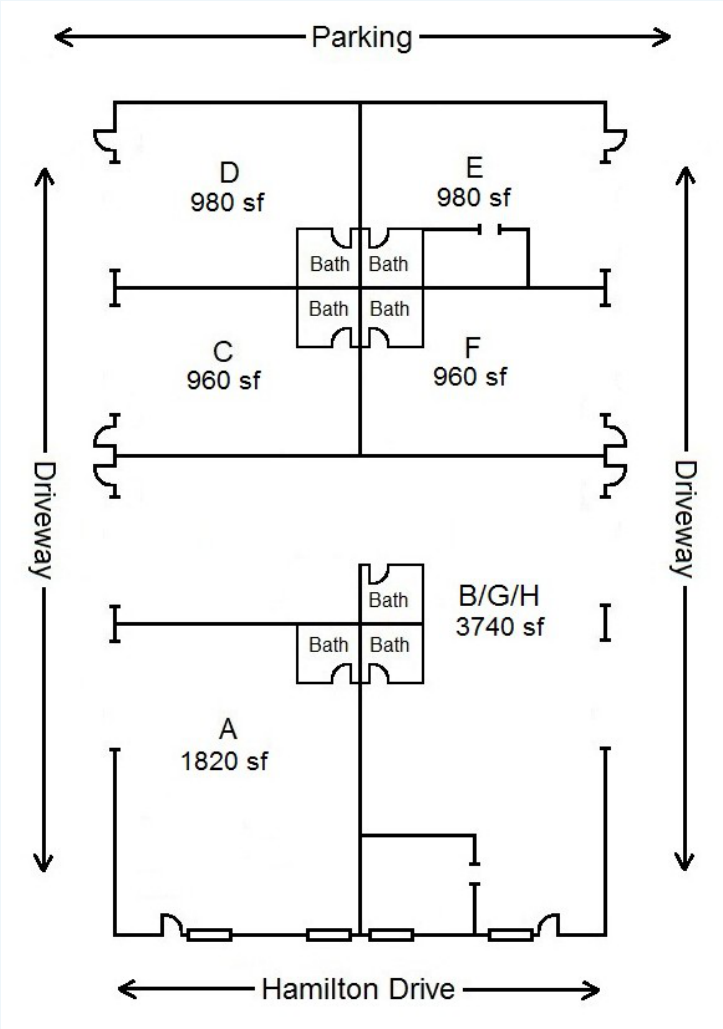
Novato, California | APN 157-331-26



9,440	1973	0.48	80.7%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

Building plan shown for reference; verify dimensions and configuration independently.

BUILDING PLAN





Novato

10. 25 Commercial Boulevard

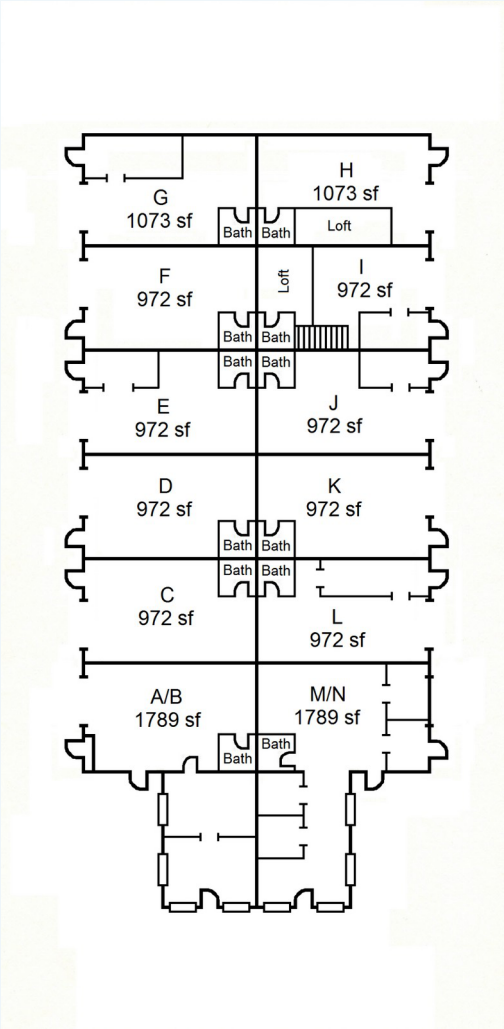
Novato, California | APN 157-431-20



13,500	1975	0.70	100.0%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

Building plan shown for reference; verify dimensions and configuration independently.

BUILDING PLAN



San Rafael

asset



11. 35 Mark Drive

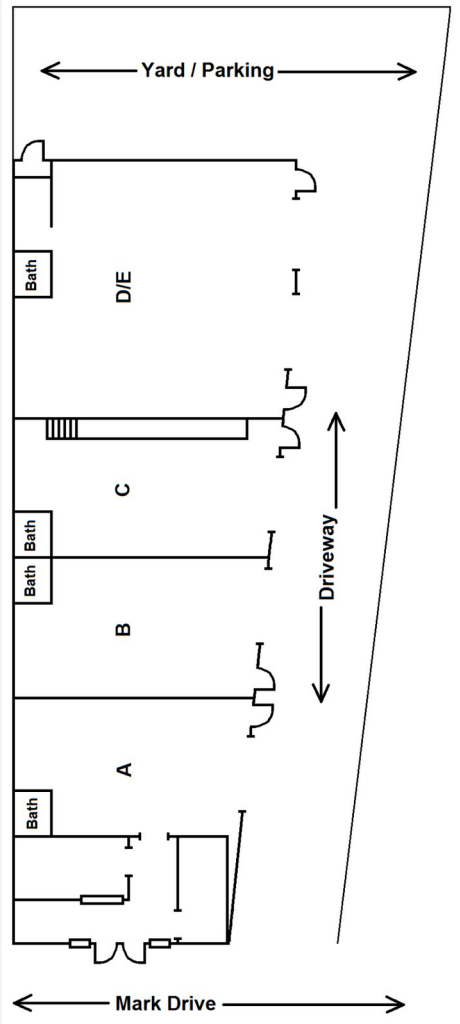
San Rafael, California | APN 155-161-12



7,832	1970	0.37	82.4%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

Building plan shown for reference; verify dimensions and configuration independently.

BUILDING PLAN



San Rafael



12. 40 Mark Drive

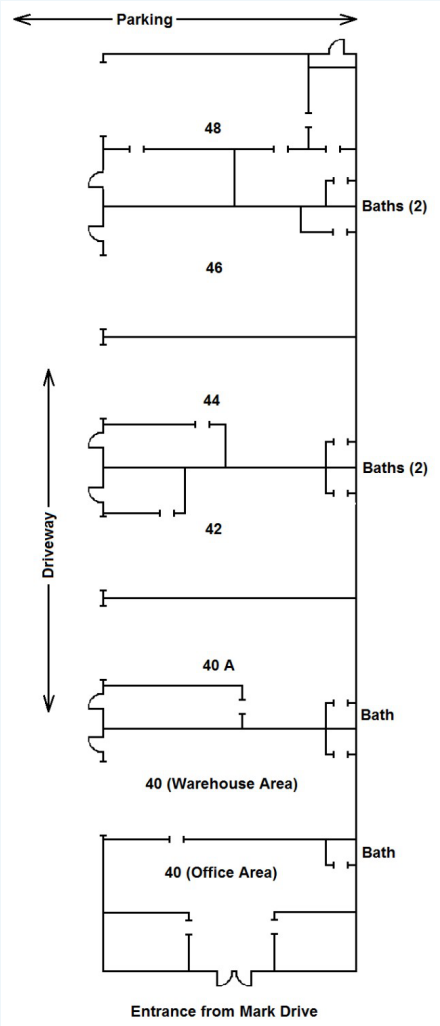
San Rafael, California | APN 155-151-03



7,477	1969	0.34	100.0%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

Building plan shown for reference; verify dimensions and configuration independently.

BUILDING PLAN



San Rafael

Asset



13. 58-68 Paul Drive

San Rafael, California | APN 155-151-40



15,516	1969	0.71	92.1%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

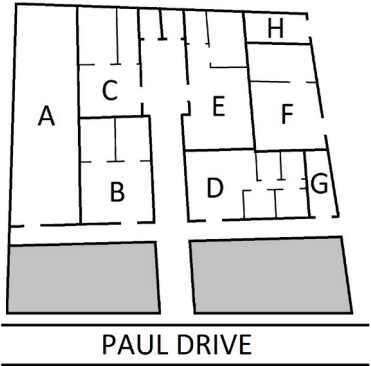
Building plan shown for reference; verify dimensions and configuration independently.

BUILDING PLAN

OFFICE LAYOUT

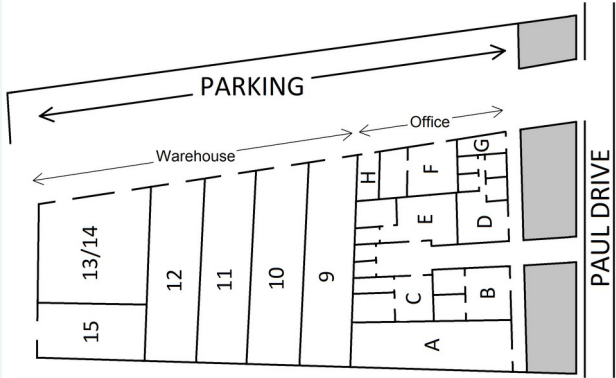
58-68 PAUL DRIVE, SAN RAFAEL

Floorplan for Suite identification purposes only.
Scale is very approximate.



ENTIRE BUILDING

58-68 PAUL DRIVE, SAN RAFAEL



San Rafael

asset



14. 50 Lisbon Street

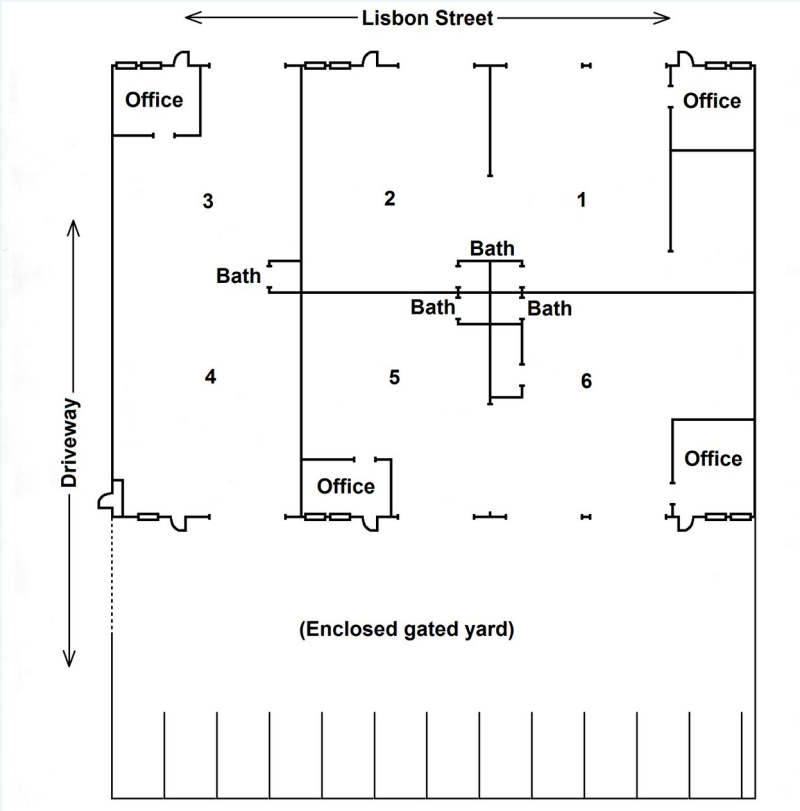
San Rafael, California | APN 008-105-02



6,970	1973	0.31	100.0%	\$250
BUILDING SF	YEAR BUILT	ACRES	OCCUPANCY	OFFERING \$/SF

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BUILDING PLAN





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Exclusive sales advisors

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\$40,857,500

\$250 per building SF

Review offers as submitted

Information is deemed reliable but is not guaranteed. Prospective purchasers should independently verify all information.