



FOR SALE \$725,000

**OFFICE & WAREHOUSE SPACE IN NOVATO
46 DIGITAL DRIVE, SUITE 2, NOVATO, CA**

Northern California's Premier Commercial Real Estate Firm



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



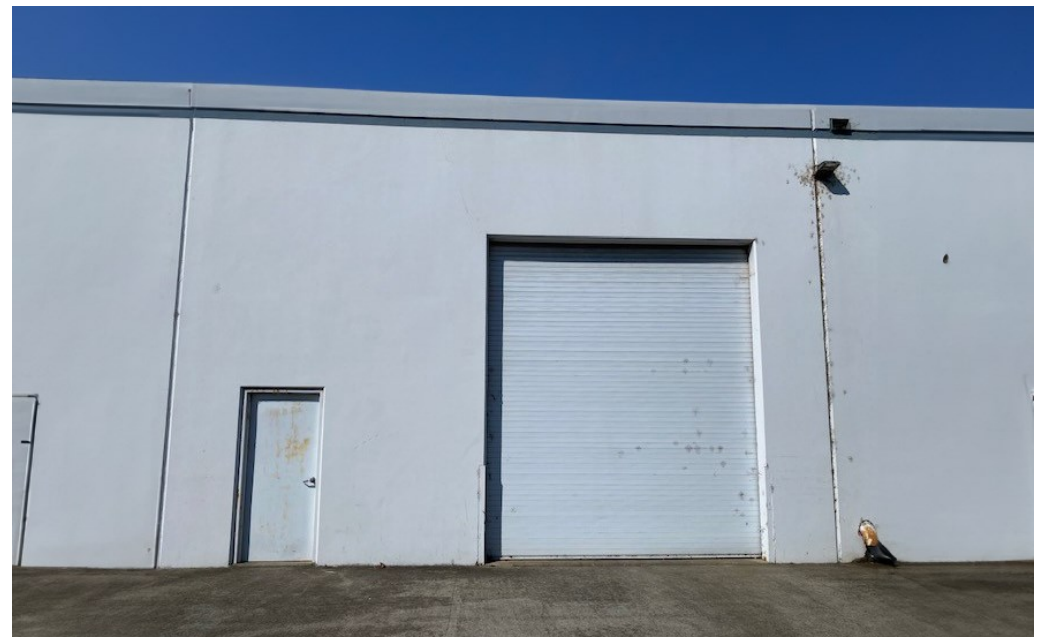
OVERVIEW

46 DIGITAL DRIVE, SUITE 2 NOVATO, CALIFORNIA

UNIT SIZE	2,300 +/- Sq. Ft.
SALE PRICE	\$725,000
YEAR BUILT	1990
ZONING	PD - Ignacio Industrial Park #1, Novato
CONSTRUCTION	Concrete Tilt - Up
APN:	157-501-48
Association Dues:	\$357
Electricity:	100 Amps / 3 Phase Power

PROPERTY DESCRIPTION

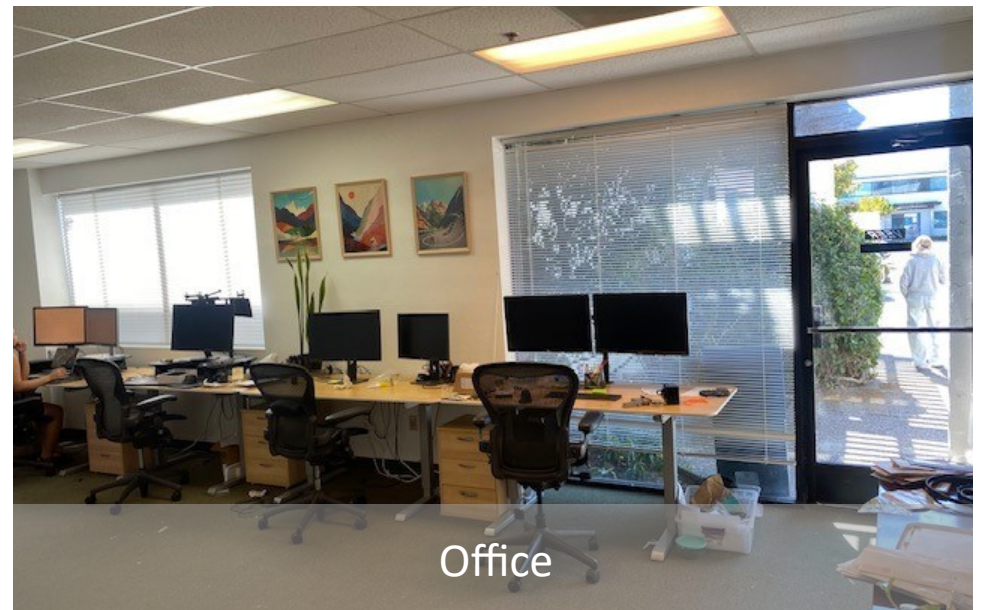
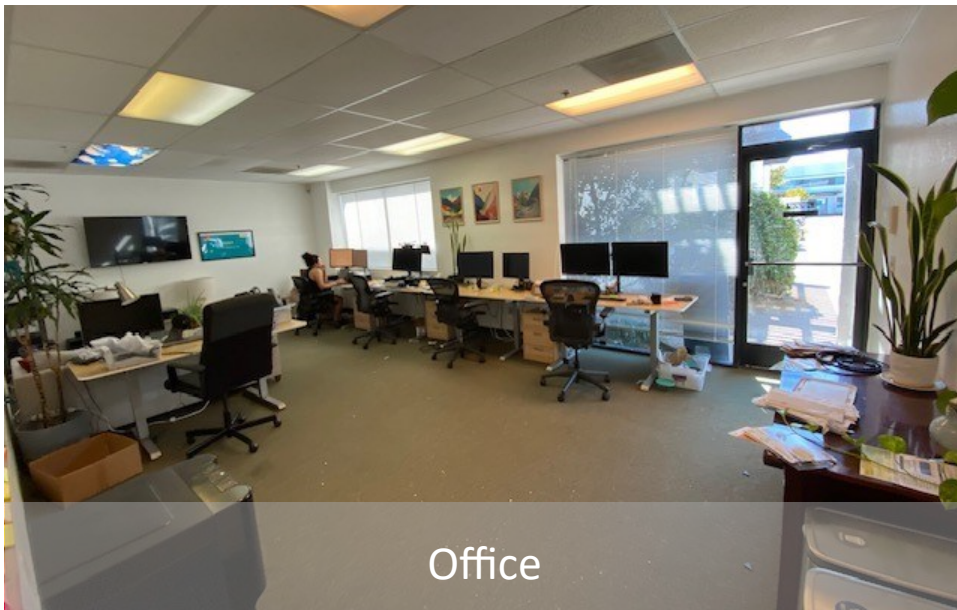
Approximately 2300 square feet of office and warehouse space. Office space on 2 floors with the warehouse in the rear of the unit. 14' truck door access to warehouse. Office is 2 large rooms on each floor. The warehouse has high ceilings and skylights providing abundant natural light.



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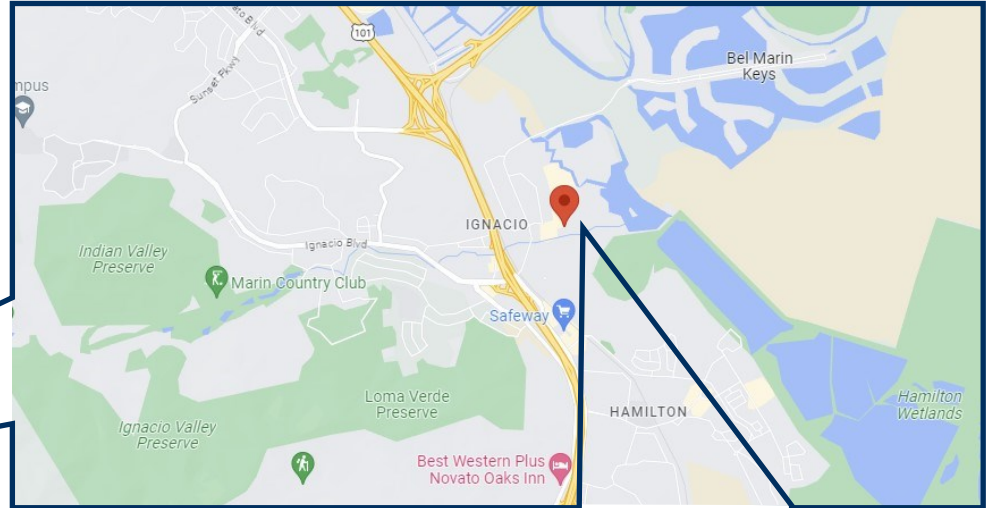
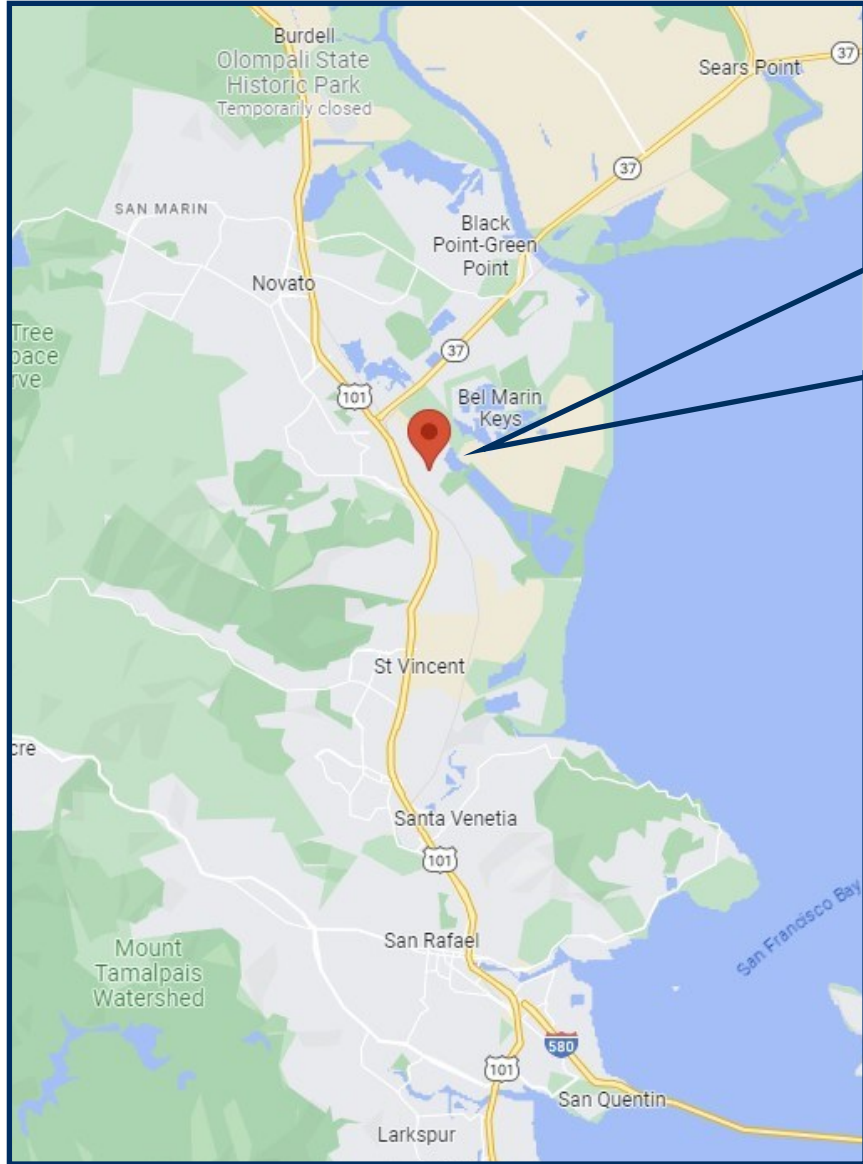
PHOTOS



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MAP



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