



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE  
OR LEASE

**998 RUSH CREEK PLACE  
NOVATO, CA**

**Storage Yard with Small Office**

**NOW FOR SALE OR LEASE**

REPRESENTED BY:

**NATHAN BALLARD, PARTNER**  
LIC # 01743417 (415) 461-1010, EXT 116  
NBALLARD@KEEGANCOPPIN.COM

**SARA WANN, PARTNER**  
LIC # 01437146 (707) 664-1400, EXT 308  
SWANN@KEEGANCOPPIN.COM



# YARD SPACE FOR SALE OR LEASE



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STORAGE YARD WITH  
SMALL OFFICE

## PROPERTY INFORMATION

### HIGHLIGHTS

- Flexible Layout
- ADA Upgrades
- Paved Parking
- Efficient Office
- Immediate Access to Hwy 101 & Hwy 37
- Immediately Adjacent to Smart Train

### AVAILABLE SPACE

**Total Land:** 22,889+/- sq ft

**Office Building:** 320+/- sq ft

**Storage Yard:** 22,000+/- sq ft

### DESCRIPTION

Extremely rare opportunity to acquire or lease a fully fenced storage yard that is just over one half acre with a well appointed small office building onsite. With paved parking spaces, ADA access to the sprinkled office building, and an efficient lot with many possible layouts, this unique property lends itself to a wide variety of uses. Additionally, a ventilated storage container with a small shed attached provides additional space that is protected from the exterior elements. Previously leased to a firewood company, the property's flexible CI (Commercial Industrial) zoning designation allows for many uses including contractor storage yard, vehicle parking and/or sales, outdoor storage (most outdoor uses require a Use Permit from the City of Novato).

### SALE TERMS

#### Sale Price

\$1,375,000

### LEASE TERMS

#### Rate

\$5,200 per month

#### Terms

1 - 5 year lease term

NNN

#### Zoning

CI

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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# PHOTOS



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MAPS

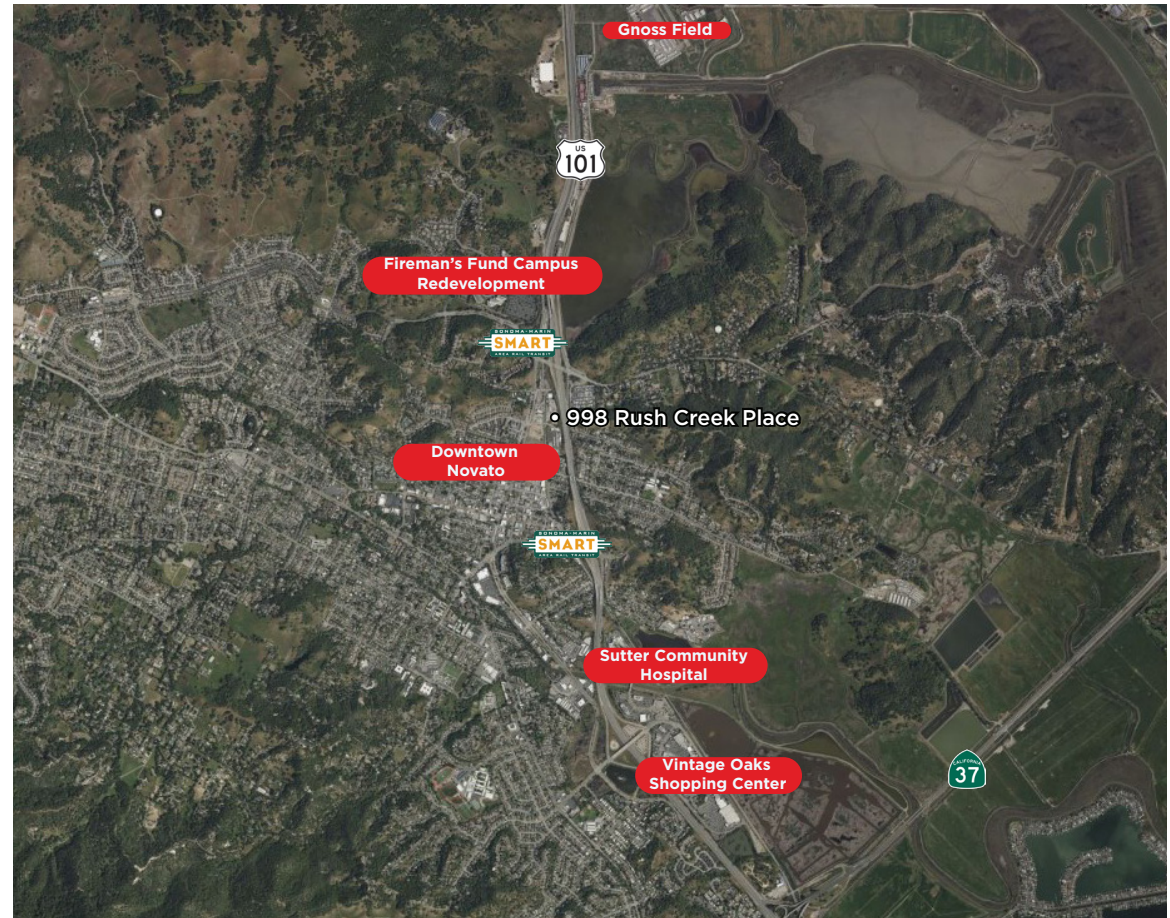
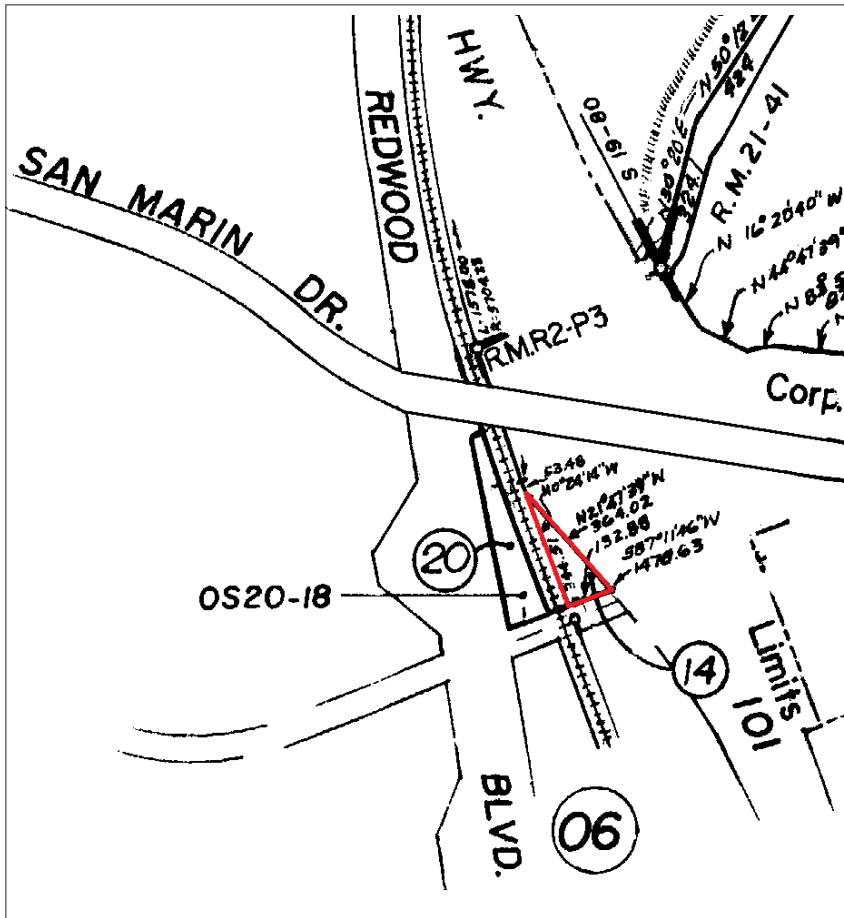


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## DESCRIPTION OF AREA

Located immediately off of Highway 101 at the San Marin Drive exit just 3 miles north of Highway 37. Immediate proximity to Downtown Novato, just one half mile to the south, and the Fireman's Fund Campus redevelopment site one half mile to the north. 10 miles south of Petaluma and 11 miles north of Central San Rafael.



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