

FOR SALE

RARE INVESTOR / USER OPPORTUNITY



8171

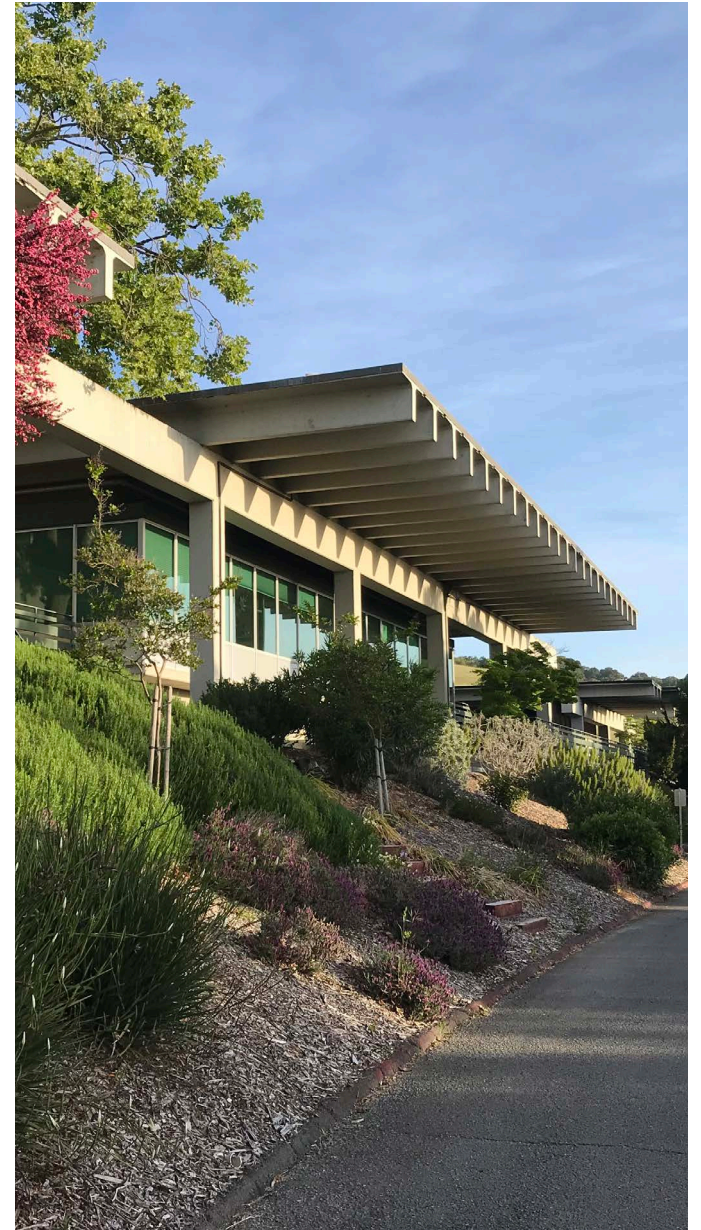
REDWOOD BLVD
NOVATO, CA

CBRE



± 173,490 SF on ± 88.5 Acres

PROPERTY IMAGES



PROPERTY HIGHLIGHTS



Iconic Design



Re-purpose opportunity



Total project is approximately \pm 173,490 SF
 \pm 37,990 SF office bldg (occupied)
 \pm 144,326 SF warehouse (available)



12 docks, 1 grade-level



23' clear height / 60' x 62' column spacing in warehouse



Gated entry with campus-like setting



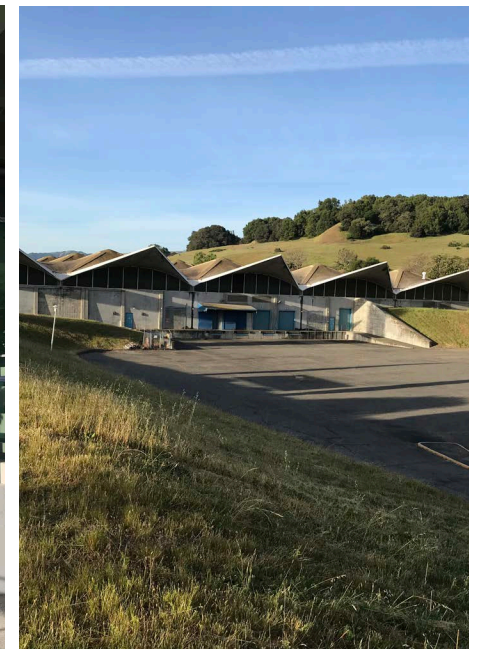
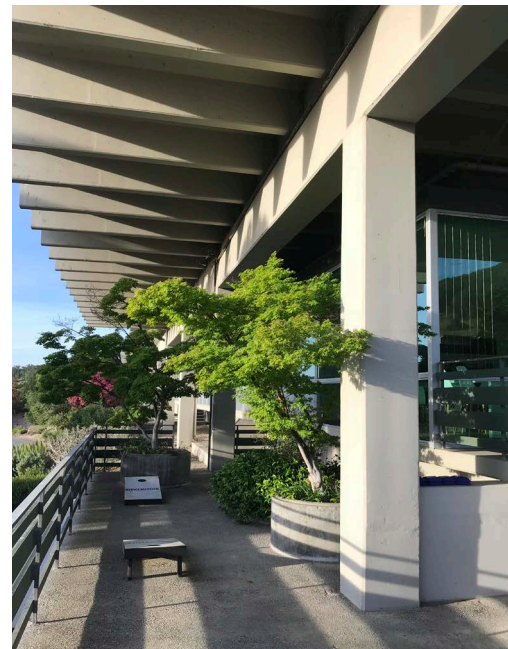
Located on \pm 88.5 acres



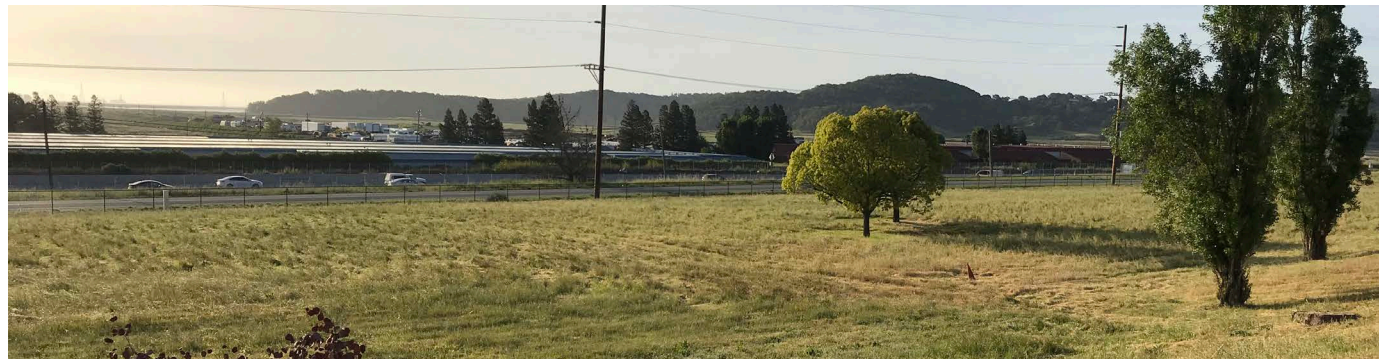
Prominent freeway frontage



Sale price: Contact Broker



SITE PLAN



BUILDING SUMMARY

Address	8171 Redwood Blvd, Novato, CA	Zoning	Light Industrial/Office
APN	125-180-83	Year Built	1966
Total Building	± 173,490 SF	Stories	Single, plus mezzanine
Office Building	± 37,990 SF	Loading	12 dock high w/ levelers, 1 grade-level
Total Warehouse	± 144,326 SF	Water	NMWD 10" main
Warehouse Footprint	± 133,766 SF	Power	1600 amp/ 277 480V
Warehouse Mezzanine	± 10,560 SF	Clear Height	23' – 24'
Warehouse Column Spacing	60' x 62'	Sprinklers	Commodity Class 4 (22' piled racking)
Lot Area	Approximately 88.5 acres	Available	± 144,326 SF Warehouse Available Now



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