

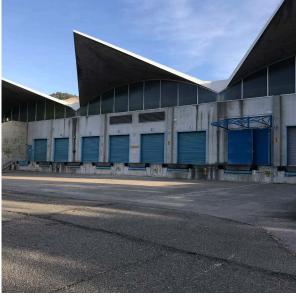


± 173,490 SF on ± 88.5 Acres

# PROPERTY IMAGES









## PROPERTY HIGHLIGHTS





Re-purpose opportunity



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



12 docks, 1 grade-level



23' clear height /  $60' \times 62'$  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





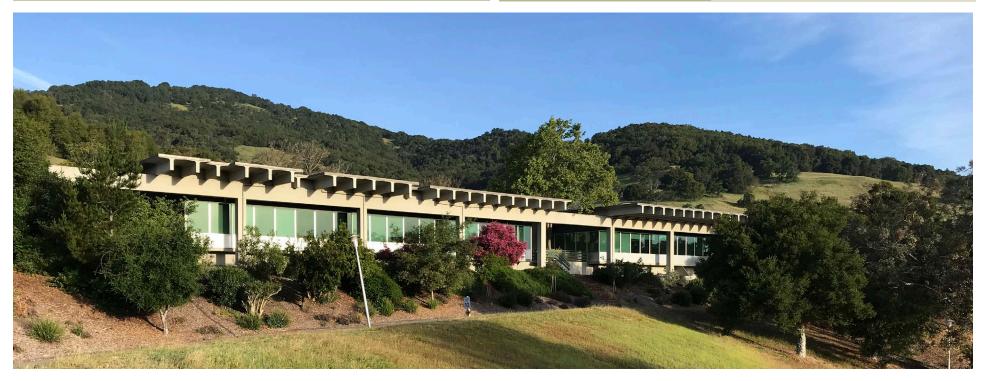




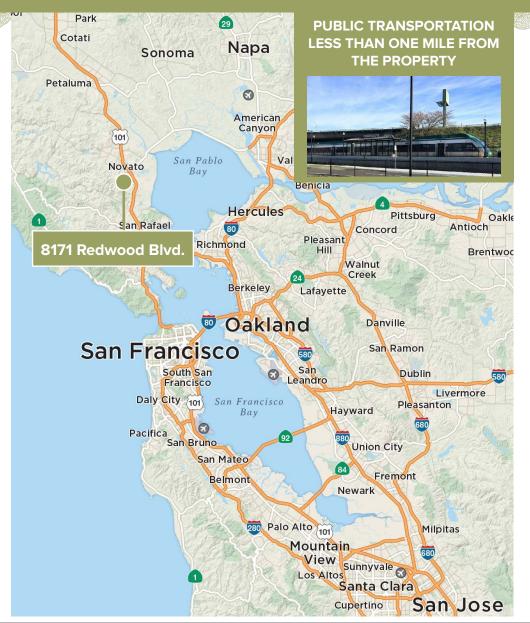
# BUILDING SUMMARY

Address	8171 Redwood Bldv, Novato, CA
APN	125-180-83
Total Building	± 173,490 SF
Office Building	± 37,990 SF
Total Warehouse	± 144,326 SF
Warehouse Footprint	± 133,766 SF
Warehouse Mezzanine	± 10,560 SF
Warehouse Column Spacing	60' x 62'
Lot Area	Approximately 88.5 acres

Zoning	Light Industrial/Office
Year Built	1966
Stories	Single, plus mezzanine
Loading	12 dock high w/ levelers, 1 grade-level
Water	NMWD 10" main
Power	1600 amp/ 277 480V
Clear Height	23' – 24'
Sprinklers	Commodity Class 4 (22' piled racking)
Available	± 144,326 SF Warehouse Available Now



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