

FOR SALE/LEASE
±45.82 Gross Acres

BURDELL LANDING

SAN FRANCISCO



DOWNTOWN NOVATO

CALIFORNIA
37

Public Storage

enterprise
rent-a-car

SONOMA-MARIN
SMART
AREA RAIL TRANSIT

Sonoma-Marin Area
Rail Transit Station

Former Fireman's
Fund Campus

BuckInstitute

Gness Field

Airport Road

Birford Road

101

Birkenstock Distribution USA

45.82 ACRES

Rare Development Opportunity

45.82 Acres in Unincorporated Novato (Marin County)





45.82 ACRES



Rare Development Opportunity



Highway 101 Frontage



Supply Constrained Market



**Flexible Zoning
Industrial Planned
Zoning District (IP)**

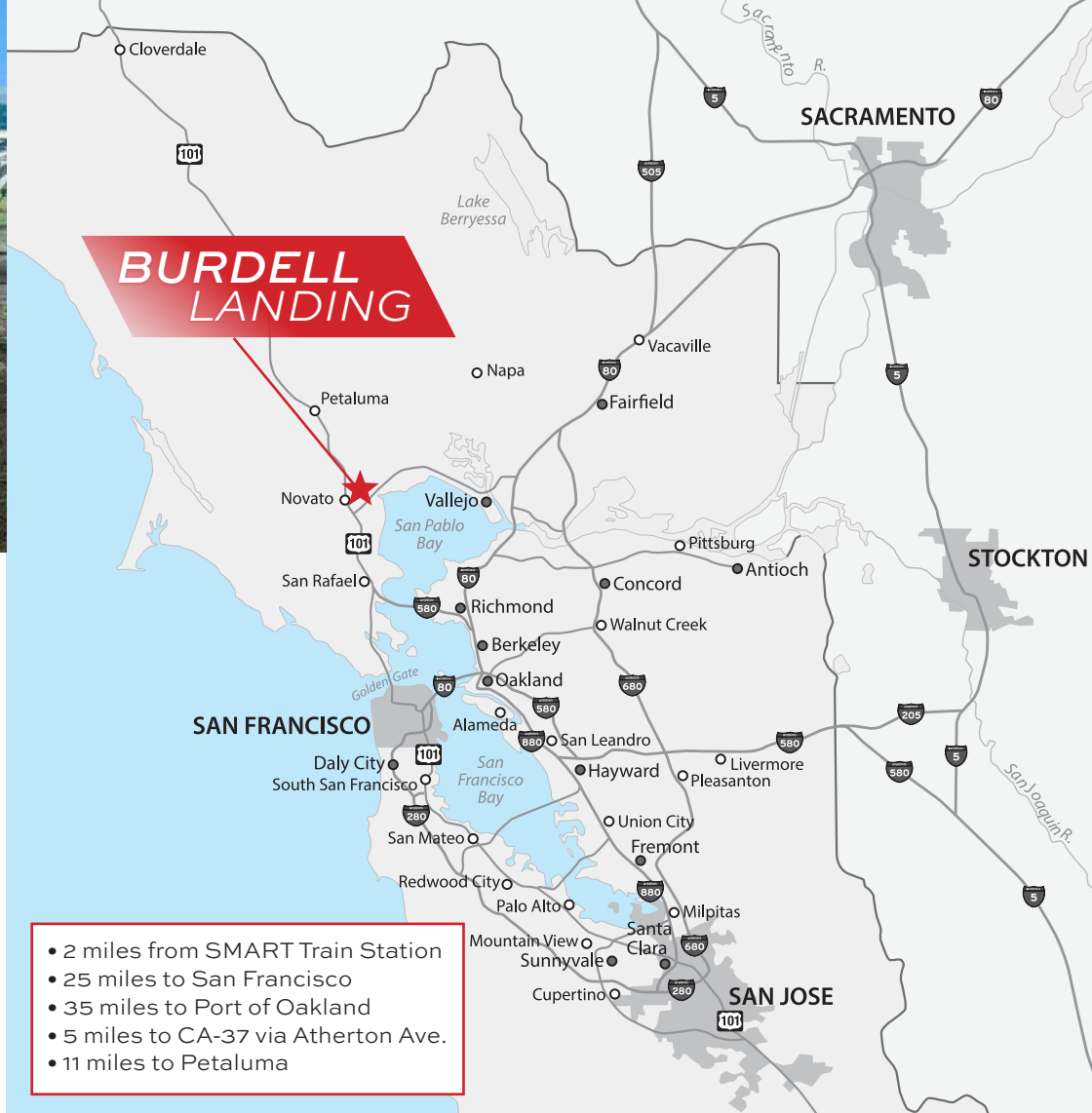
*Warehouse & Distribution,
Affordable Housing,
Research & Development*



**Strong Market
Fundamentals**



**APN:
125-190-74**



**BURDELL
LANDING**

- 2 miles from SMART Train Station
- 25 miles to San Francisco
- 35 miles to Port of Oakland
- 5 miles to CA-37 via Atherton Ave.
- 11 miles to Petaluma

CONTACTS

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