



**CUSHMAN &
WAKEFIELD**

FOR LEASE

64 DIGITAL DRIVE

NOVATO, CA 94949

- Fully Renovated
- Office/Warehouse
- Loading Dock



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DESCRIPTION

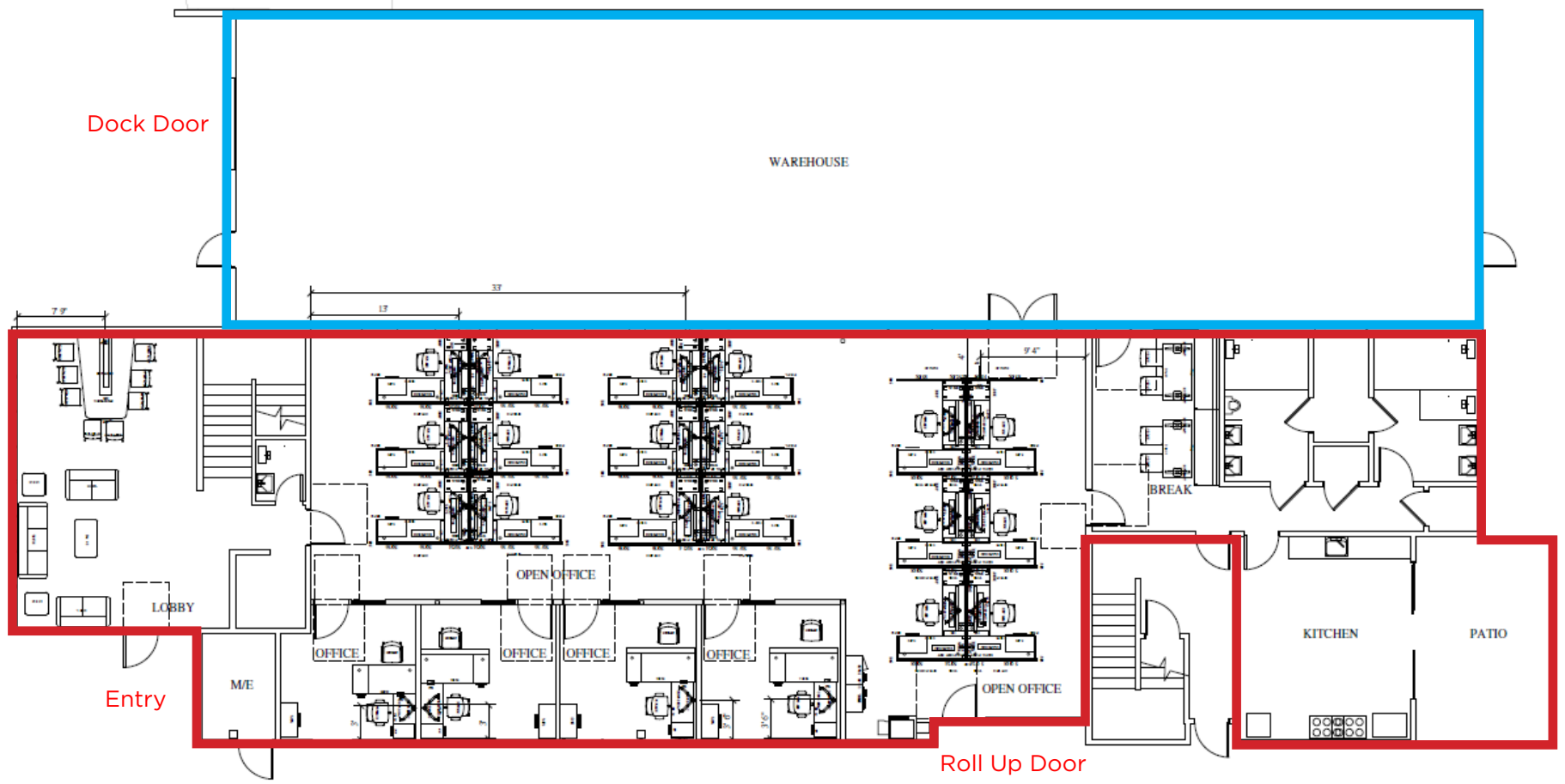
64 DIGITAL DRIVE
NOVATO, CA

First floor office & high bay warehouse space. Recently fully renovated with Class A office finishes, as well as new exterior paint. One recessed dock door and one grade level door accessing the warehouse. Well located in the Bel Marin Keys Industrial Business Park. A rare Owner-User opportunity.

PROPERTY HIGHLIGHTS

- **\$1.50 PSF NNN**
- ±3,720 1st Floor
- ±5,147 SF High-Ceiling Warehouse
 - 1 Dock Height
 - 1 Grade Level
- Fully Remodeled
- Showers & Full Working Kitchen
- New Rooftop Solar
- New Backup Natural Gas Generator
- Up to 25 off-Street Parking Spots
- Zoning: MP - Planned Industrial
- APN: 157-501-07, 157-501-08

FIRST FLOOR PLAN



±5,147 SF warehouse



±3,720 SF office



Class A Office Interior Finishes



New Exterior Paint



Roof Updated 2019



New HVAC and Ductwork



Furniture Available



INTERIOR PHOTOS



AERIAL



Bel Marin Keys

Centrally Located in Industrial Business Park



Hwy 101 & 37

Easy Access to Both Hwys



0.9 Mile

From Hamilton Marketplace Shopping Center



35 Minutes

From Downtown San Francisco



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