



## Approximately ±23,901 SF Free Standing Office/Warehouse Building

### Building Highlights

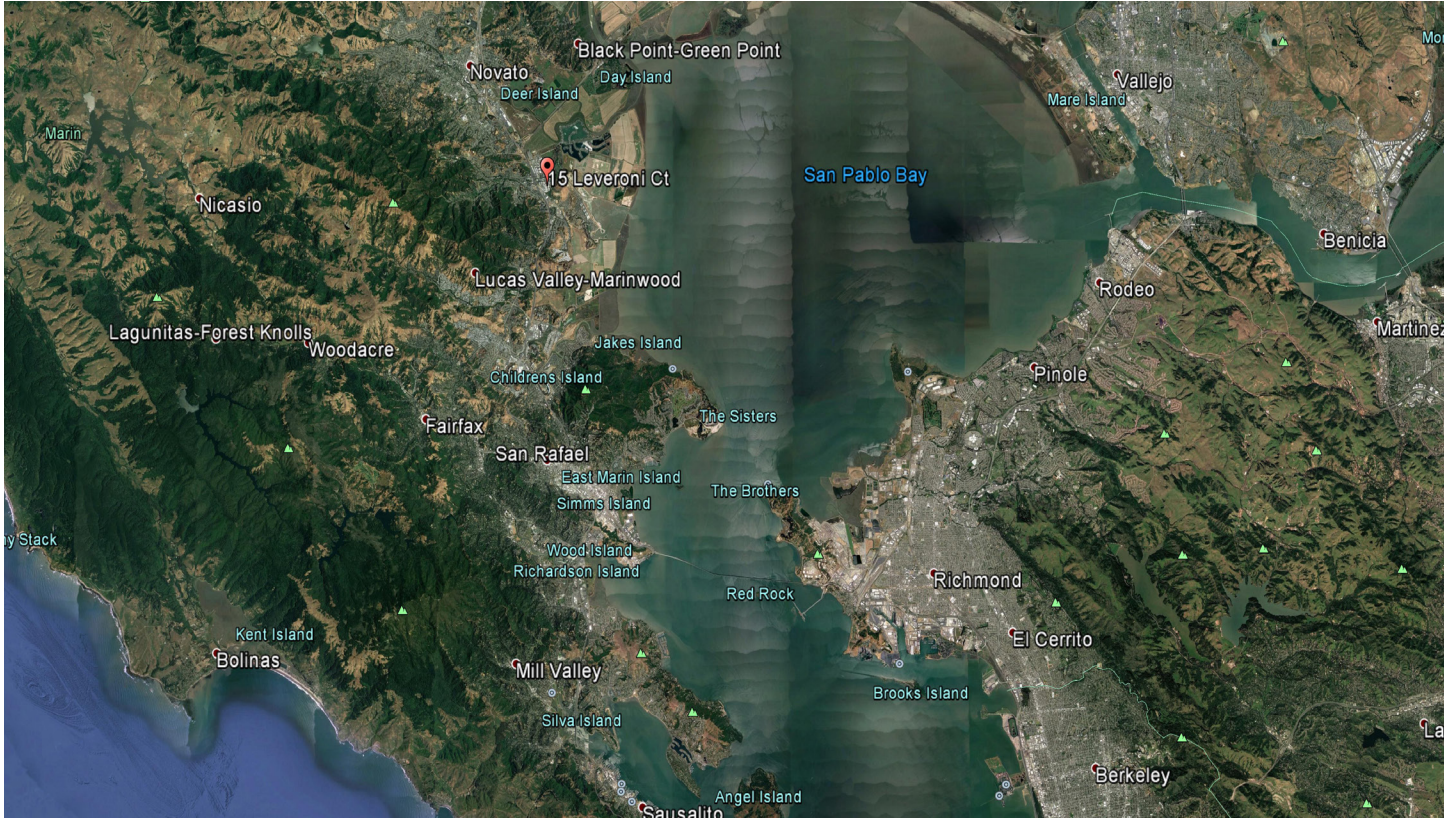
- Located in the Lakepoint Business Park in the Bel Marin Keys area of Novato
- Only 1/2 mile from US 101
- Easy access to Hwy 37, Napa, Solano and Marin Counties
- Close proximity to restaurants, shops, banks, and other commercial services
- Approx. ±10,428 SF of office space and approx. ±9,551 SF of warehouse space, divisible
- 18' clear height in warehouse
- Multiple roll up doors
- Approx. ±3,922 SF of mezzanine space included
- \$1.35 PSF Office - \$1.00 PSF Warehouse
- NNN costs estimated at approx. \$0.28 PSF per month
- Available now

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**Aerial / Location Map**



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