



**Visible from Hwy. 101!**  
**- 1+ Acre Fenced Yard -**



**New Price!**

**For Lease: Warehouse with Yard**

8001 Binford Rd., Novato, CA

- 4 Roll-up Doors
- 20' Clear Ceilings
- Large 1+ Acre Fenced Yard
- 2 Offices and 2 Restrooms
- Excellent Parking on Site
- Easy Access to Hwy. 101

Offering Summary	
Available Sq Ft:	5,000 +/- sf
Initial Base Rent:	<del>\$15,000</del> <b>\$14,000</b> / mo.
Lease Type:	NNN (\$ +/- 1,275/ mo.)
Lease Term:	60 Months
Available:	June, 2019

Contact:

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 Lic# 00785623



**HL Commercial Real Estate**  
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# For Lease: Warehouse with Yard

8001 Binford Rd., Novato, CA 94945

## Building/Space Description:

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This warehouse space is 5,000 +/- sq. ft. and includes four roll-up doors, 20' clear height, two offices and two restrooms. The property is on a septic system. There is excellent on-site parking and a large fenced yard for storing vehicles and supplies.

## Location Description:

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This property is located on Binford Rd., close central Novato and the Novato Airport. There is easy access to Hwy. 101.

## Space Information/Features:

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Total Available Square Feet:	5,000 +/- sq. ft. building 5,800 +/- sq. ft. paved parking area 64,100 +/- sq. ft. fenced in yard (the owner is source, agent has not verified square footage)
Ceiling Clear Height:	20 Feet
Power Available at Sub-Panel:	400 amp
Number of Parking Spaces:	10 reserved spaces
Number of Roll-up Doors:	4
Warehouse Ceiling Insulated:	Yes
Skylights:	8

## Building Information/Features:

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Total Building Square Feet:	5,000 +/- sq. ft. - Soule metal building
Total County Parcel Size:	2.13 Acres +/-
Year Constructed:	1984 +/-
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes, office only
Zoning/Permitted Uses:	<a href="#">IP - (Industrial Planned)</a>
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

## Lease Information:

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Minimum Lease Term:	3-5 Years
Initial Base Rent:	\$14,000 per month
Base Rent Increases:	3% per annum
Lease Type:	NNN (+/- \$1,275 per month)

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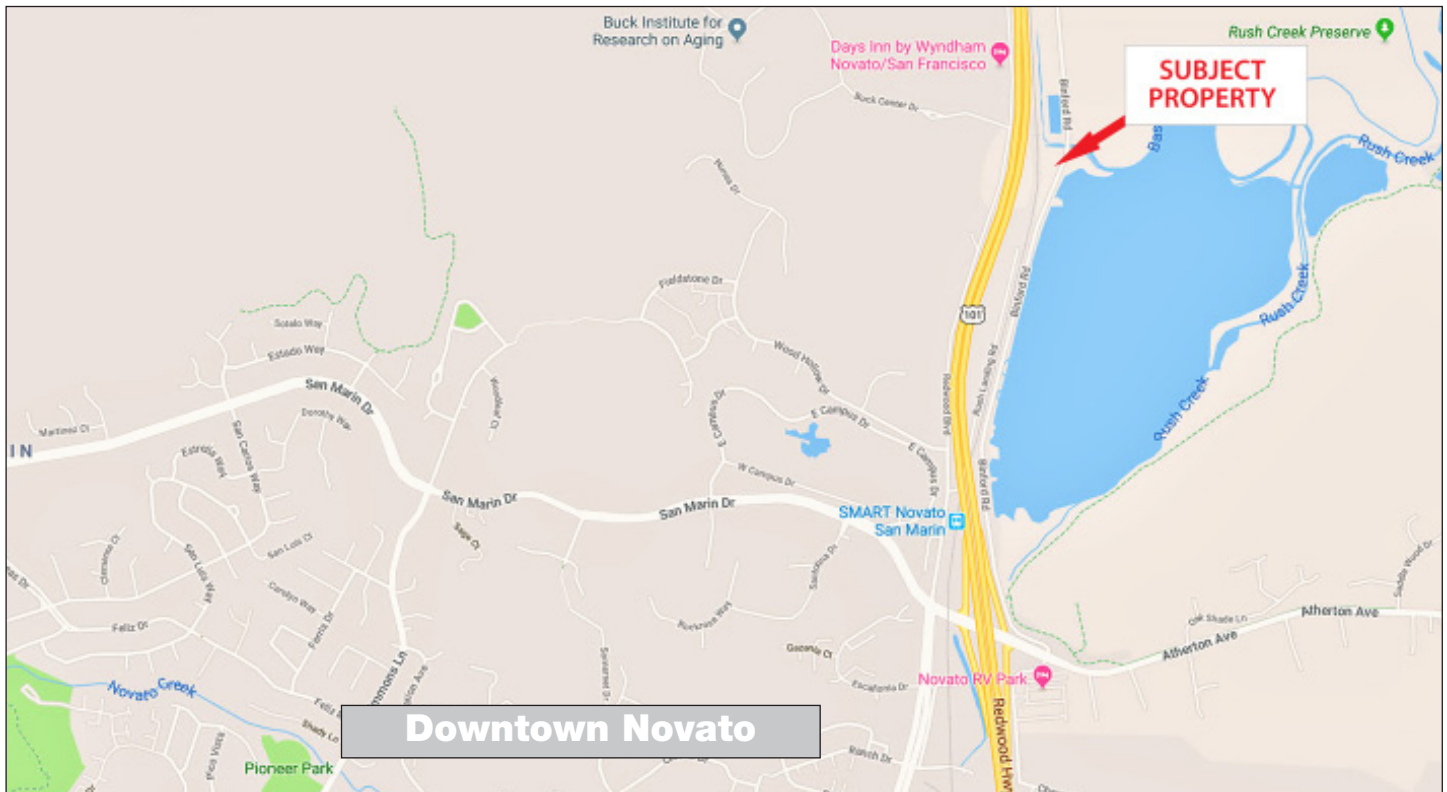
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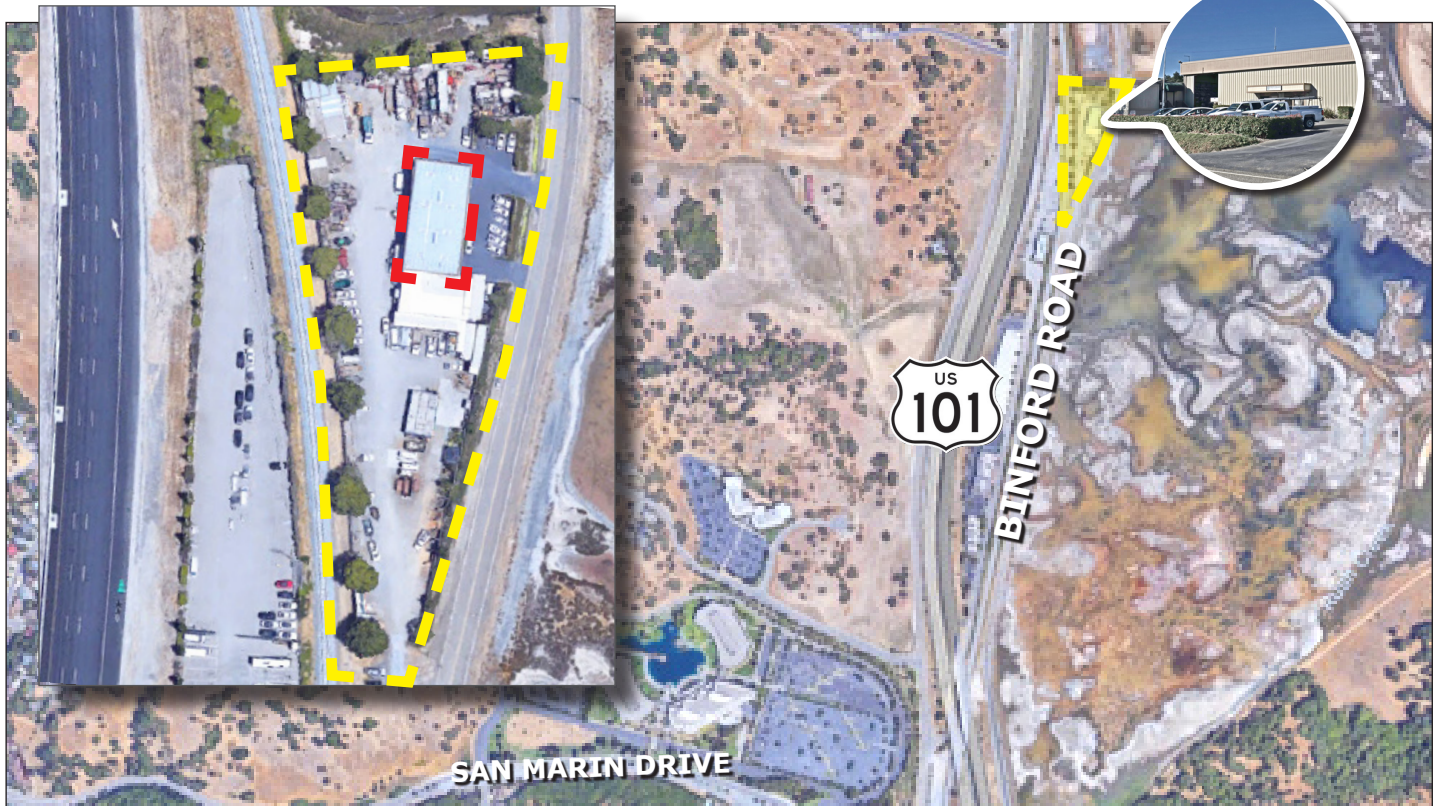
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[Click here to View in Google Maps](#)

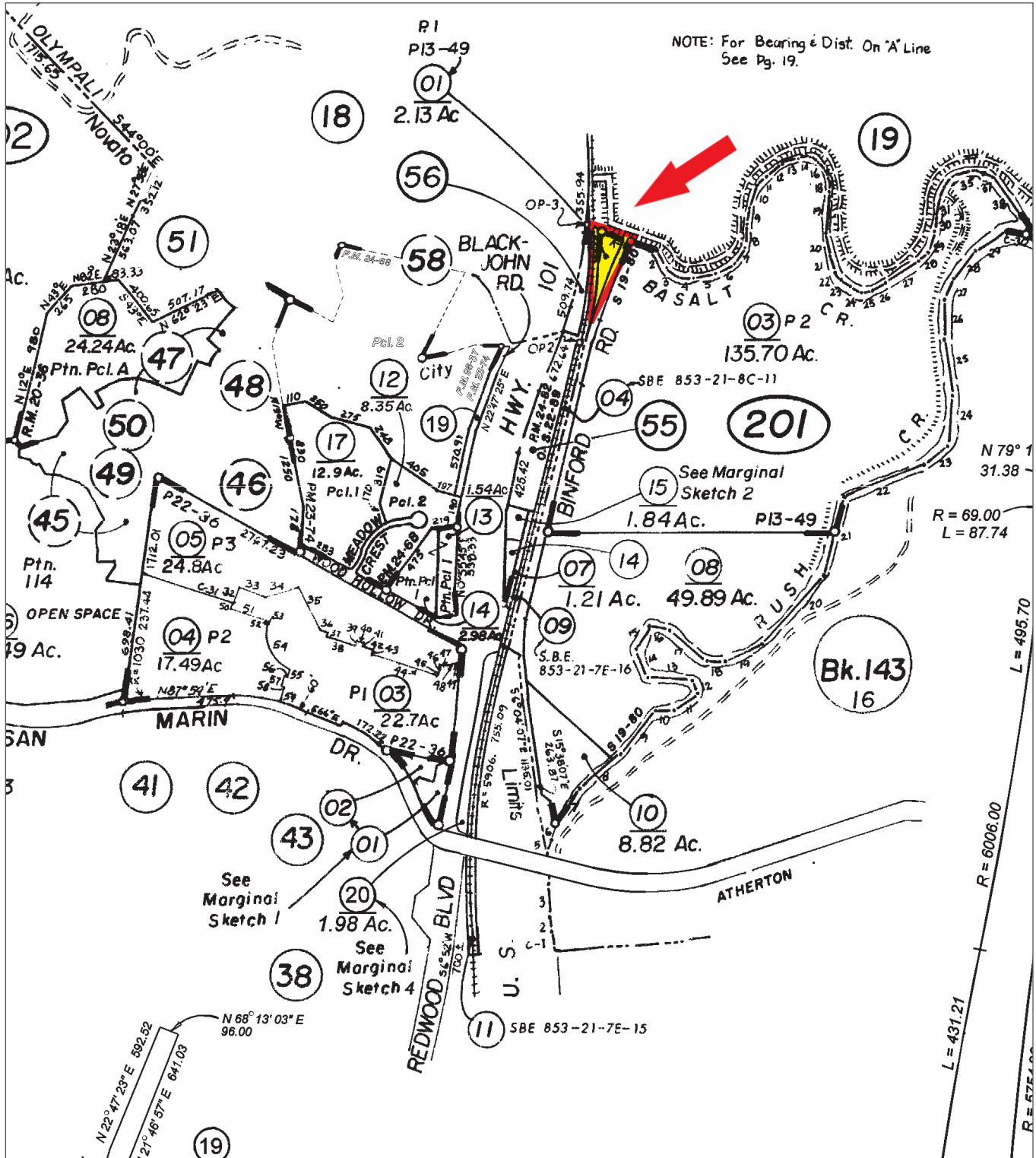


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## Plat Plan

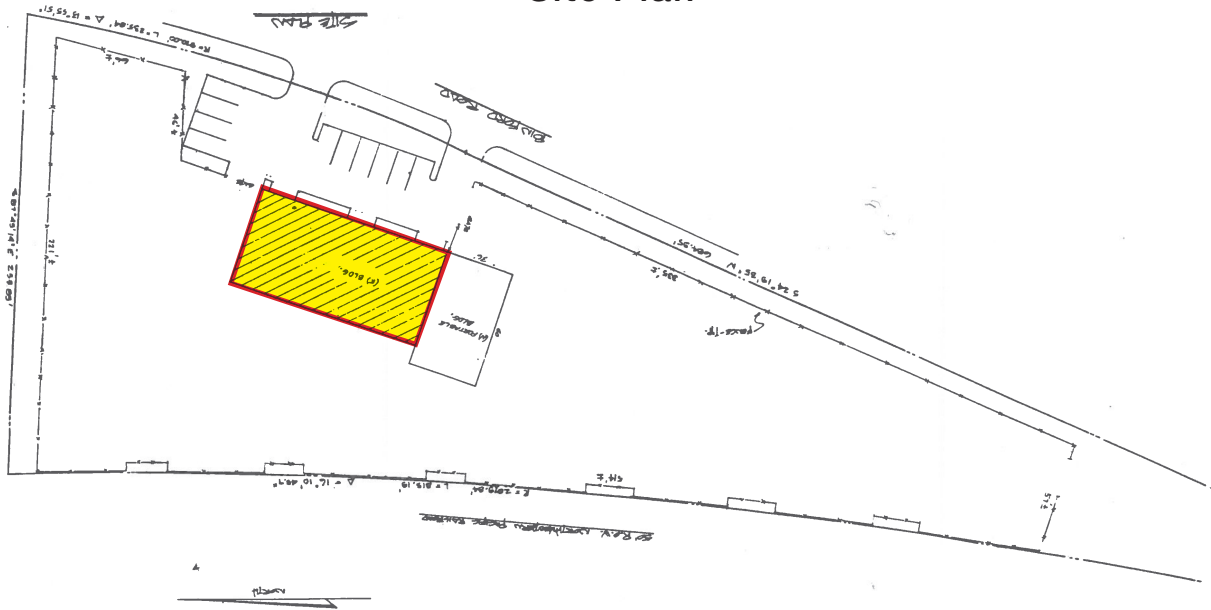


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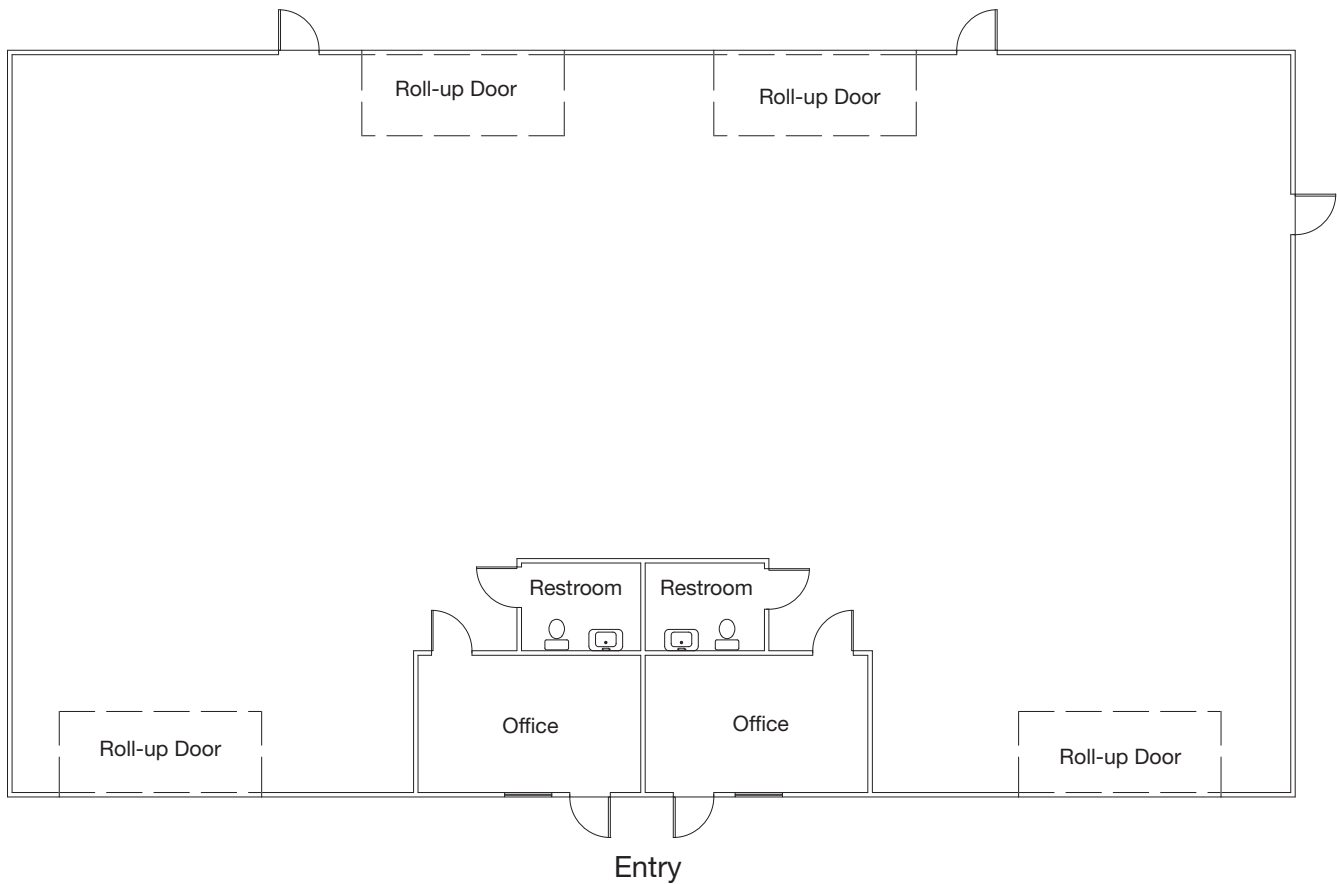
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## Site Plan



## Floor Plan Not to Scale



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