



Jones Lang LaSalle Brokerage, Inc.  
Real Estate License # 01856260

**RARE DISTRIBUTION/WAREHOUSE OPPORTUNITY IN MARIN COUNTY**  
**Highway 101 Frontage - Average Daily Traffic Count:  $\pm 173,300$  Vehicles**  
 **$\pm 21,896$  SF (Divisible to  $\pm 6,800$  SF)**



# BUILDING HIGHLIGHTS



**±21,986 SF**  
divisible to  
±6,800 SF



**26'-28'**  
clear height



**±2,912 SF &  
±810 SF** of  
office space



**3 dock-high doors**  
**2 grade-level doors**  
**144' dock apron**



**Concrete tilt-up**  
industrial warehouse



**Zoning:** Planned  
Development (PD)



**200 amps** at  
277/480v, 3 phase



**27 parking spaces &  
±8,500 SF** of yard area

# SITE PLAN

±21,896 SF (Divisible to ±6,800 SF)

← South to San Francisco



North to Petaluma →

Parking / Secured Yard Area

Warehouse  
±18,264 SF

← ±2,912 SF  
Office

±810 SF  
Office →

144' Dock Apron

← Ramp

▲ Dock-High Loading Door

■ Grade-Level Loading Door

Hamilton Drive

► N



# PROPERTY PHOTOS

77 HAMILTON DRIVE | NOVATO, CA



PROJECT VIDEO





# LOCATION MAP

INGRESS/EGRESS





# YOUR ACCESS TO NORTHERN CALIFORNIA

Santa Rosa	30 miles
Rohnert Park	24 miles
Petaluma	15 miles
Sonoma	20 miles
Napa	30 miles
Fairfield	36 miles
Richmond	20 miles
Oakland	30 miles
San Francisco	25 miles
Sacramento	76 miles

105 miles

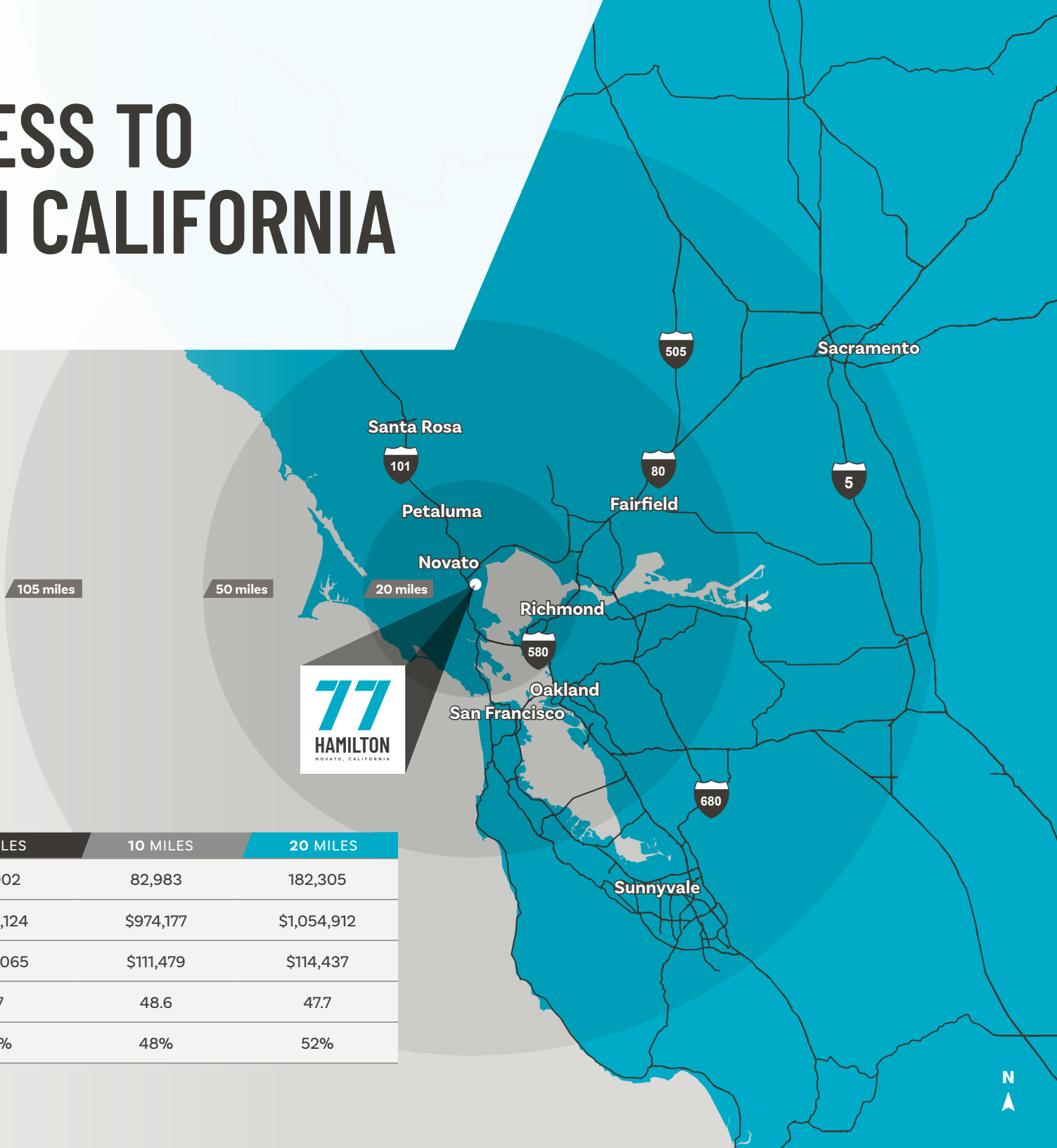
50 miles

20 miles



## DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
2024 POPULATION	23,002	82,983	182,305
MEDIAN HOME VALUE	\$886,124	\$974,177	\$1,054,912
MEDIAN HOUSEHOLD INCOME	\$106,065	\$111,479	\$114,437
MEDIAN AGE	47	48.6	47.7
BACHELOR'S DEGREE OR HIGHER	44%	48%	52%



# CORPORATE NEIGHBORS

## AMENITIES

1. Five Points Fitness
2. Ignacio Shopping Center
3. Boca Pizzeria
4. Taki Japanese Restaurant
5. Nugget Markets
6. Marin Coffee Roasters
7. Maya Palenque Restaurant
8. Sushi Tri
9. Buttercup Home
10. Mamita Cocina Mexicana
11. Taqueria La Fiesta
12. The Speakeasy Novato
13. Peet's Coffee
14. Toast Restaurant
15. Super Duper Burgers
16. Safeway
17. Courtyard Novato Marin/Sonoma
18. John & Jill's Cheesecake
19. Aurora Ristorante Italiano
20. Michael's Sourdough Sandwiches
21. Kalin Cellars
22. Adobe Creek Brewing





## Highway 101 Signage Opportunity

Average Daily Traffic Count:  $\pm 173,300$  Vehicles

**YOUR NAME HERE**

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