



## For Lease: Office/Warehouse Space

21 Pamaron Way, Stes. A,B & C, Novato, CA

- Warehouse Roll-Up Doors
- Offices with Restroom
- Can be used as Light Manufacturing, Storage or Distribution
- No Automotive Uses

### Offering Summary

Total Available sq. ft:	1,943 +/- sf
Initial Base Rent:	\$1.90 psf
Lease Type:	Ind. Gross
Lease Term:	1-3 Years
Date Space Available:	5/1/23

Contact:

**Bob Knez**  
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DRE#: 00640535



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21 Pamaron Way, Stes. A,B & C, Novato, CA 94949

## Building/Space Description:

This warehouse space includes a roll-up door and an air-conditioned office with restroom.

## Location Description:

This property is located in the Bel Marin Keys Office Park, a multi-purpose industrial office park, just off Hwy. 101 and just 10 minutes north of Downtown San Rafael and five minutes south of Novato. Easy access to the East Bay and I-80 over Hwy. 37.

## Space Information/Features:

Total Available Square Feet:	1,943 +/- sq. ft. (the owner is source, agent has not verified square footage)
Warehouse Sq. Ft.:	867 +/- sq. ft.
Office Sq. Ft.:	1,076 +/- sq. ft.
Divisible/Can Add:	No
Ceiling Clear Height:	16 Feet
Parking Spaces:	4 reserved spaces (3 for the office suite, plus 1 for the warehouse)
Number of Roll-up Doors:	One
Warehouse Ceiling Insulated:	Partial
Electrical:	600 amp/3 phase

## Building Information/Features:

Total Building Square Feet:	8,299 +/- sq. ft.
Year Constructed:	1979+/-
Zoning/Permitted Uses:	<a href="#">PD (Planned District)</a>
Fire Sprinklers:	No
Heating & Air Conditioning:	TBD
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

## Lease Information:

Lease Term:	1-3 Years
Initial Base Rent:	\$1.90/psf
CAM Charge:	\$0.07 psf per month
Lease Type:	Industrial Gross
Tenant Expenses:	Interior janitorial, separately metered utilities + CAM

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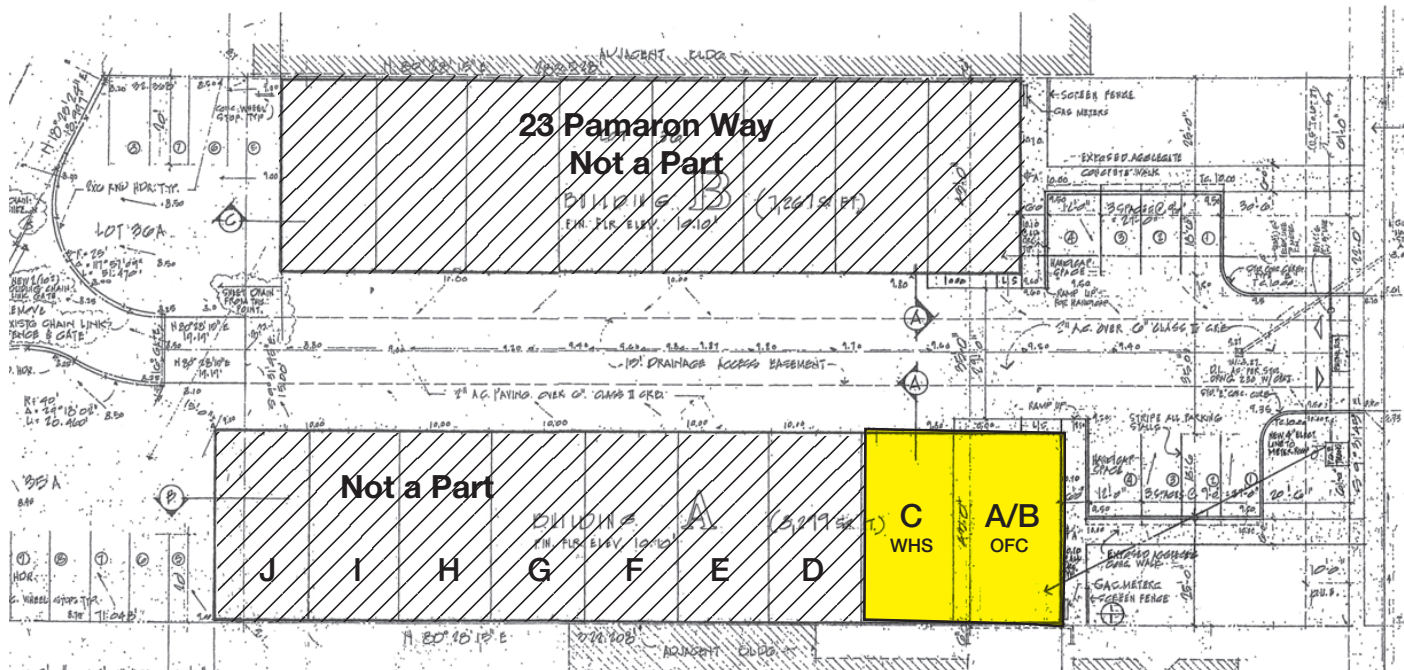
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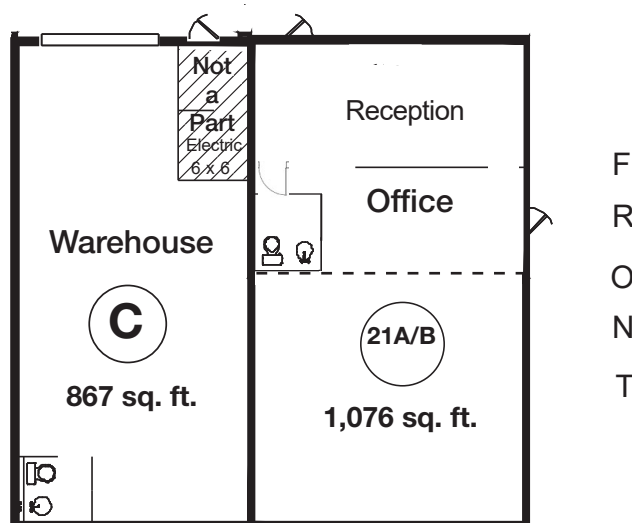
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# SITE MAP



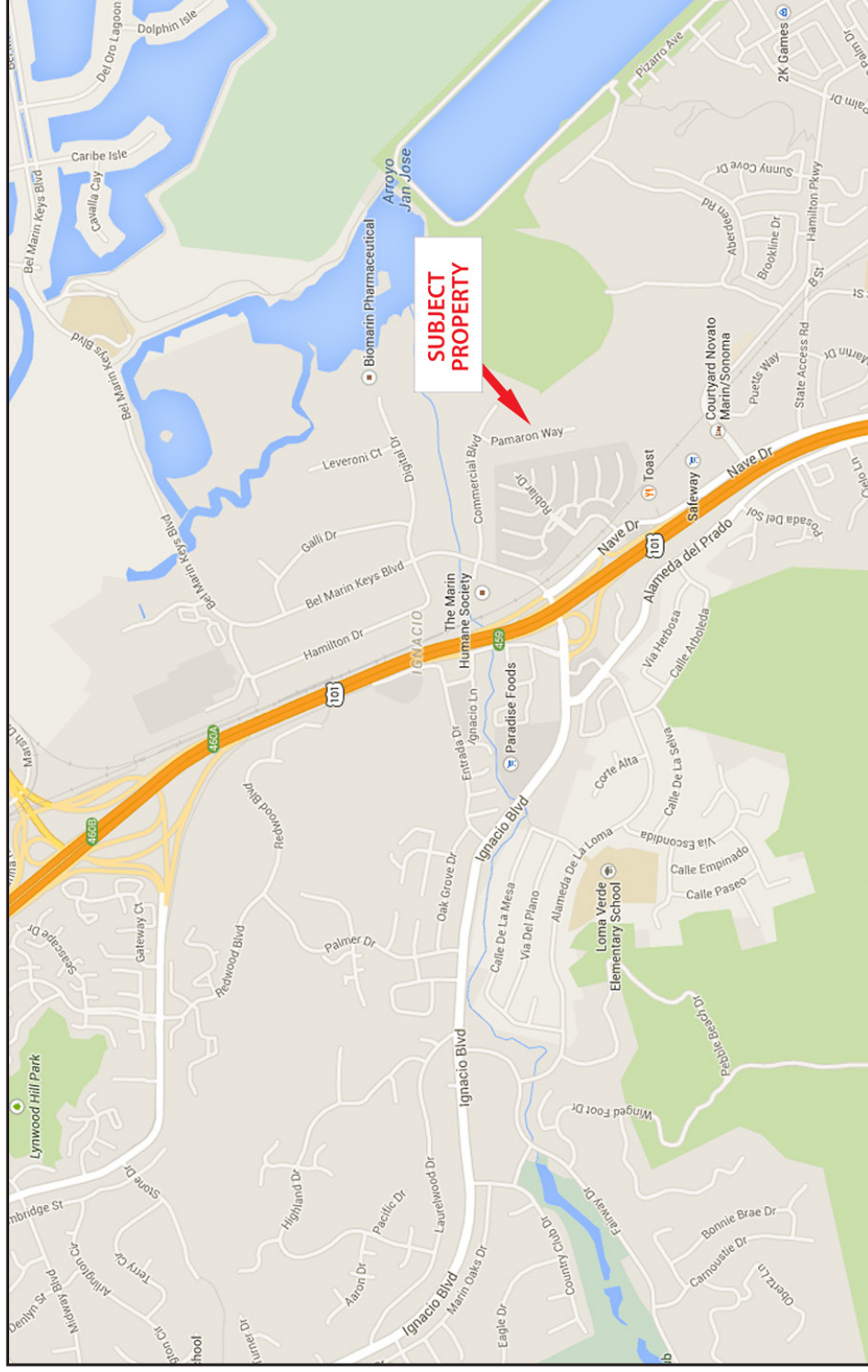
## Site Map - 21 Pamaron Way



## Floor Plan - 21 Pamaron Way

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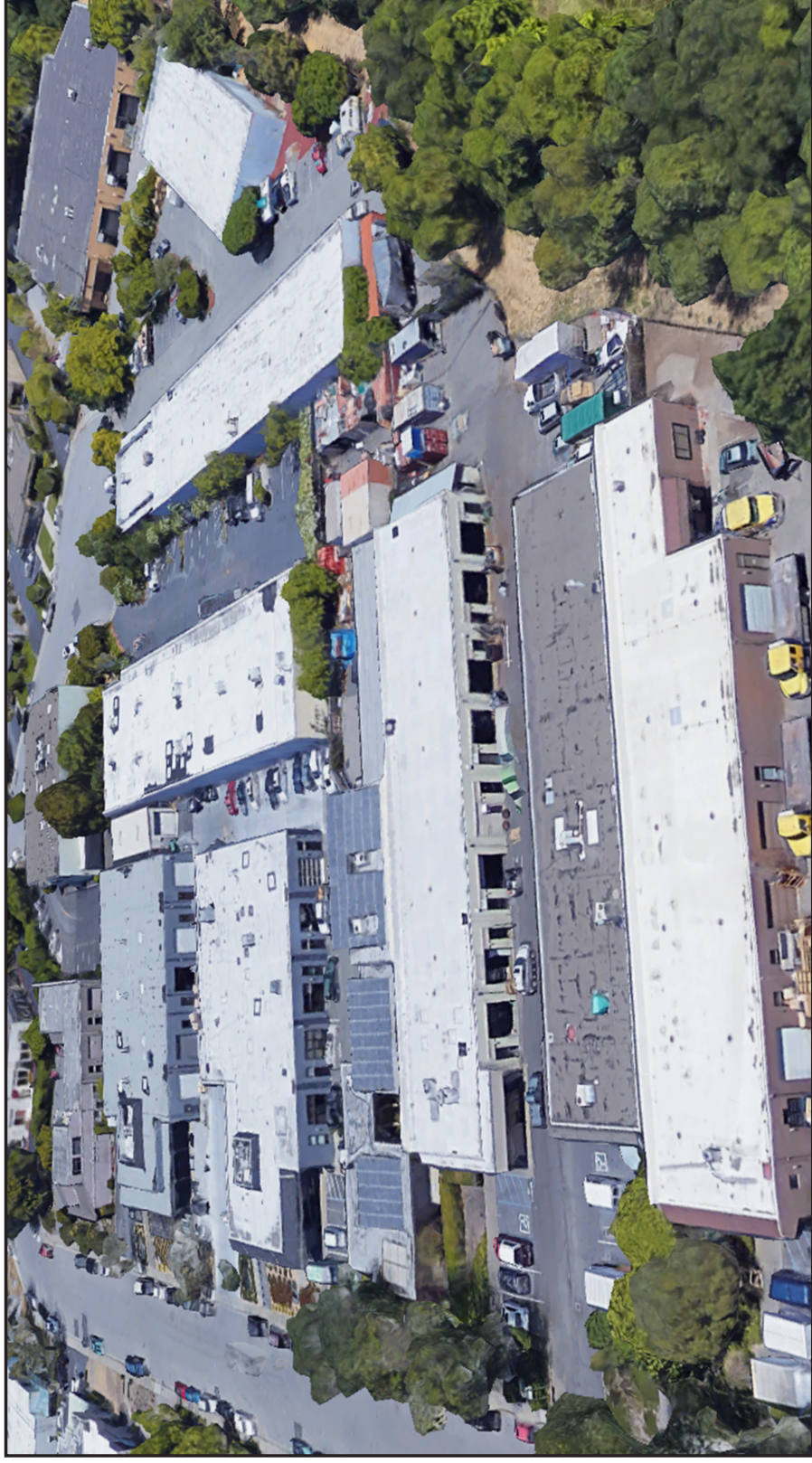
[Click here to View in Google Maps](#)

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