



For Lease: Warehouse Space

67 Galli Drive, Unit F, Novato, CA

- 16' Clear Ceiling Height
- Great for Storage
- Private Restroom
- End-Cap Unit
- Minutes from Highway 101

| Offering Summary | |
|--------------------------------|---------------------|
| Total Available sq. ft: | 1,087 +/- sf |
| Initial Base Rent: | \$1.85 psf |
| Lease Type: | Ind. Gross |
| Lease Term: | 3-5 Years |
| Available: | July 1, 2026 |



Joe Morrison
 (415) 366-0022
joe@hlcre.com
 Lic#: 02067309

HL Commercial Real Estate
www.hlcre.com



For Lease: Warehouse Space

67 Galli Drive, Unit F, Novato, CA 94949

Building/Space Description:

Unit F offers a flex-industrial layout ideal for warehouse, light industrial, contractor, distribution, and storage users. The unit includes a warehouse area with one grade-level roll-up door, a private office, private restroom, and storage above the office. Additional features include approximately 16-foot clear ceiling height, 100-amp electrical service, a monitored fire sprinkler system, and a dedicated personnel entrance separate from the warehouse roll-up door. The suite is located within a multi-unit light industrial building with shared on-site parking, plus additional street parking available along Galli Drive.

Location Description:

67 Galli Drive is conveniently located in Novato's established industrial area, minutes from Highway 101 and Downtown Novato. The surrounding area is home to a variety of contractors, service providers, light industrial users, and local businesses. Its central location provides easy access throughout Marin, Sonoma, and San Francisco counties, making it well-suited for businesses with customers, employees, or operations throughout the region. Nearby restaurants, retail services, banking, and other everyday amenities add to the convenience of the location.

Space Information/Features:

| | |
|-------------------------------|-------------------|
| Total Available Square Feet: | 1,087 +/- sq. ft. |
| Divisible/Can Add: | No |
| Ceiling Clear Height: | 16 Feet |
| Power Available at Sub-Panel: | 100 Amp |
| Parking: | Shared |
| Number of Roll-up Doors: | One |

Building Information/Features:

| | |
|-----------------------------|---------------------------------------|
| Total Building Square Feet: | 6,772 +/- sq. ft. |
| Year Constructed: | 1980+/- |
| Zoning/Permitted Uses: | Planned District (PD) |
| Fire Sprinklers: | Yes |
| Heating & Air Conditioning: | No |
| Flood Zone Designation: | Zone X (500-year) |

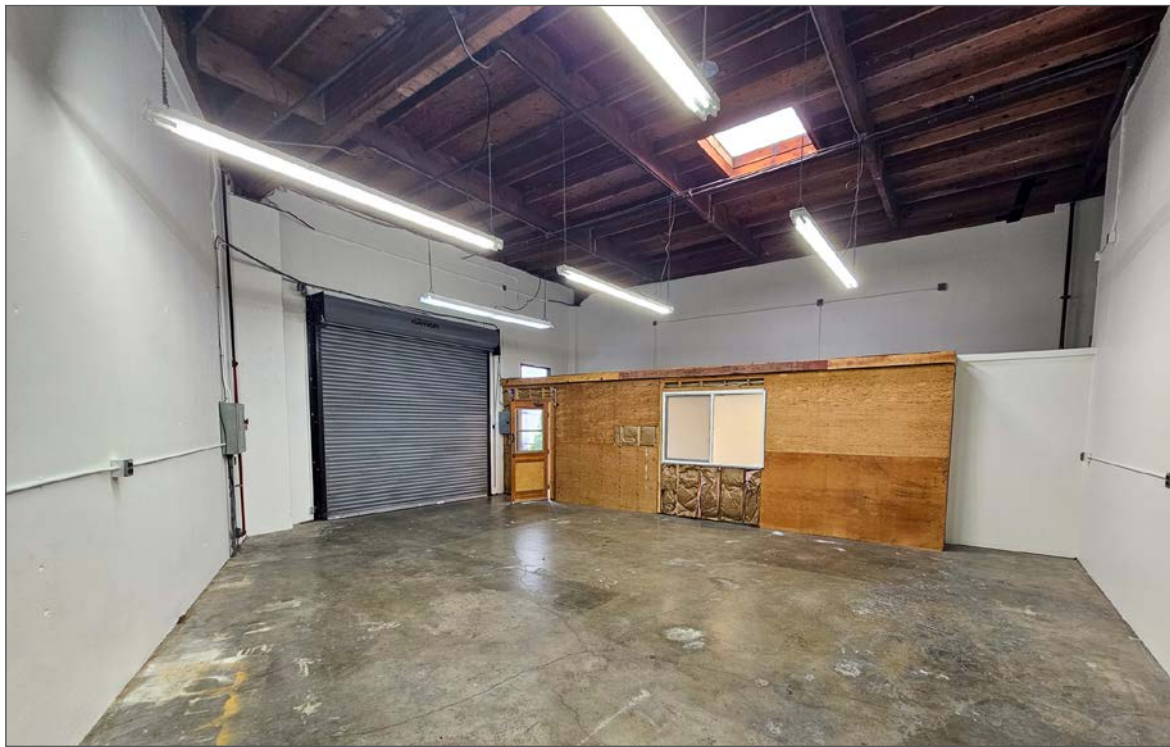
An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

Lease Information:

| | |
|--------------------|--|
| Lease Term: | 3-5 Years |
| Initial Base Rent: | \$1.85/psf, plus 3% annual increases |
| Lease Type: | Industrial Gross |
| Tenant Expenses: | Gas, electricity, interior janitorial, trash, \$15/mo for water, increases over base year RE Taxes |

For Lease: Warehouse Space

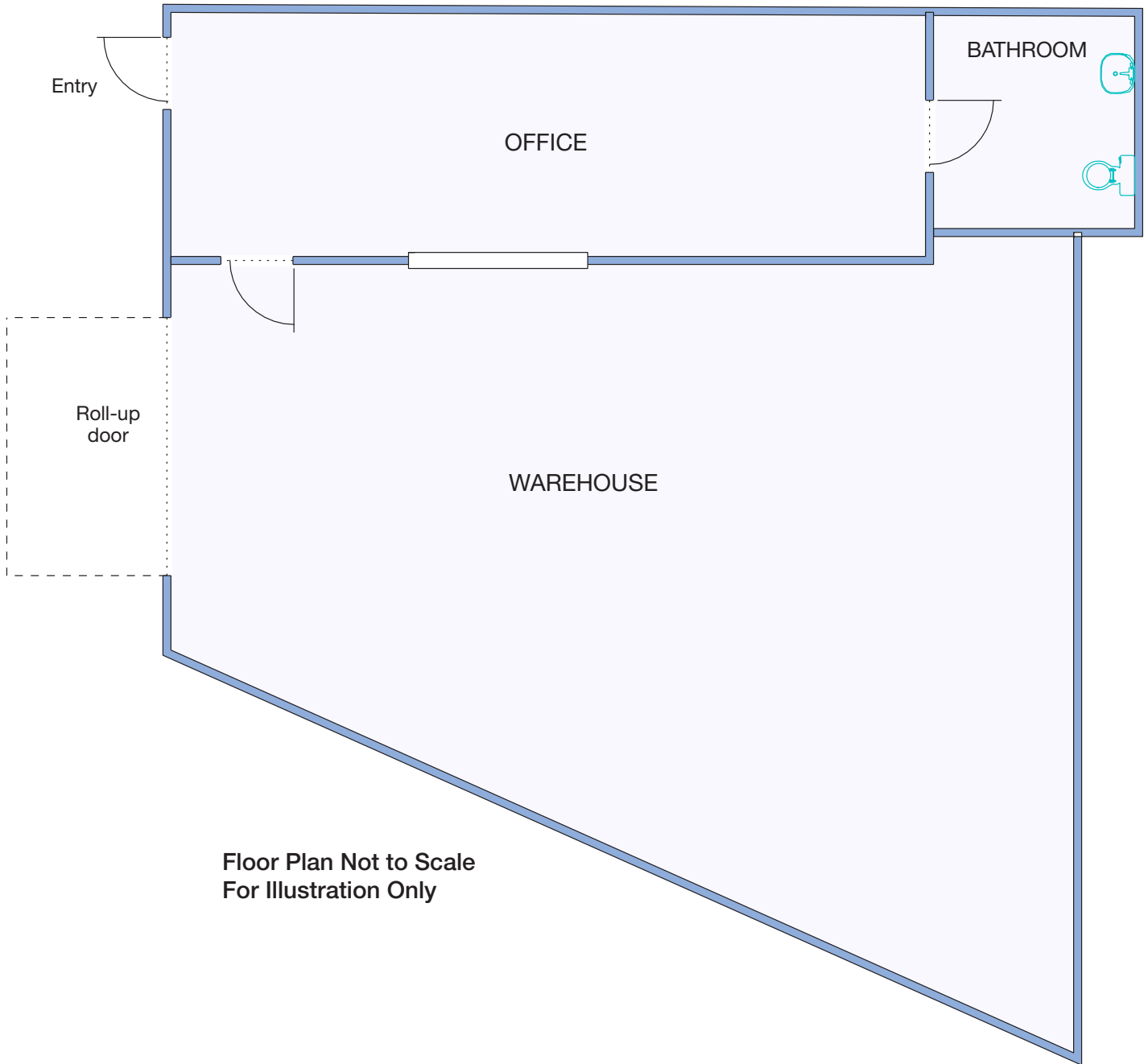
67 Galli Drive, Unit F, Novato, CA 94949



For Lease: Warehouse Space

67 Galli Drive, Unit F, Novato, CA 94949

GALLI DRIVE



Floor Plan Not to Scale
For Illustration Only



Joe Morrison
(415) 366-0022
joe@hlcre.com
Lic#: 02067309

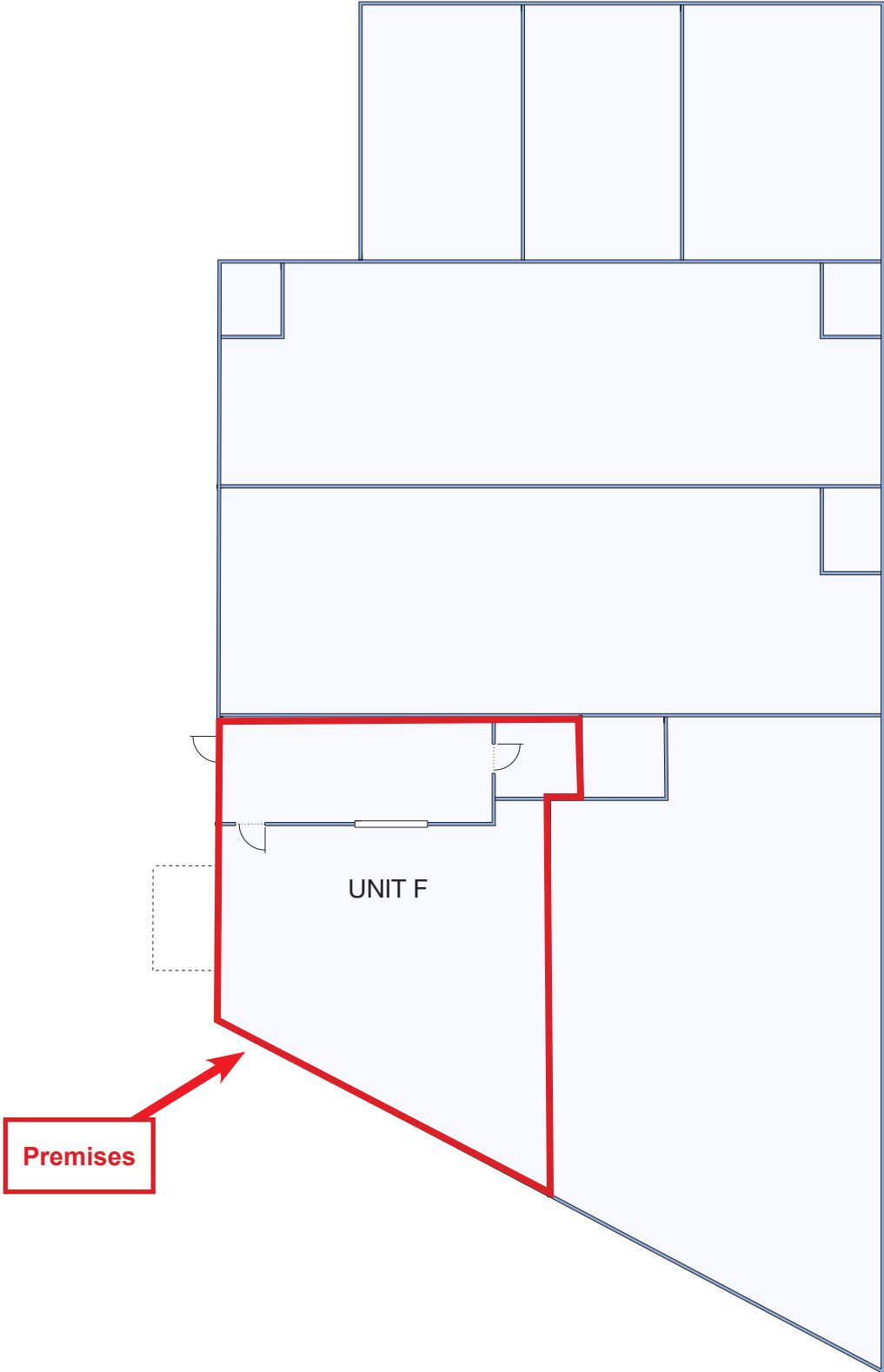
HL Commercial Real Estate
www.hlcre.com



For Lease: Warehouse Space

67 Galli Drive, Unit F, Novato, CA 94949

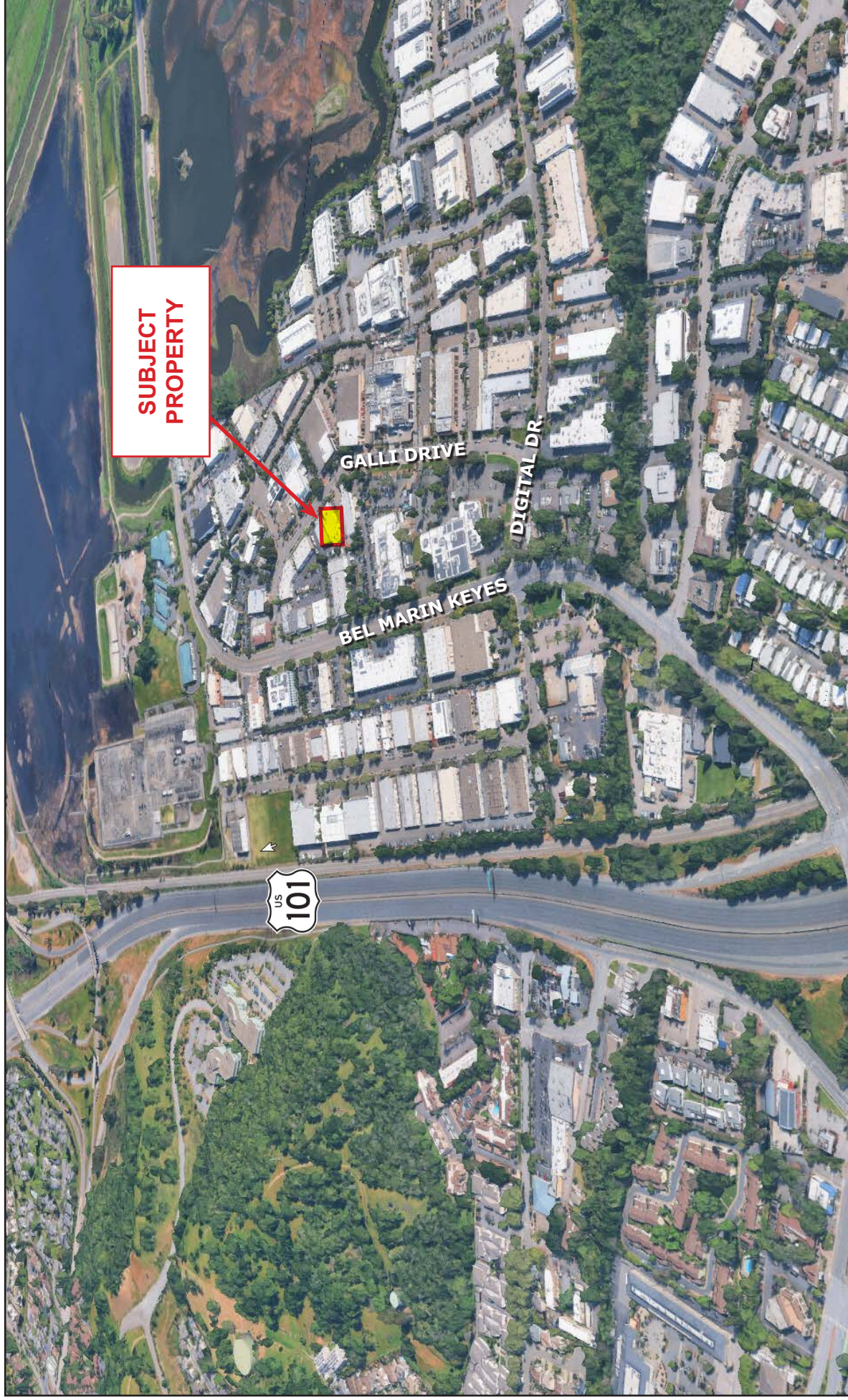
GALLI DRIVE



Premises

For Lease: Warehouse Space

67 Galli Drive, Unit F, Novato, CA 94949



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

Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

Higher Level Commercial Real Estate

70 Mitchell Blvd., Ste. 202
San Rafael, CA 94903
www.hlcre.com



Joe Morrison
(415) 366-0022
joe@hlcre.com
Lic#: 02067309