



# 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	
<b>Total Available sq. ft:</b>	<b>1,087 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$1.85 psf</b>
<b>Lease Type:</b>	<b>Ind. Gross</b>
<b>Lease Term:</b>	<b>3-5 Years</b>
<b>Available:</b>	<b>Now</b>



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**HL Commercial Real Estate**  
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67 Galli Drive, Unit F, Novato, CA 94949

## Building/Space Description:

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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:

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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:

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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:	11 spaces onsite
Number of Roll-up Doors:	One

## Building Information/Features:

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Total Building Square Feet:	6,772 +/- sq. ft.
Year Constructed:	1980+/-
Zoning/Permitted Uses:	<a href="#">Planned District (PD)</a>
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:

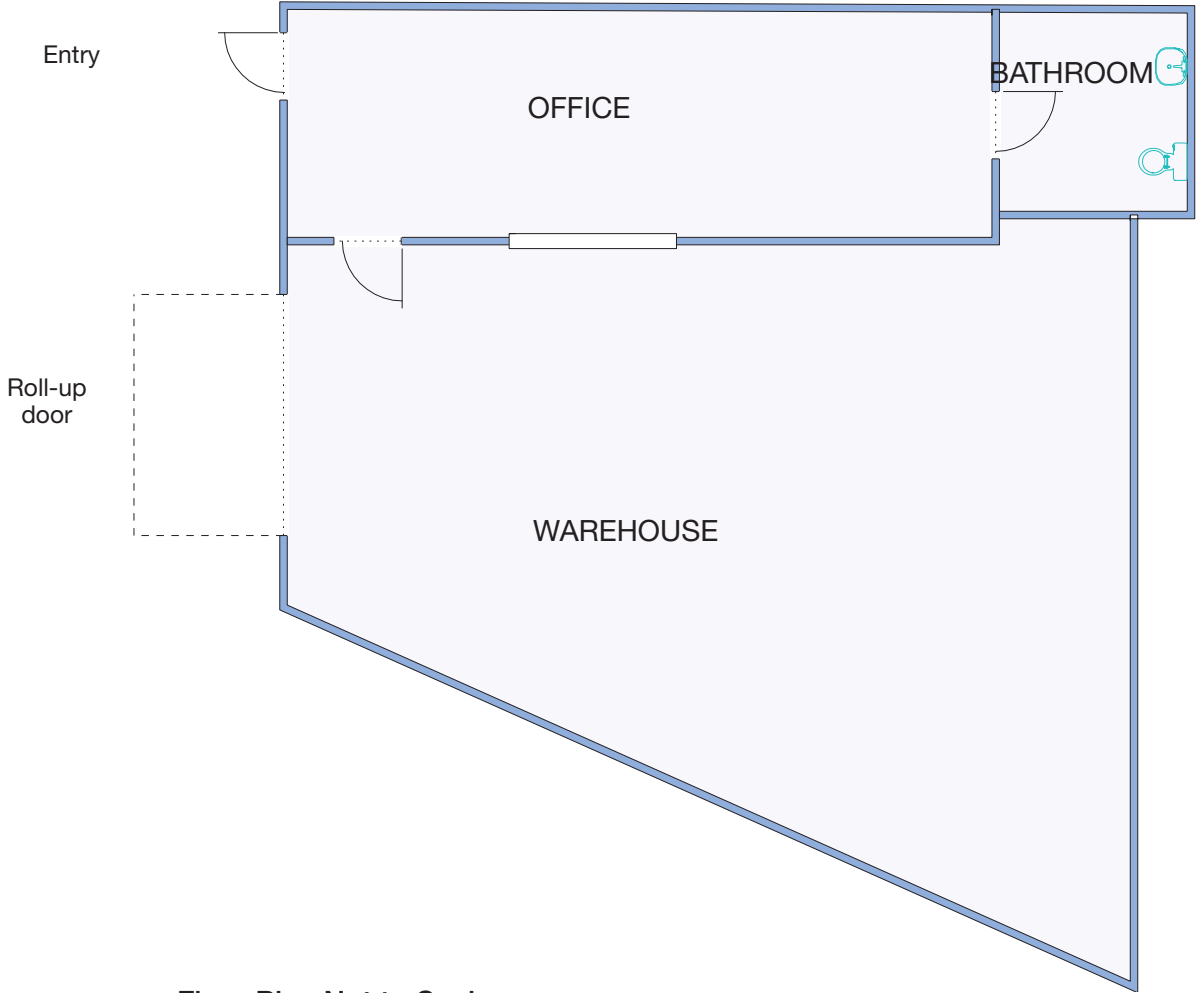
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Lease Term:	3-5 Years
Initial Base Rent:	\$1.85/psf, plus 3% annual increases
Lease Type:	Industrial Gross
Tenant Expenses:	Gas, electricity, interior janitorial, trash, \$15/mo for water. Increases over base year RE Taxes

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GALLI DRIVE



Floor Plan Not to Scale  
For Illustration Only



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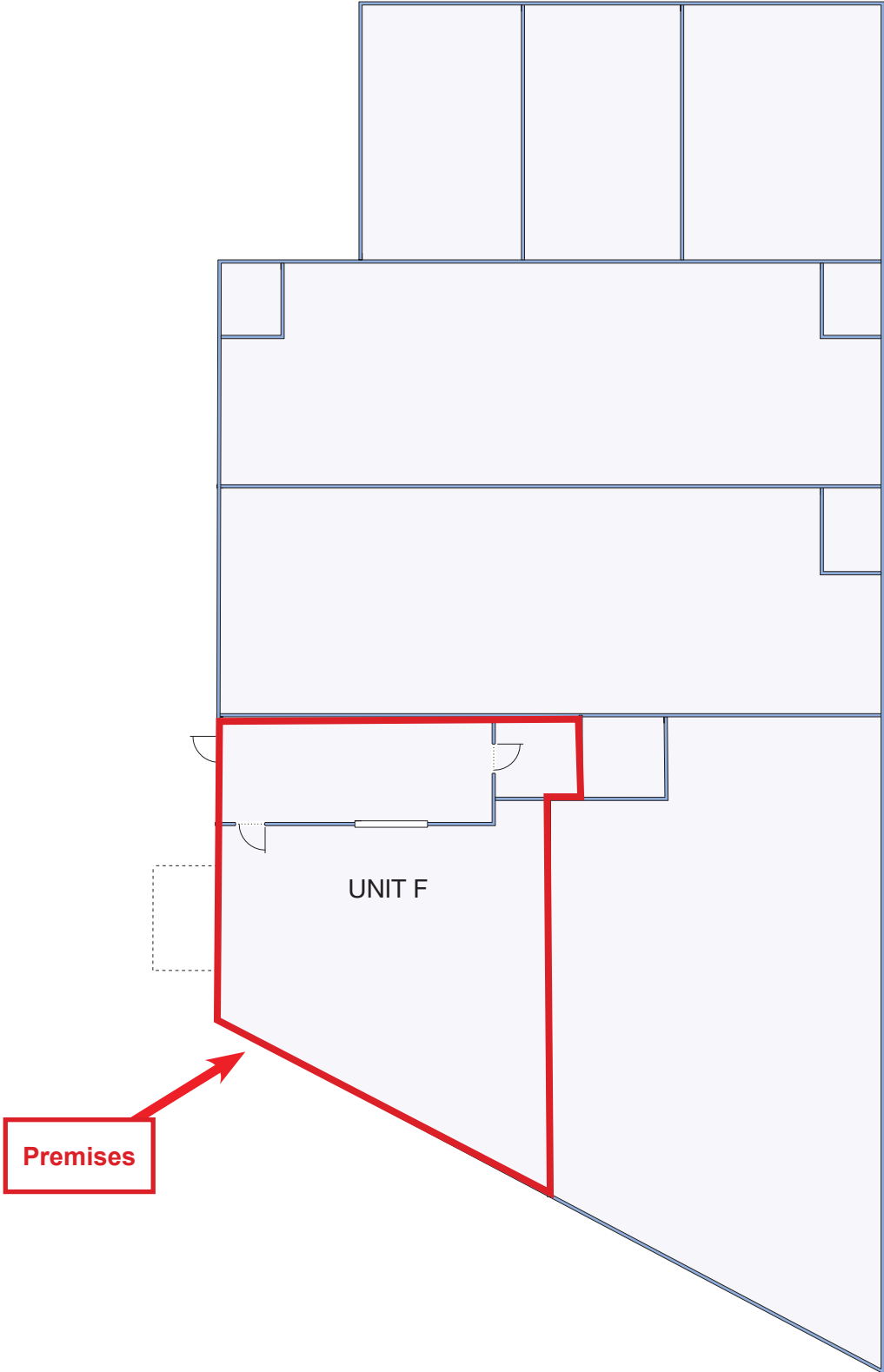


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GALLI DRIVE



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# 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

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