

FOR SUBLEASE

75 DIGITAL DRIVE
NOVATO, CA



±17,125 SF OF MOVE-IN READY WAREHOUSE SPACE

DIVISIBLE TO ±5,250 SF | 7 GRADE-LEVEL DOORS



Jones Lang LaSalle Brokerage, Inc.
RE License #01856260

PROPERTY HIGHLIGHTS



±17,125 SF of
warehouse space
(divisible)



±1,500 SF of
office space



Fully sprinklered
warehouse



560 amps,
120/208v,
3-phase power



20' clear
height



(7) grade-level
loading doors



26 dedicated
parking spaces +
8 shared spaces



Sublease LED:
02/28/2029



Zoning:
PD (Planned
Development)



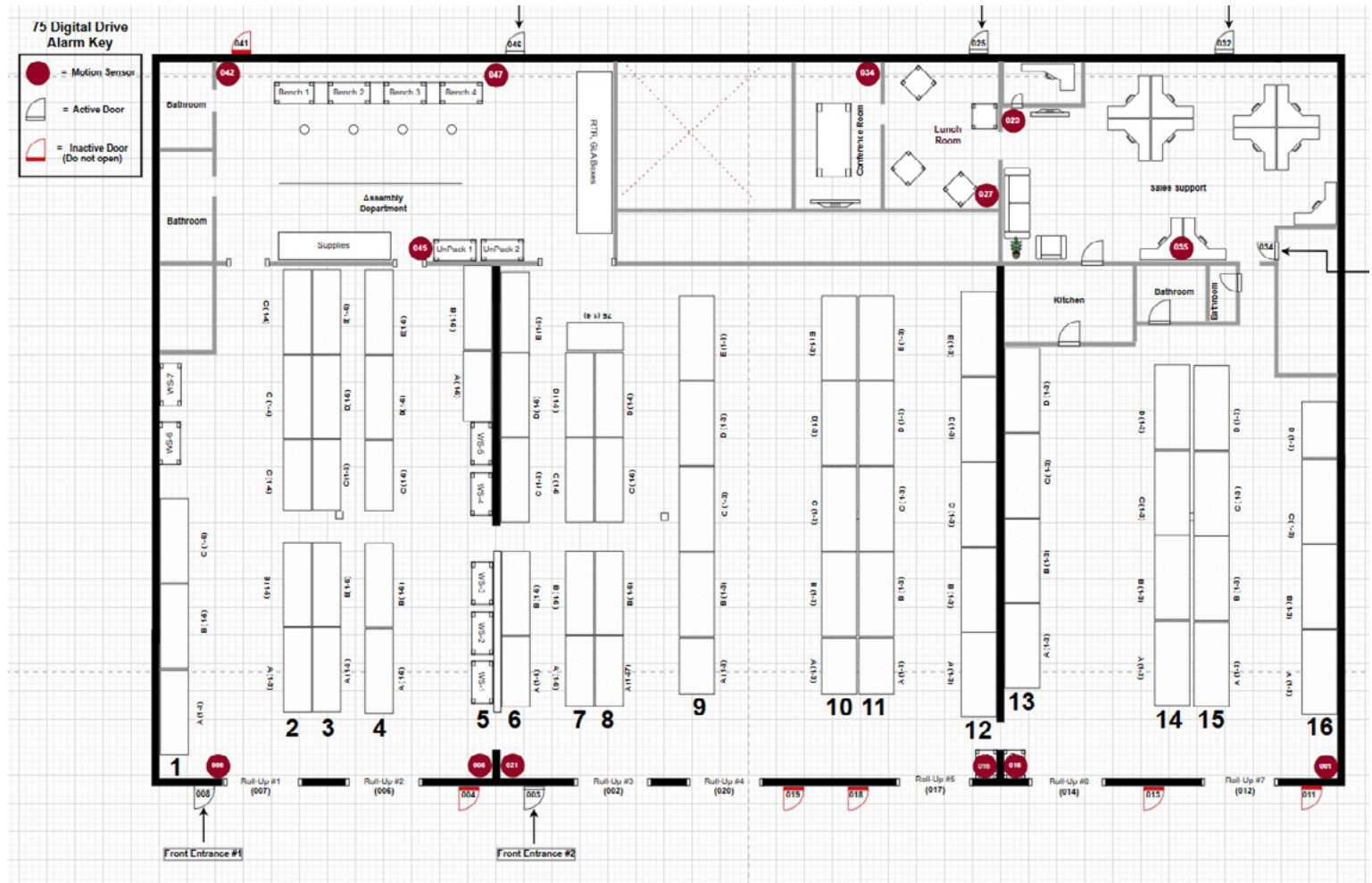
Excellent access to
Hwy 101 and
Hwy 37

All offers considered. Please inquire with Broker for pricing details.

FLOOR PLAN

±17,125 SF

- Divisible to ±5,250 SF
- ±1,500 SF of office
- Breakroom
- 7 grade-level doors
- 4 restrooms



CORPORATE NEIGHBORS

Zoning: PD (Planned Development)

Allowed uses include:

- Industrial, manufacturing and business service uses, conducted entirely within an enclosed structure, not involving retail sales or personal service activities and not having objectionable characteristics of noise, odor, dust, smoke or glare
- Sale or repair of industrial or manufacturing equipment
- Warehousing, wholesale distribution or storage uses
- Professional or administrative offices
- Retail Sales which are specifically accessory to and directly related to an otherwise allowed use
- Outdoor storage of goods and materials only if specifically incidental to a primary use within the building and then only with written consent from the City of Novato
- Laboratories



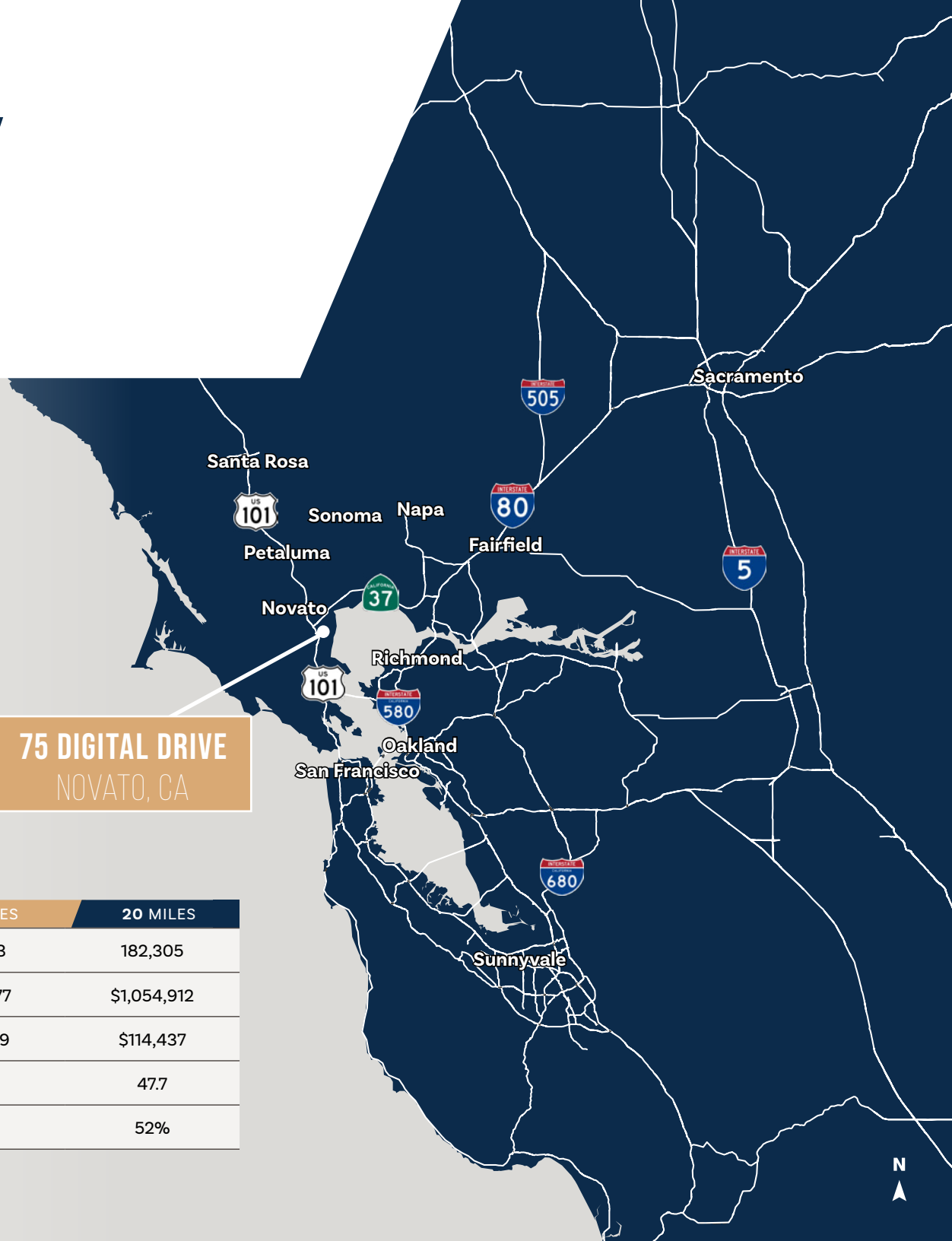
CONVENIENT BAY AREA ACCESS

- 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

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NOVATO, CA

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
2025 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%





CONTACT US

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