

For Lease: Automotive Shop/Warehouse w/ Yard

170 Ford Way, Novato, CA

- 1 Roll-up Door
- 18’ Clear Ceilings
- Fenced Yard
- Office Space & 2 Restrooms
- Parking on Site
- Permitted for auto repair/service use (no auto body)

Offering Summary

Available Bldng. Sq. Ft:	**4,800 +/- sf**
Available Yard Area:	**5,000 +/- sf**
Initial Base Rent:	**$2.05/psf**
Lease Type:	**NNN**
Lease Term:	**2 - 10 years**
Available:	**30 Days**

Contact:

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7/30/26

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Building/Space Description:

Approximately 4,800 square foot industrial building comprised of 3,480 square feet of 18' clear height warehouse space and 1,320 square feet of office. The property features one drive-in roll-up door, 1,900 square foot bonus mezzanine, and approximately 5,000 square feet of fenced outdoor yard area. Ideal for automotive, contractor, warehouse, service commercial, and light industrial users seeking functional indoor and outdoor space.
Equipment in the premises including 8 lifts and air compressor may be available for purchase from current tenant.

Location Description:

Located within Novato's established industrial and commercial corridor, 170 Ford Way offers excellent accessibility and convenience for a wide range of business users. The property benefits from immediate proximity to Highway 101 via the Roland Way interchange, providing efficient connectivity throughout Marin County, Sonoma County, and the greater San Francisco Bay Area.
The surrounding area is home to a strong mix of industrial, warehouse, contractor, service commercial, and auto-motive-related businesses, making the location well-suited for operational and logistics-oriented tenants. Nearby amenities include restaurants, retail services, hotels, and shopping centers along Redwood Boulevard and Down-town Novato, offering convenience for both employees and clients.

Space Information/Features:

Total Available Square Feet:	4,800 +/- sq. ft. building 5,000 +/- sq. ft. fenced-in yard area (the owner is source, agent has not verified square footage)
Ceiling Clear Height:	18 Feet
Power Available at Sub-Panel:	400 amp
Number of Parking Spaces:	6 reserved spaces in front parking lot, plus yard area
Number of Roll-up Doors:	1
Skylights:	8

Building Information/Features:

Total Building Square Feet:	4,800 +/- sq. ft. building (3,480 sf warehouse + 1,320 sf office, + 1,900 sf bonus mezzanine)
Total County Parcel Size:	17,000 +/- sq. ft.
Year Constructed:	1979 +/-
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes, office only
Zoning/Permitted Uses:	PD:Novato Auto Mart Master Plan area & General Commercal (contact city of Novato or listing agent for details)
Flood Zone Designation:	Zone AE (An area subject to indundation by the 1% annual chance flood event.)

Lease Information:

Lease Term:	2-10 years
Initial Base Rent:	$2.05 psf/mo ($9,835/mo)
Base Rent Increases:	3% per annum
Type:	NNN $0.44 psf/mo ($2,113/month) (property taxes, hazard and flood insurance)
Tenant Expenses:	All utilities & maintenance, except roof and structural repairs

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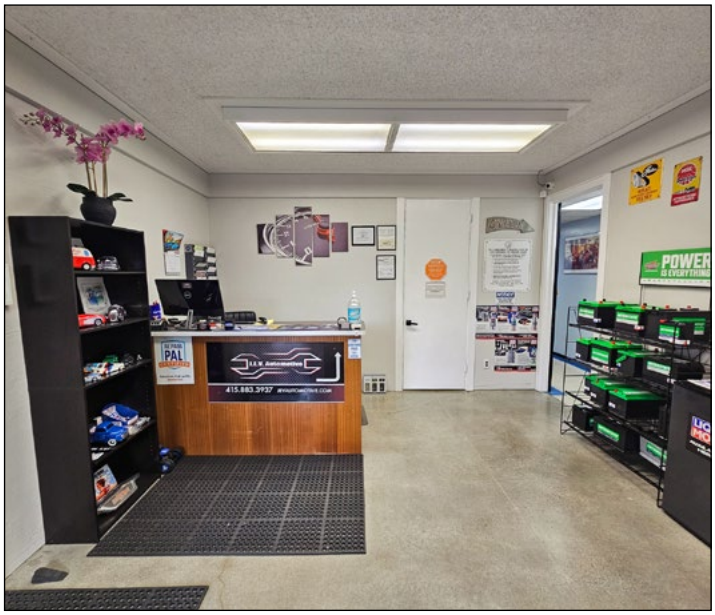



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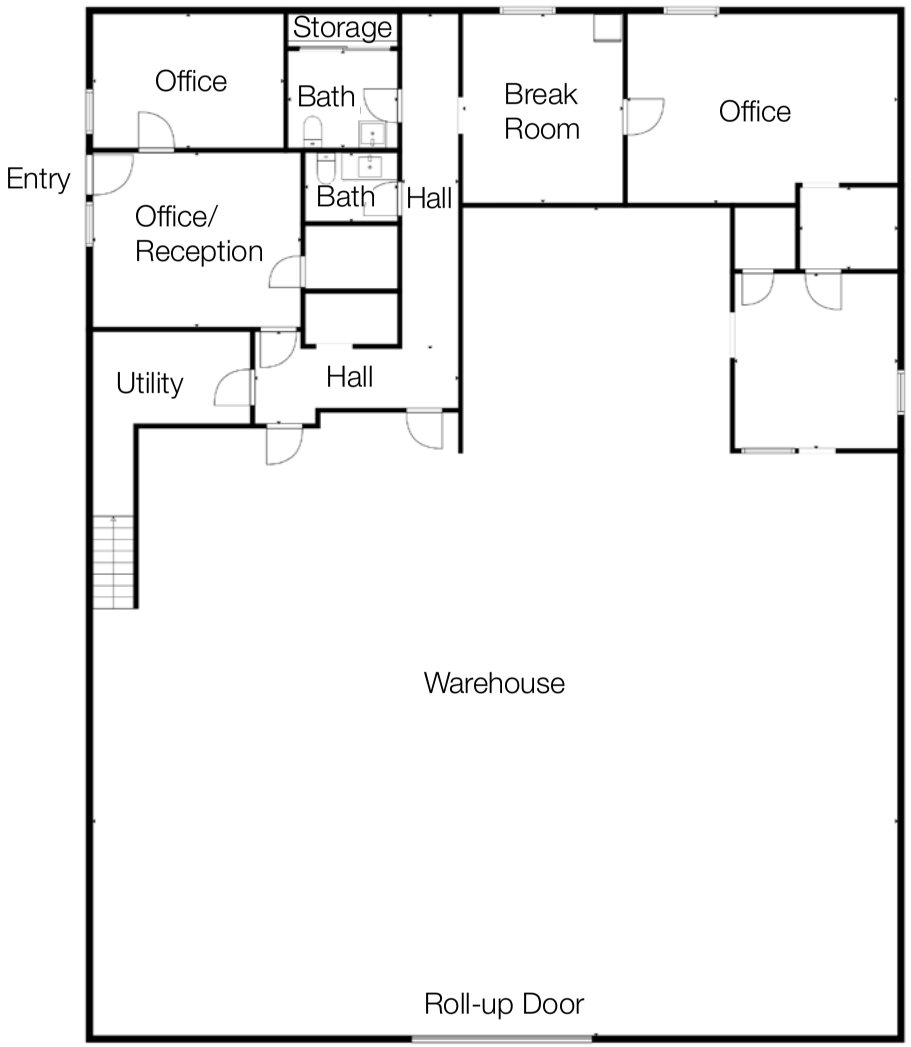
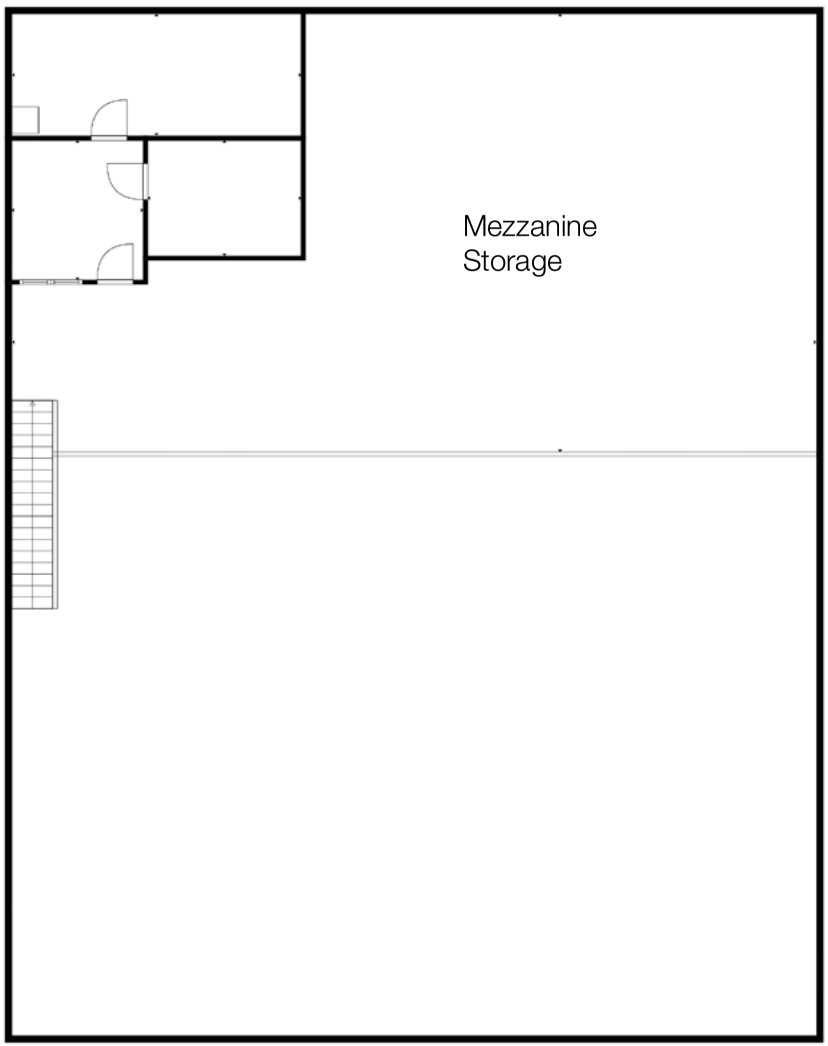
FORD WAY





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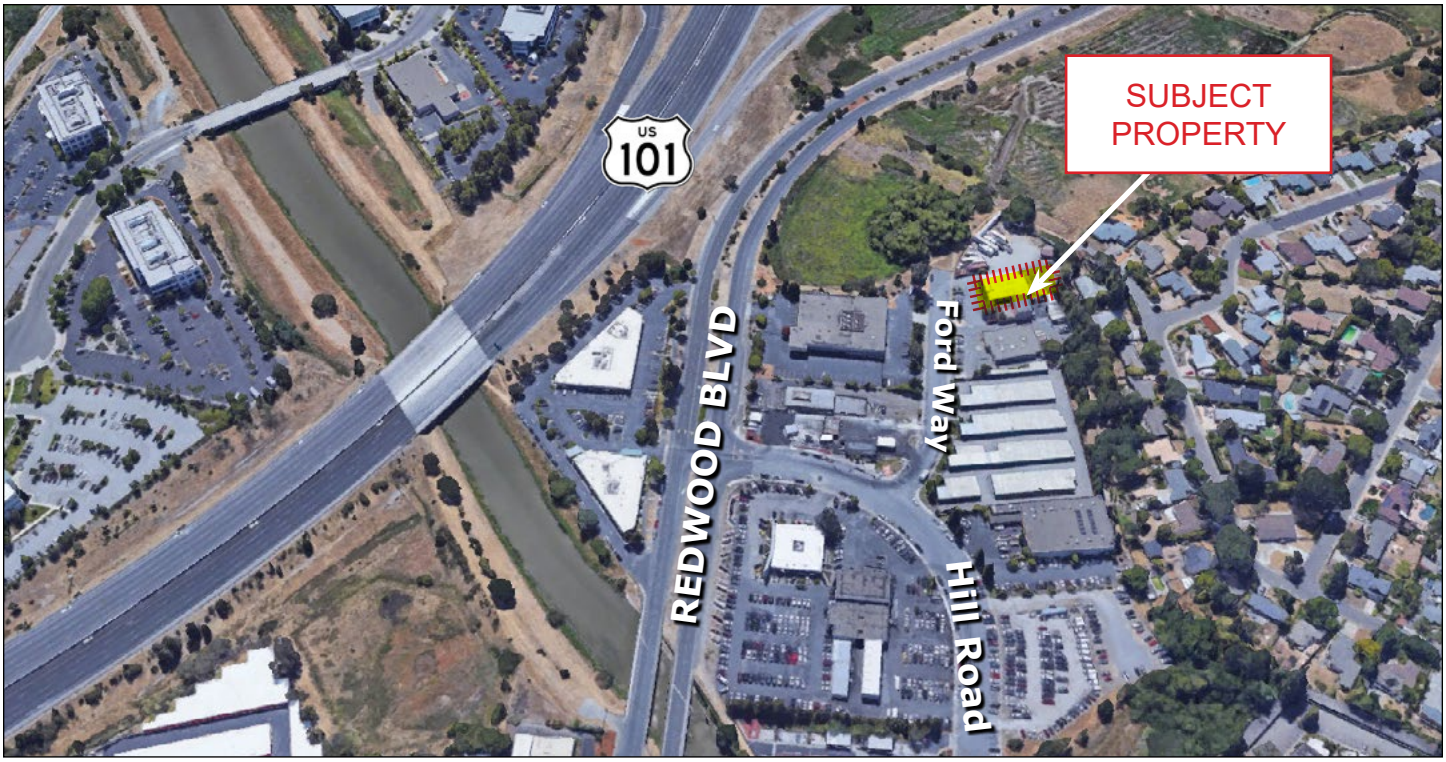

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Our Company

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.

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