



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**321 BLODGETT STREET
COTATI, CA**

Combination Office/Warehouse



Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400 EXT 308
SWANN@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



321 BLODGETT ST
COTATI, CA

COMBINATION
OFFICE/WAREHOUSE

PROPERTY INFORMATION

HIGHLIGHTS

- Combination Office/Warehouse
- Fenced Yard
- Excellent Location

DESCRIPTION

Suite A: Excellent opportunity to lease an attractive, well located unit with a combination of office, warehouse and yard space. Office portion includes a well appointed lobby, 6 generously sized private offices on the first floor with kitchenette and open workspace/copy room area, 3 private offices on the second floor with conference room area, and an approximately 1,900sf warehouse with 3 roll up doors. Private single restrooms in both the office and warehouse portions. Fully fenced in, paved yard space for storage and/or secure parking.

LEASE TERMS

Size

6,080+/- SF

Rate

\$1.25 PSF Gross

Terms

3+ Year Lease Terms Preferred

Parking

On-Site

Zoning

CI - Commercial/Industrial District

Keegan & Coppin Co., Inc.
1201 North McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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AREA DESCRIPTION



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DESCRIPTION OF AREA

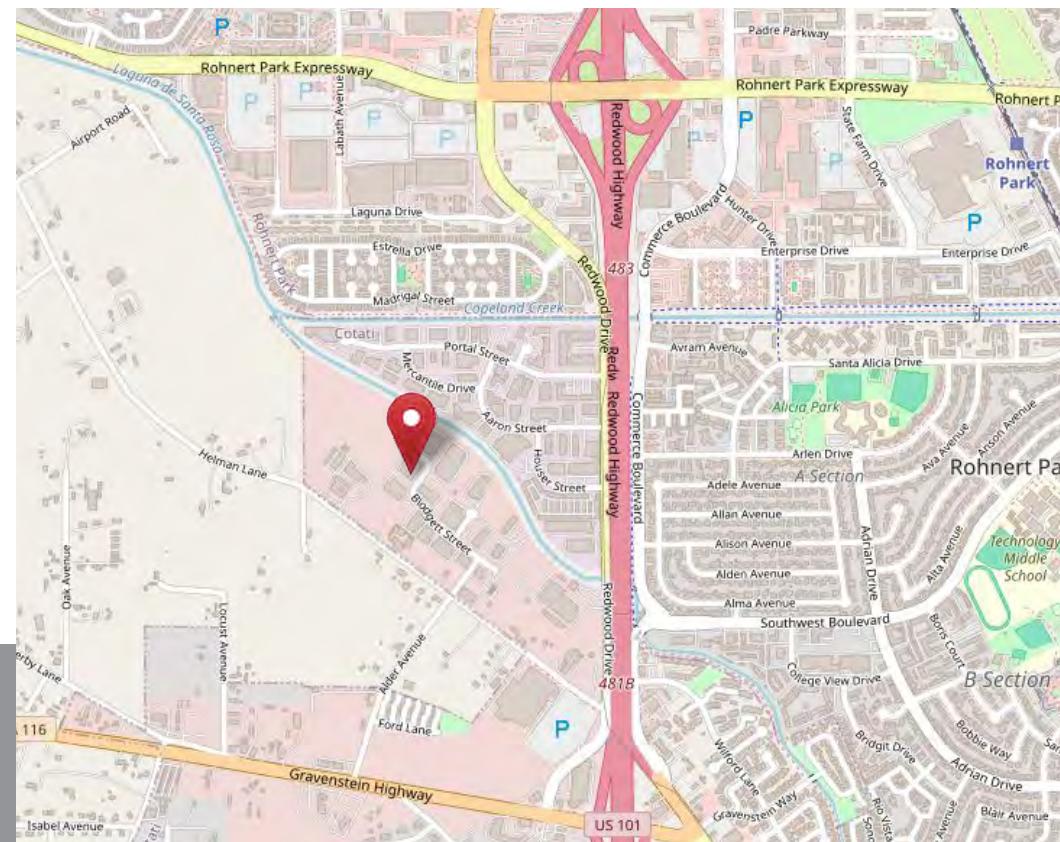
Excellent location in the heart of Sonoma County. Easy access to Highway 101 and major regional transportation routes, providing convenient access to Sonoma County's workforce and the broader North Bay market. Located in a key industrial/commercial corridor with neighboring firms including McPhails, PODS Moving & Storage and Lowe's Home Improvement Store.

NEARBY AMENITIES

- Lowe's Home Improvement Store
- Restaurants/Shopping

TRANSPORTATION ACCESS

- Highway 101
- Public Transit



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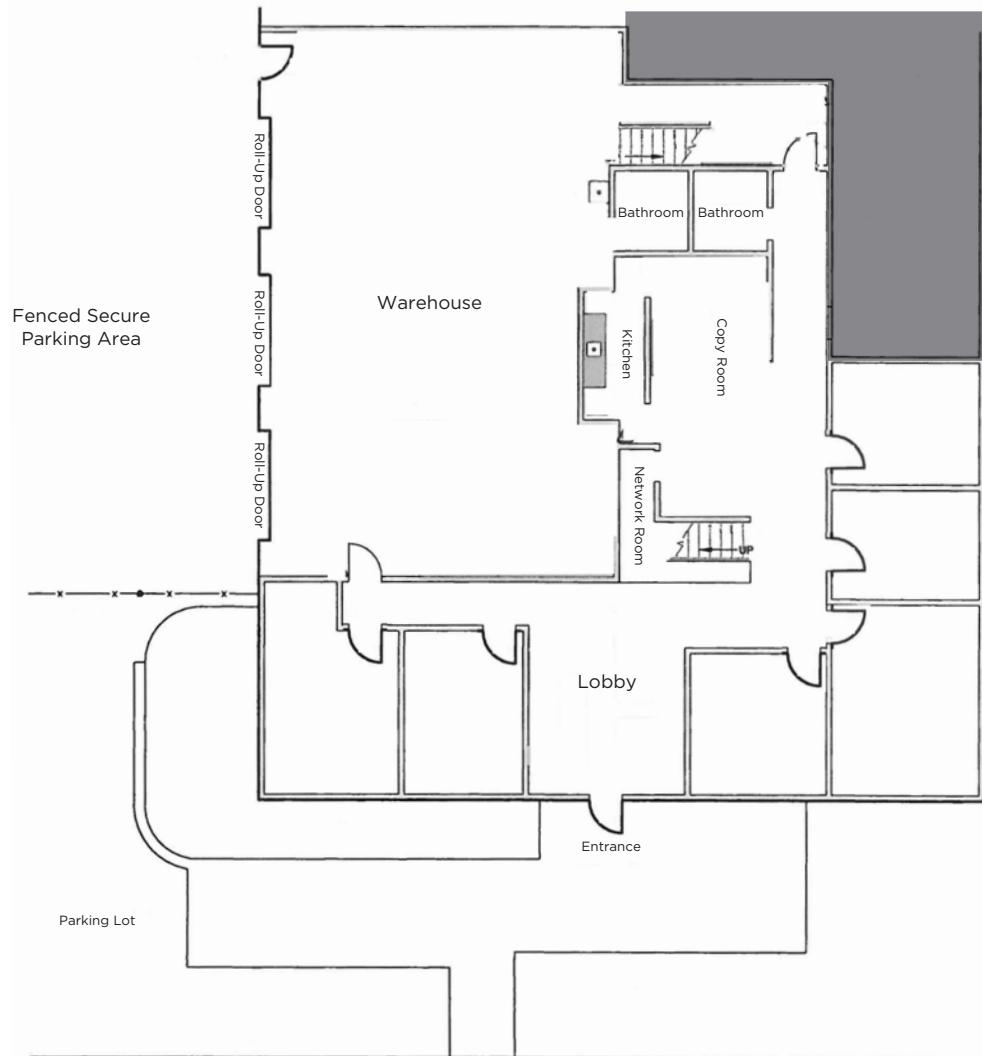
FLOOR PLANS



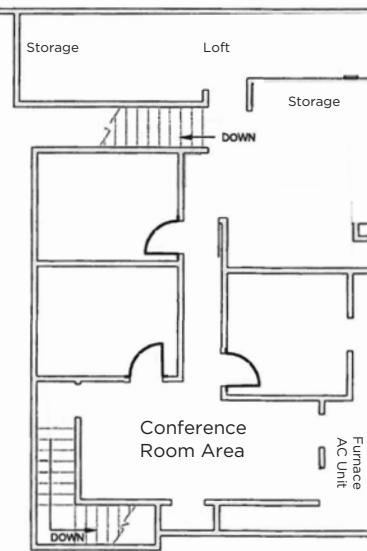
321 BLODGETT ST
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First Floor



Second Floor



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PHOTOS



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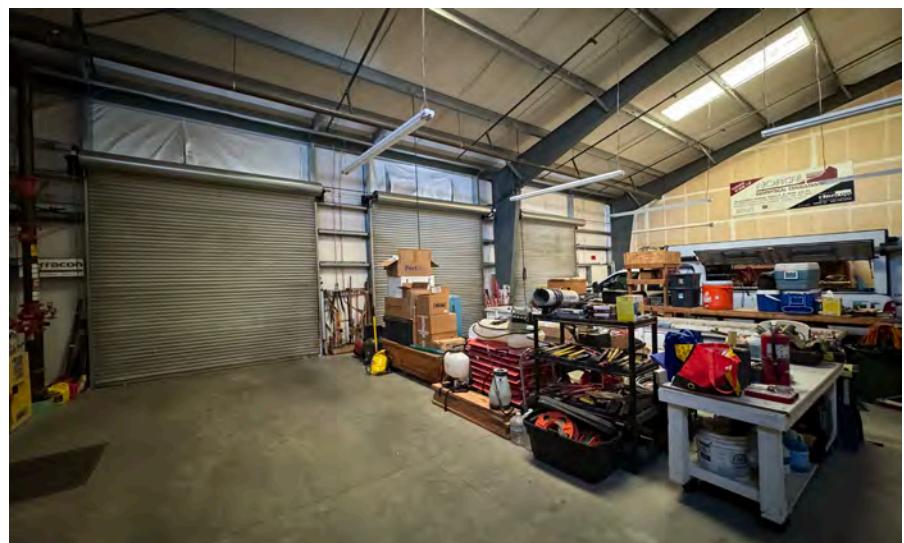


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AERIAL MAP



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