

# INDUSTRIAL BUILDING FOR LEASE

**5505 Redwood Highway**  
ROHNERT PARK  
Sonoma County | CA

**FREE STANDING WAREHOUSE**  
**± 80,645 SQUARE FEET**



**Trevor Buck**  
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LIC #01255462

900 Larkspur Landing Circle  
Suite 295, Larkspur, CA 94939  
p: 415 485 0500  
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**cushmanwakefield.com**

# INDUSTRIAL SPACE - FOR LEASE

## ROHNERT PARK | SANTA ROSA COUNTY



### HIGHLIGHTS |

A ± 80,645 SF manufacturing building located in Sonoma County. Centrally located with freeway visibility and ample truck and car parking.

Close proximity to:



2008 - PRESENT



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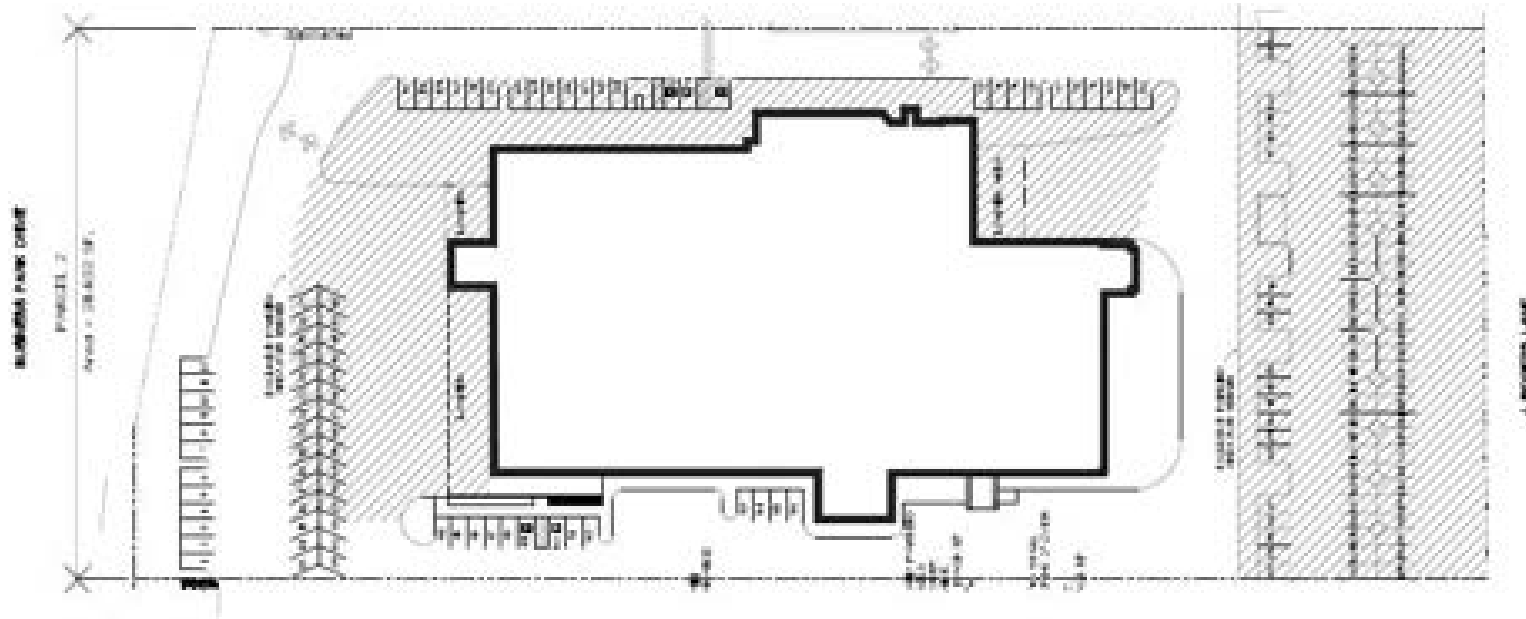
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### BUILDING INFO |



#### HVAC

The entire building is air conditioned and heated

#### DOCK DOORS

5 dock doors with levelers plus van loading

#### POWER

Main breaker is 3000A - Phase 3 480 VAC service 277  
VAC available

#### CLEAR HEIGHTS

- Southend: 28'
- Middle Portion: 48' when metal mezzanine is removed but existing clear height under mezzanine is 11' 7"
- Northend: 22' 9"

#### BUILDING SIZE:

MFG/Production

Floor 1 Total : 66,438

Floor 2 Total: 13,928

Building Total: 80,645

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### PLAN | 1



LOBBY/PRODUCTION FLOOR  
1/16" = 1'-0"

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# INDUSTRIAL SPACE - FOR LEASE

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### LARKSPUR LANDING | 2



① SECOND FLOOR  
1/16" = 1'-0"

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HEALDSBURG



SANTA ROSA



The Press Democrat



DOWELL AVENUE

REDWOOD DRIVE

COMMERCE BOULEVARD



ROHNERT PARK EXPRESSWAY

