



Keegan & Coppin
COMPANY, INC.

FOR LEASE

572 MARTIN AVENUE
ROHNERT PARK, CA

Warehouse



Go beyond broker.

REPRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM

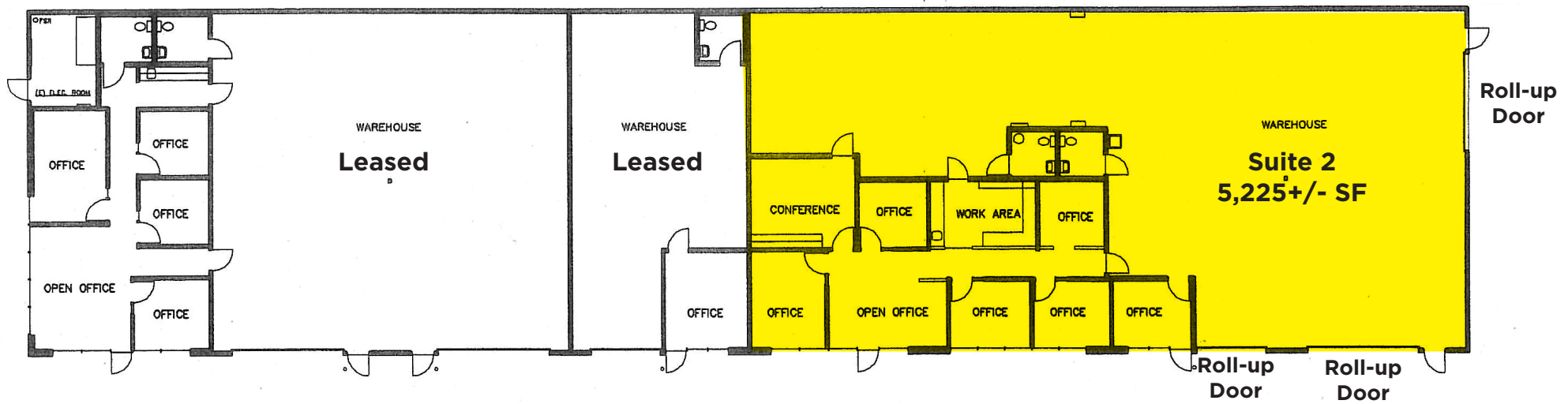


FLOOR PLAN



572 MARTIN AVENUE
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 = Available

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PROPERTY INFORMATION



572 MARTIN AVENUE
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**WAREHOUSE
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HIGHLIGHTS

- Newer Concrete Tilt-up Building
- Suite 2: 5,225+/- sq. ft. Warehouse/Office Space
- Part of a 10,450+/- sq. ft. Multi-Tenant Concrete Tilt-up Building
- Glass Store Fronts
- Exclusive Yard Area
- Grade Level Roll-up Truck Doors
- Located in the Laguna Verde Industrial Park
- Very Well-Maintained and Professionally Managed Building

DESCRIPTION OF PREMISES

Suite 2 is an Office/Warehouse space consisting of approximately 1,625 sq ft of conditioned office and 3,600 sq ft of warehouse (5,225 +/- sq ft total). This is the end cap unit opening to the back of the property and an approximately 50' x 32' yard area through an 14' x 12' roll-up door. Office space consists of six (6) privates, conference room, large open reception/work area, a second smaller open work area, coffee bar, and a private restroom. Warehouse is approximately 16' clear and includes 10' x 12' and 16' x 12' grade level truck doors, two (2) personnel doors and a separate restroom. Office and warehouse are sprinklered and the entire roof is insulated.

LEASE TERMS

RATE

\$1.38 per sq. ft.

TERMS

Gross
 CAM charges included in Lease rate
 Annual rent adjustments
 3-5 year lease term requested

PARKING

On-site & Street

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

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AREA DESCRIPTION



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DESCRIPTION OF AREA

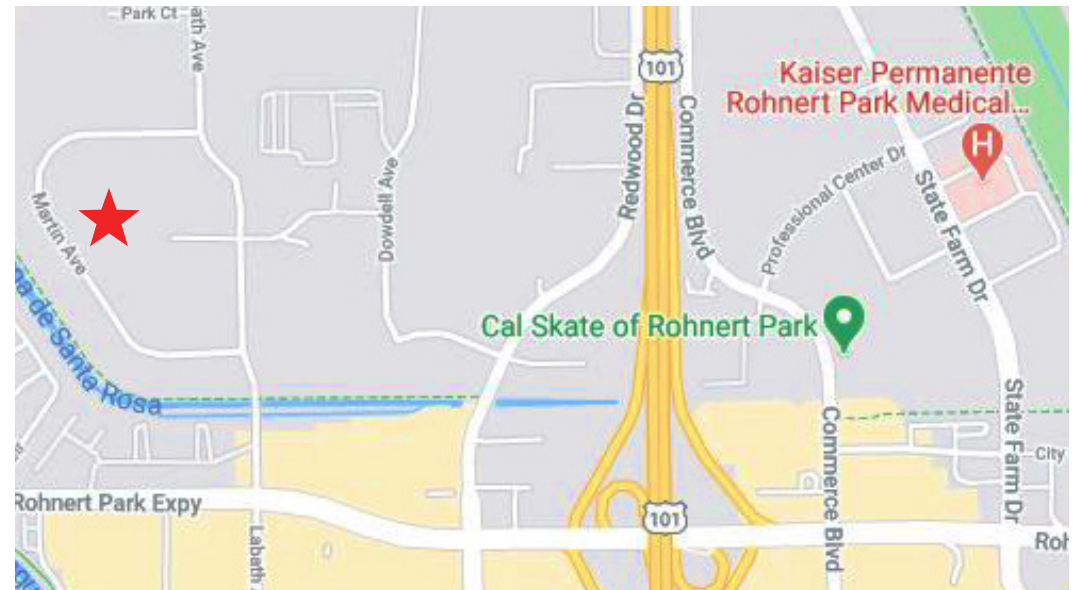
Laguna Verde Industrial Park is conveniently located just north of the Expressway Center (FoodMaxx, Target and others) at the Rohnert Park Expressway interchange with Highway 101, south of Wal-Mart, Home Depot, New York Times, and behind Costco. This location offers a high quality business environment along with immediate proximity to other business and retail services and Highway 101.

NEARBY AMENITIES

- Immediate Proximity to Businesses and Retail Services
- Wal-Mart
- Costco
- Target
- And More

TRANSPORTATION ACCESS

- Just north of Rohnert Park Expressway Interchange
- Proximity to Highway 101



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PHOTOS SUITE 2



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PHOTOS SUITE 2 CONT'D



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VICINITY MAP



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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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