



Keegan & Coppin
COMPANY, INC.

SALE OR LEASE

525 PORTAL STREET
COTATI, CA

INDUSTRIAL BUILDING
NEW PRICE



Go beyond broker.

PRESENTED BY:

MIKE FLITNER, PARTNER
LIC # 00840890 (707) 528-1400, EXT. 235
MFLITNER@KEEGANCOPPIN.COM



PROPERTY DETAILS



525 PORTAL STREET
COTATI, CA

**INDUSTRIAL BUILDING
FOR LEASE OR SALE**

PROPERTY HIGHLIGHTS

The building is a single-story wood frame industrial building on a corner lot. The building features approximately 4,000+/- sf of office / showroom area, 13,602+/- sf warehouse area, 1 dock high loading door, three grade-level roll-up doors, sprinklered and insulated warehouse ceiling, 18+/-' maximum clear height and a 600 amp three phase electrical panel.

- Building Features: 1 dock high loading door, 3 grade-level roll-up doors, sprinklered & insulated warehouse, 18+/-' clear height
- Corner Parcel at Portal & Aaron Streets in the RC Business Park in Cotati with easy Hwy 101 Access

Business Park

RC Business Park

Rentable Space

17,602+/- SF

Parking

34 On-site Parking Spaces

Zoning

IG - General Industrial

PROPERTY INFORMATION

Lease Rate

~~\$1.05~~ **\$0.99** per sq ft Gross

Lease Term

Negotiable

SALE PRICE

Sale Price **\$ 3,696,420**

Price PSF **\$210+/-**



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AREA DESCRIPTION

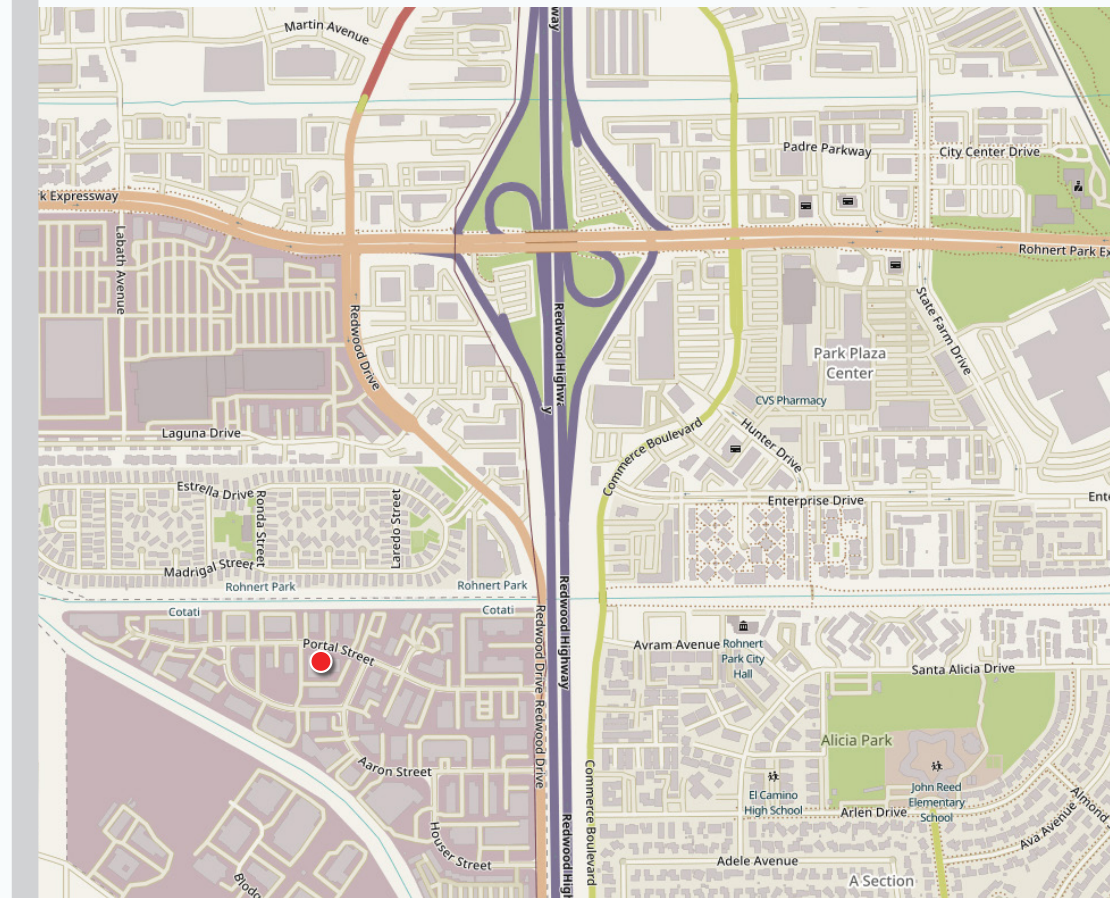


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DESCRIPTION OF AREA

The building is located at the prime corner of Portal and Aaron Streets in the RC Business Park in Cotati. Easy Highway 101 access via Redwood Drive to either the Rohnert Park Expressway or to the Highway 116 interchange. A multitude of light industrial uses exist in the park.



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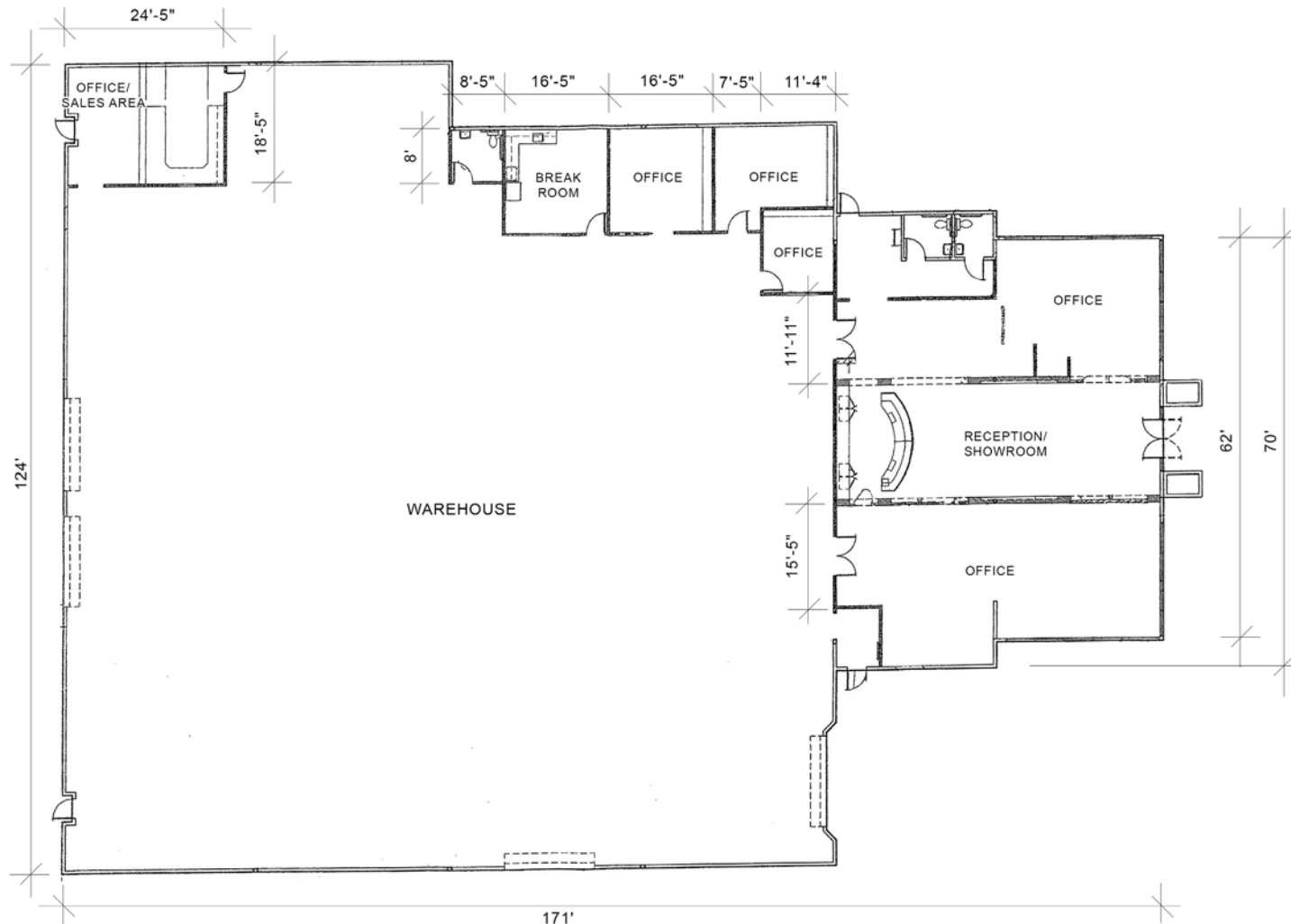


FLOOR PLAN



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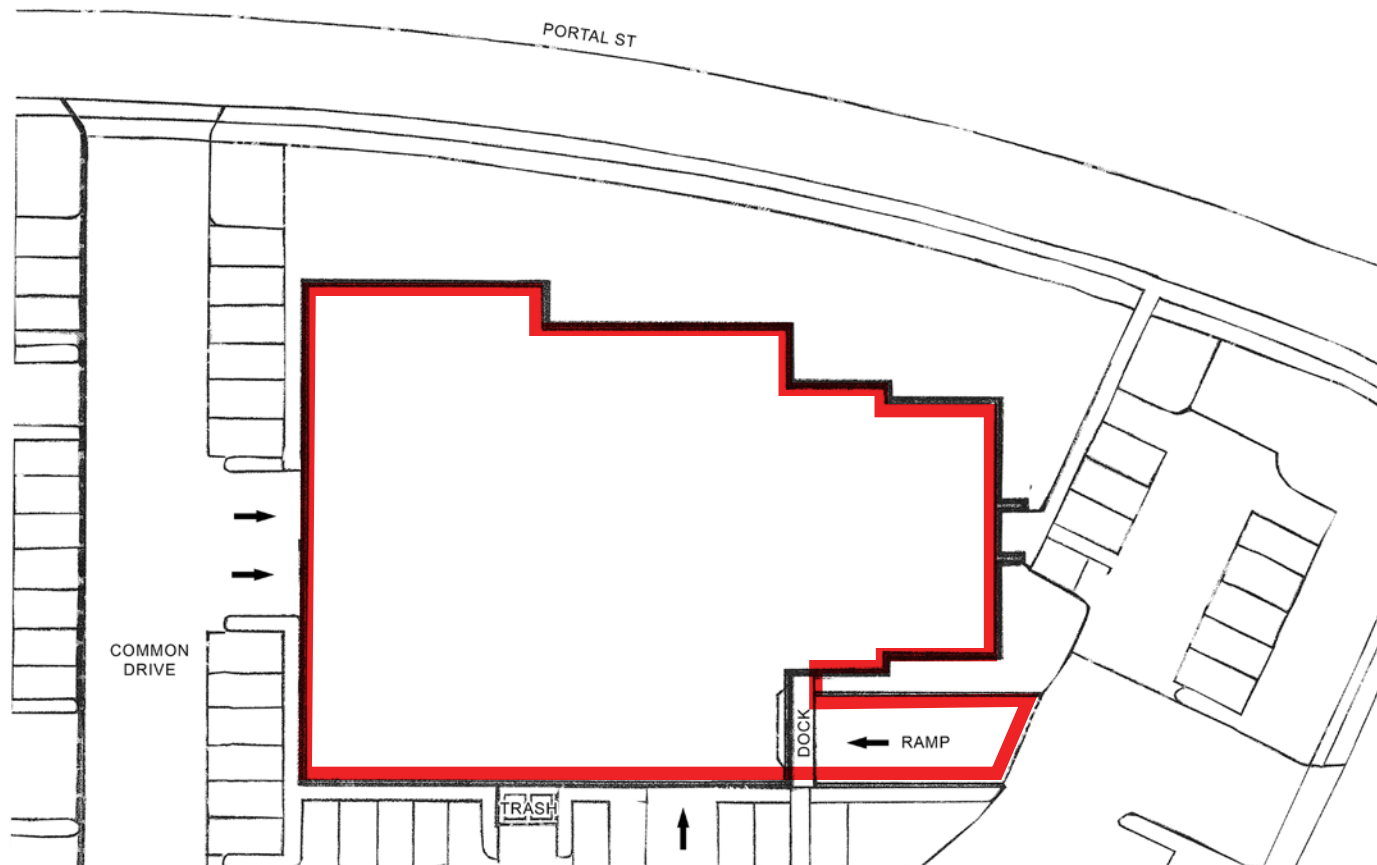


SITE PLAN



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PROPERTY PHOTOS



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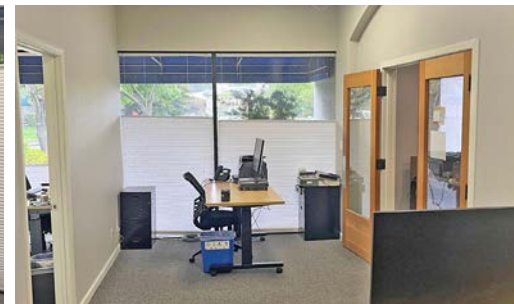
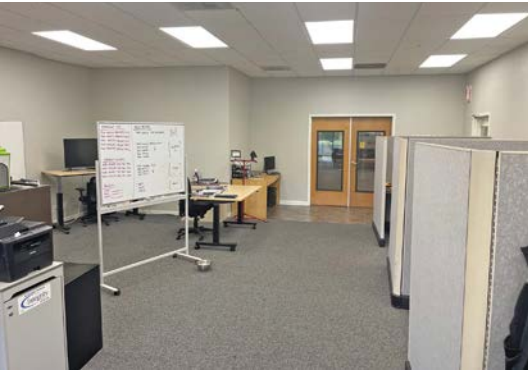


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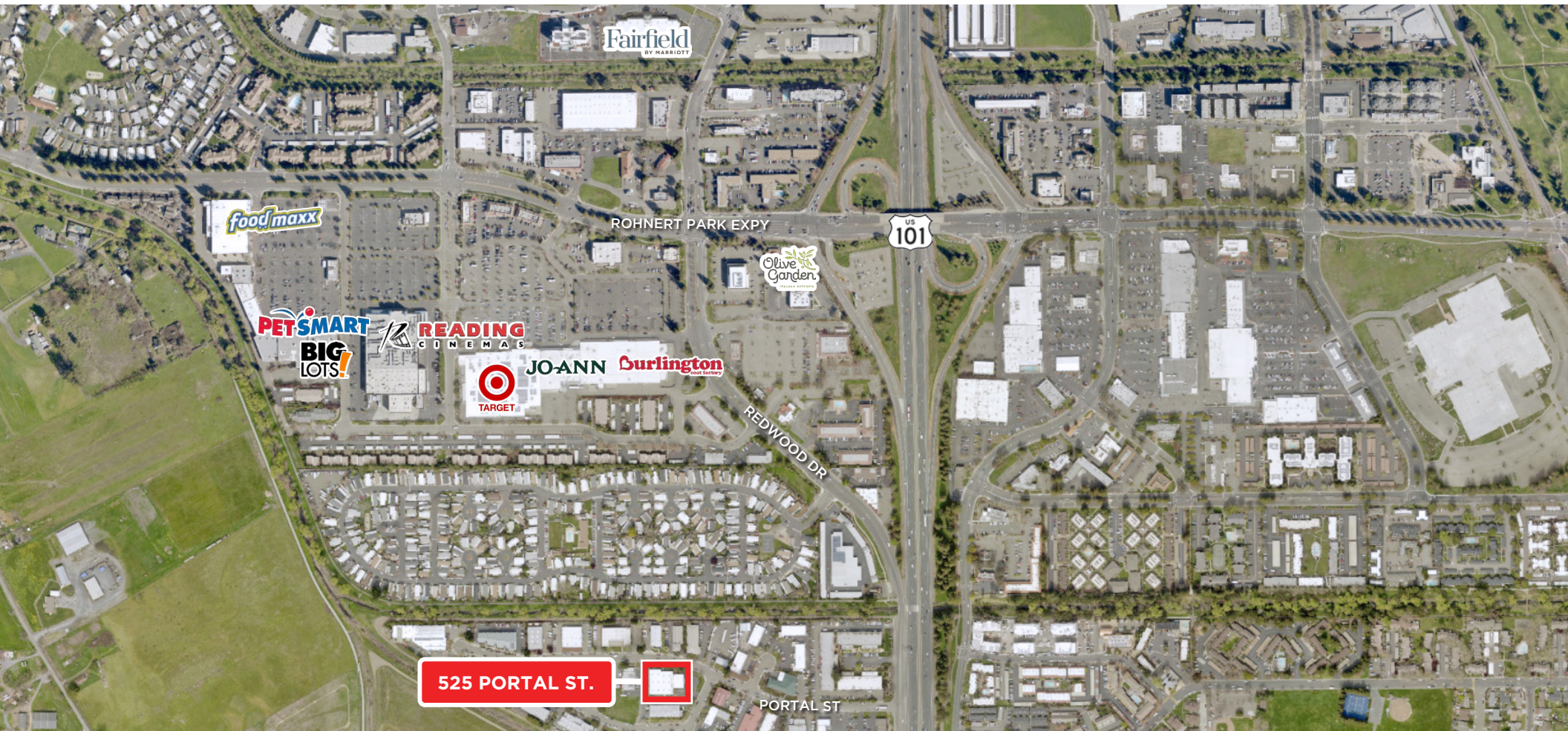


LOCATION MAP



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Keegan & Coppin Co., Inc.
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