



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**595 PORTAL STREET, SUITE A
COTATI, CA**

OPTIMIZED INDUSTRIAL SPACE



Go beyond broker.

PRESENTED BY:

STEVE GORDON
BROKER ASSOCIATE
LIC #01376696 (707) 664-1400, EXT 312
SGORDON@KEEGANCOPPIN.COM



PROPERTY DETAILS

The space has four (4) private offices on the main level and an open area, good for collaborative work stations or reception. Upstairs has a break room and large office, great for use as a teamwork space. The warehouse has three (3) grade level roll-up doors and opens to a secure fenced yard/parking space. Seven spaces total. Tenant pays water for the whole building.

- 8,162+/- SF Total
- 6,300 +/- SF Ground Floor Warehouse and Office
- 1,862+/- SF Upper Floor Office and Break Room
- Three (3) 12' x 16' Roll-Up Doors
- 18' Clear Height
- Fenced Yard in Back
- Concrete Tilt-Up Construction
- Two (2) Restrooms
- Fully Sprinklered Building

LEASE RATE

Lease Rate

\$1.25 PSF GROSS



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AREA DESCRIPTION

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Cotati is recognized as the central hub of Sonoma County, thanks to its prime location. The subject property is situated within a well-established business park, providing convenient access to both U.S. Highways 101 and 116. Notable businesses operating in this park include Dunn-Edwards Paints, Sonoma County Harley-Davidson, British European Motors, and AAA Cotati Auto & Tires Center. Additionally, nearby commercial anchors such as Lowe's Home Improvement, Costco, Target and Graton Resort & Casino, alongside various retail, wholesale, and industrial businesses, create a dynamic commercial environment in the vicinity.

NEARBY AMENITIES

- Close to Costco, Target & Home Depot
- Many Restaurants in the Area

TRANSPORTATION ACCESS

- Close to Highway 101 and Route 116

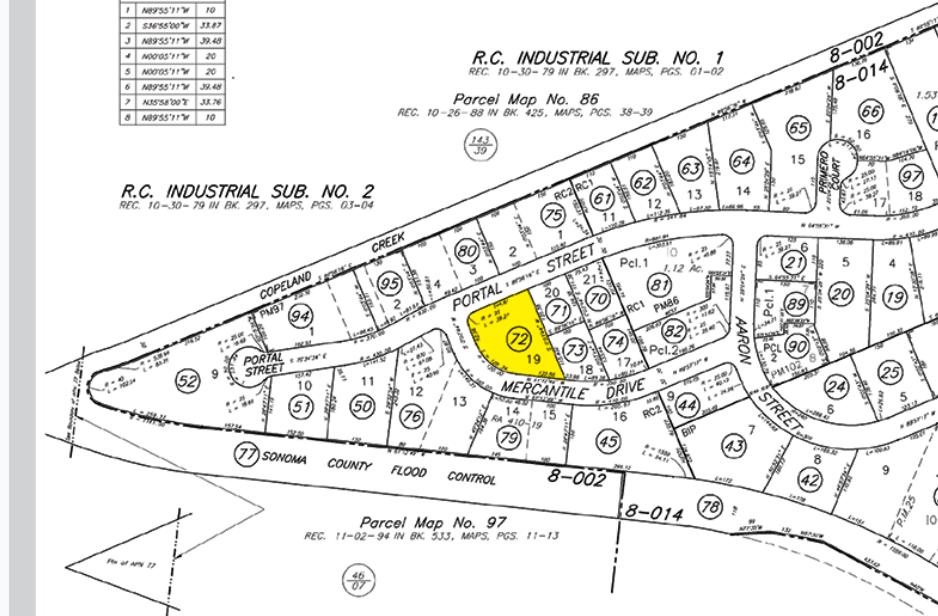
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	11,935	59,030	81,517
Est. Avg. HH Income	\$87,443	\$89,824	\$88,054



595 PORTAL STREET, SUITE A
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OPTIMIZED INDUSTRIAL SPACE

COUNTY ASSESSOR'S PARCEL MAP



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the accuracy of the data delineated hereon.

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

BUCHANAN INDUSTRIAL PARK SUB.
REC. 10-30-78 IN BK. 297, MAPS. PGS. 05-06

COTATI Pcl. Map 41
REC. 11-30-77 IN BK. 262, MAPS. PG. 17

COTATI Pcl. Map 102
REC. 12-15-95 IN BK. 546, MAPS. PGS. 19-20

COTATI Pcl. Map 104
REC. 12-18-95 IN BK. 546, MAPS. PGS. 21-23

COTATI Pcl. Map 25
REC. 02-28-94 IN BK. 521, MAPS. PG. 17

COTATI Pcl. Map 106
REC. 10-14-97 IN BK. 569, MAPS. PGS. 41

COTATI Pcl. Map 94
REC. 04-22-94 IN BK. 521, MAPS. PGS. 38

**Assessor's Map
Sonoma County**

KEY 04/19/00

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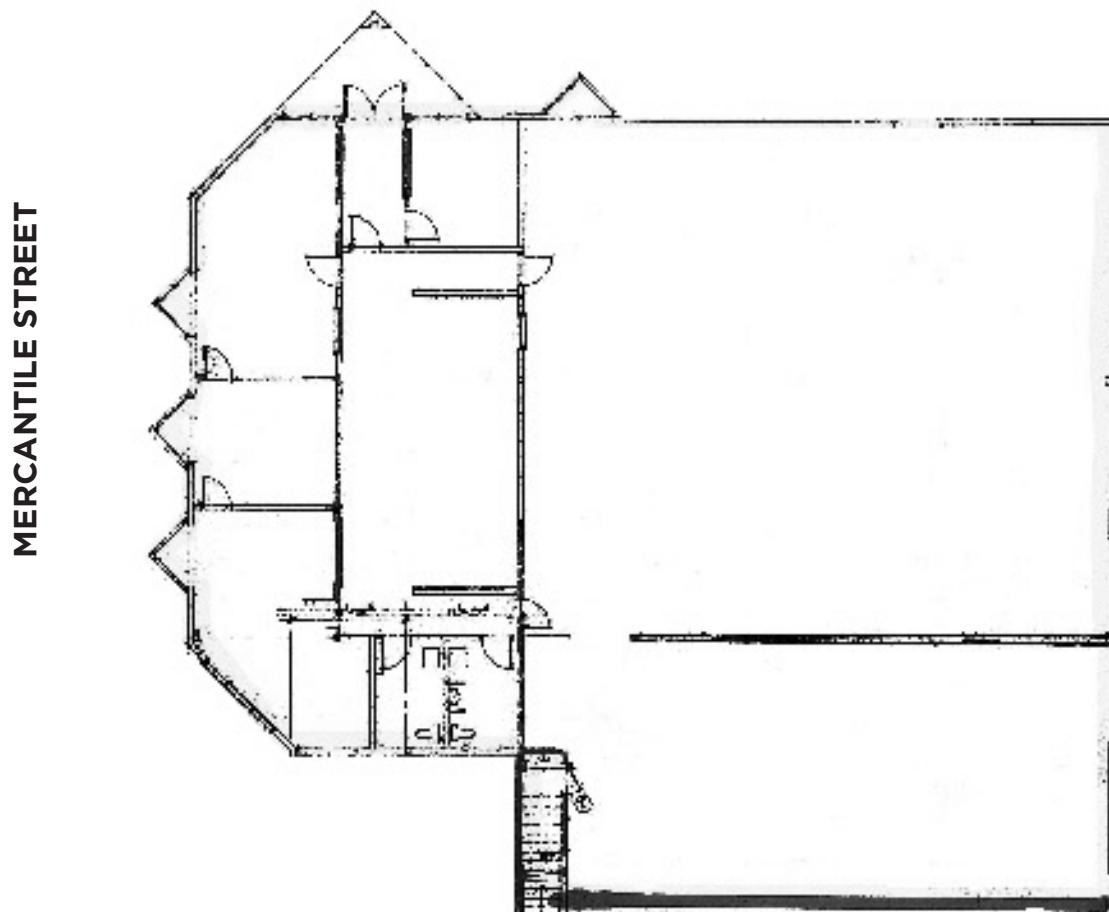
SITE PLAN



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PORTAL STREET



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PROPERTY PHOTOS



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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.



ABOUT KEEGAN & COPPIN



595 PORTAL STREET, SUITE A
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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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