



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

651 PORTAL STREET  
COTATI, CA

MULTI-TENANT INDUSTRIAL  
BUILDING



Go beyond broker.

REPRESENTED BY:

**KEVIN DORAN, PARTNER**  
LIC # 01704987 (707) 528-1400, EXT 270  
KDORAN@KEEGANCOPPIN.COM



651 PORTAL STREET  
COTATI, CA

## MULTI-TENANT INDUSTRIAL BUILDING

# PROPERTY DETAILS

## DESCRIPTION

The space is a two tenant building Warehouse and Office spaces 6,800+/- sq. ft. space has two roll up doors grade level.

The space can be demised to 4,870 square feet space, and is ideal for contractors' business services. The space has several private offices and a break room/kitchen storage area. Space conference room.

## PROPERTY HIGHLIGHTS

- 3,850+/- sq. ft. warehouse can be demised to 2,000+/- sq. ft.\
- 2,870+/- sq. ft. of office space
- Rare warehouse unit available in Cotati Business Park
- Fenced yard space for additional parking & Storage
- There are a total of 2 bays with grade level roll-up doors

## PROPERTY INFORMATION

### Lease Rate

**Warehouse:** \$1.15 per sq ft True Gross; No CAM;  
No pass through of expenses.

Make an offer!

**Office:** \$0.80 per sq. ft.

### Lease Term

Negotiable

### Parking

On-Site Parking

### Zoning

M2 - General Industrial



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# AREA DESCRIPTION

### DESCRIPTION OF AREA

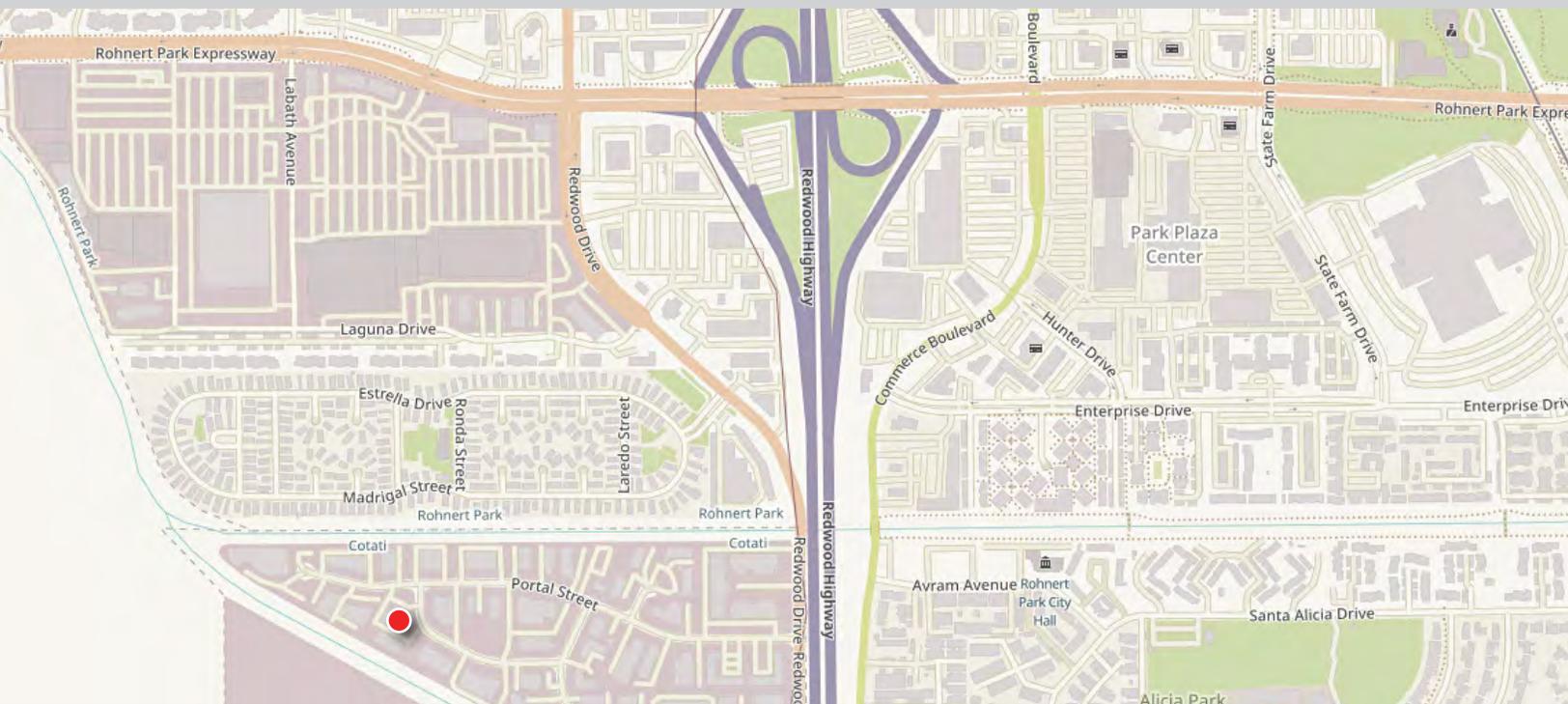
Rancho Cotati Business Park is located between Rohnert Park Expressway and Gravenstein Highway (Highway 116) and has easy access onto U.S. 101. Other business's in the Rancho Cotati Business Park include Master Tile, Mike Brown Electric, Making It Big, AmeriGas, BCC General Contractors, McClure Electric, Q & I Plastics, Barlow Printing, Pro Transport-1, and McLea's Tire and Auto. The Lowe's Home Improvement Center is right down the street.

### NEARBY AMENITIES

- Major retail centers nearby
- Effi

### TRANSPORTATION ACCESS

- Sonoma County Airport about 20 minutes away
- Easy access to Highway 101



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## PROPERTY PHOTOS



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## VICINITY MAP



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