

BRAND NEW CONSTRUCTION

# IC INNOVATION CENTER

FOR LEASE

BUSINESS PARK DRIVE & DOWDELL AVENUE  
ROHNERT PARK, CALIFORNIA



**±18,609 SF - with Adjacent Yard**

(3) Dock Doors

(4) Grade Level Doors

**±22,497 SF - Secured Yard**

Asphalt Paving

10' CMU Wall

22' Security Gate

**IC WELCOMES  
NEW TENANTS**

Restaurant Depot ±49,000 SF

Brady Plus ±90,000 SF

**NEWMARK**

**RON REINKING**

Managing Director

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CA DRE #00931004

**Available  
Now!**

**PANATTONI**

# AVAILABILITY HIGHLIGHTS



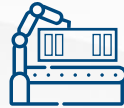
±18,609 SF  
Warehouse

±22,497 SF  
Secured Yard

Available for Lease



Light Industrial  
I-L Zoning allowing  
Diverse Uses



Concrete Tilt  
Construction With  
Panelized Roof Deck



1,000, Amp 480/277  
Volt Power Service



Large Truck Courtyard  
Loading Docks and  
Grade Level Doors



Quick Access To  
Hwy 101, Smart  
Rail and  
Bus Accessible



Modern Business  
Park Location



Convenient Access  
Retail and  
Entertainment  
Amenities

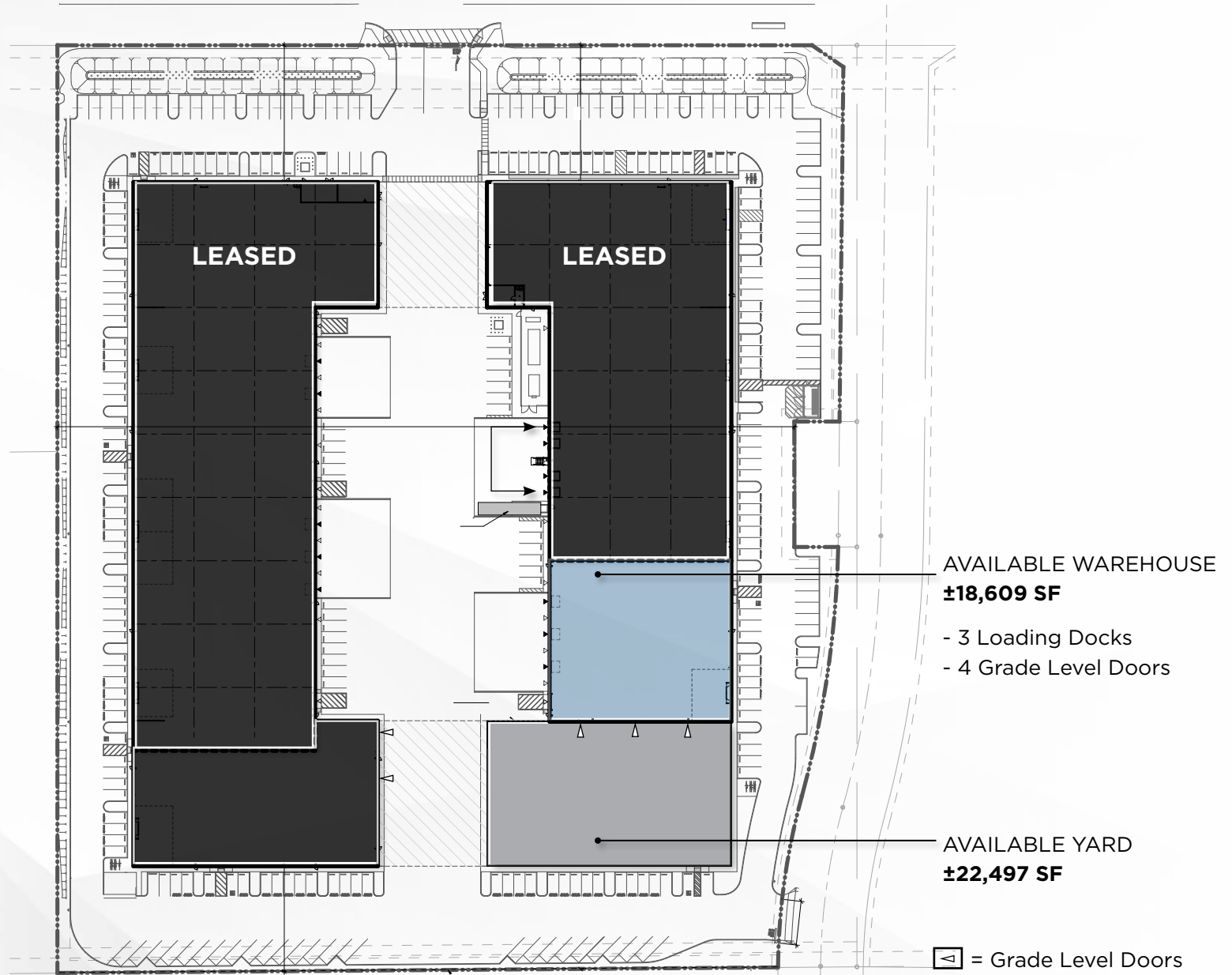


1.6/1,000  
Parking



Available  
Now

# SITE PLAN



# GALLERY



# GALLERY



# BUILDING SPECIFICATIONS

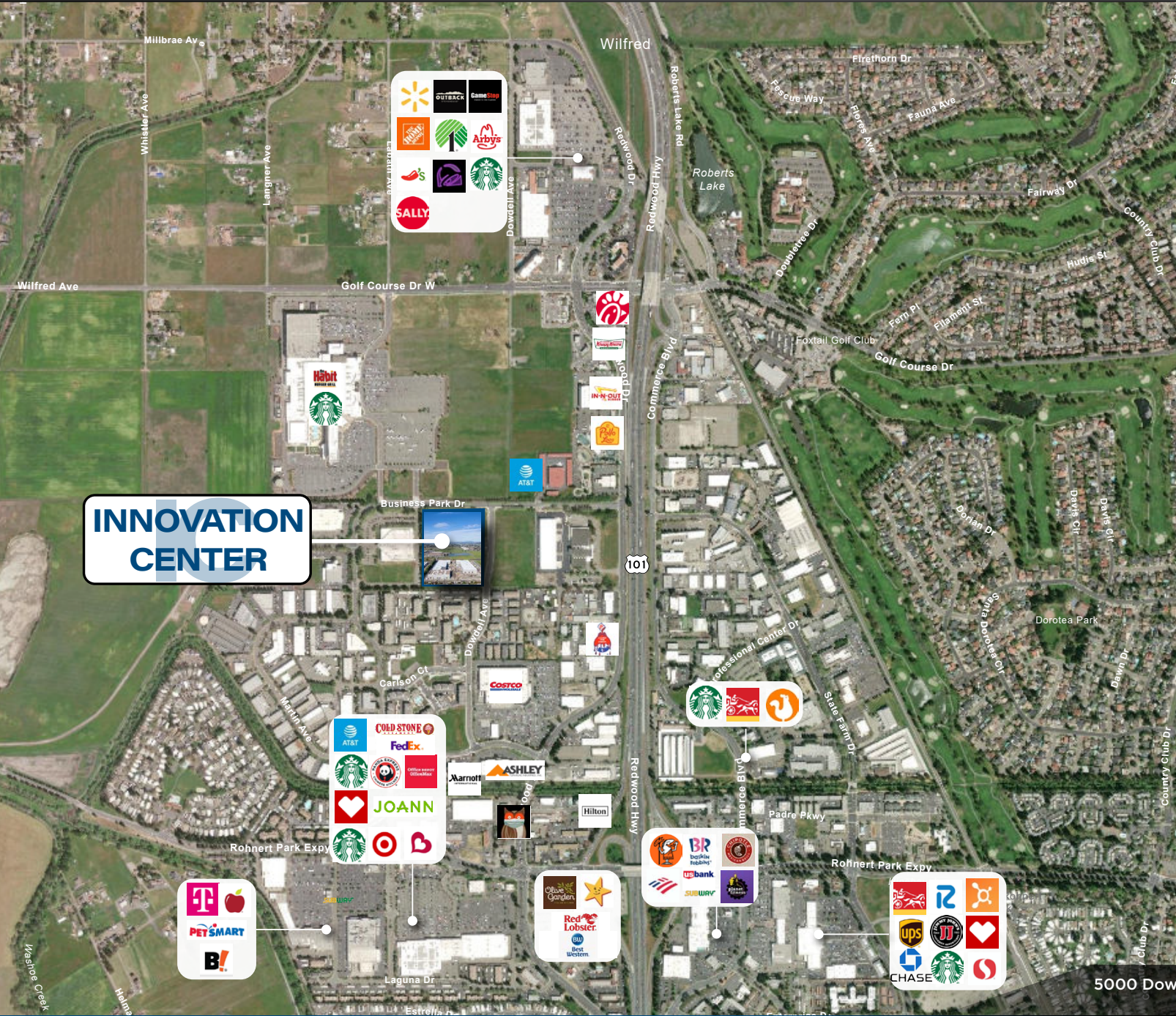
- **±18,609 SF Warehouse**
- **±22,497 SF Adjacent Yard**
- **New Construction: Available Now!**
- **Concrete Construction/with Panelized Roof Deck**
- **Loading Docks: 3**
- **Grade Level Doors: (4) 12' x 14'**
- **Clear Height: 28'**
- **Slab Floor: 6"**
- **Skylights: 1-2% Coverage**
- **Fire Sprinkler: ESFR**
- **Power: 1,000 AMPS @480/277v**
- **Parking Ratio: 1.6/1000**
- **Base Building Condition: Main Panel/Sub Meter, Fire Sprinklers**
- **Zoning: IL - City of Rohnert Park**



# PROMINENT CORPORATE NEIGHBORS



# SURROUNDING AMENITIES

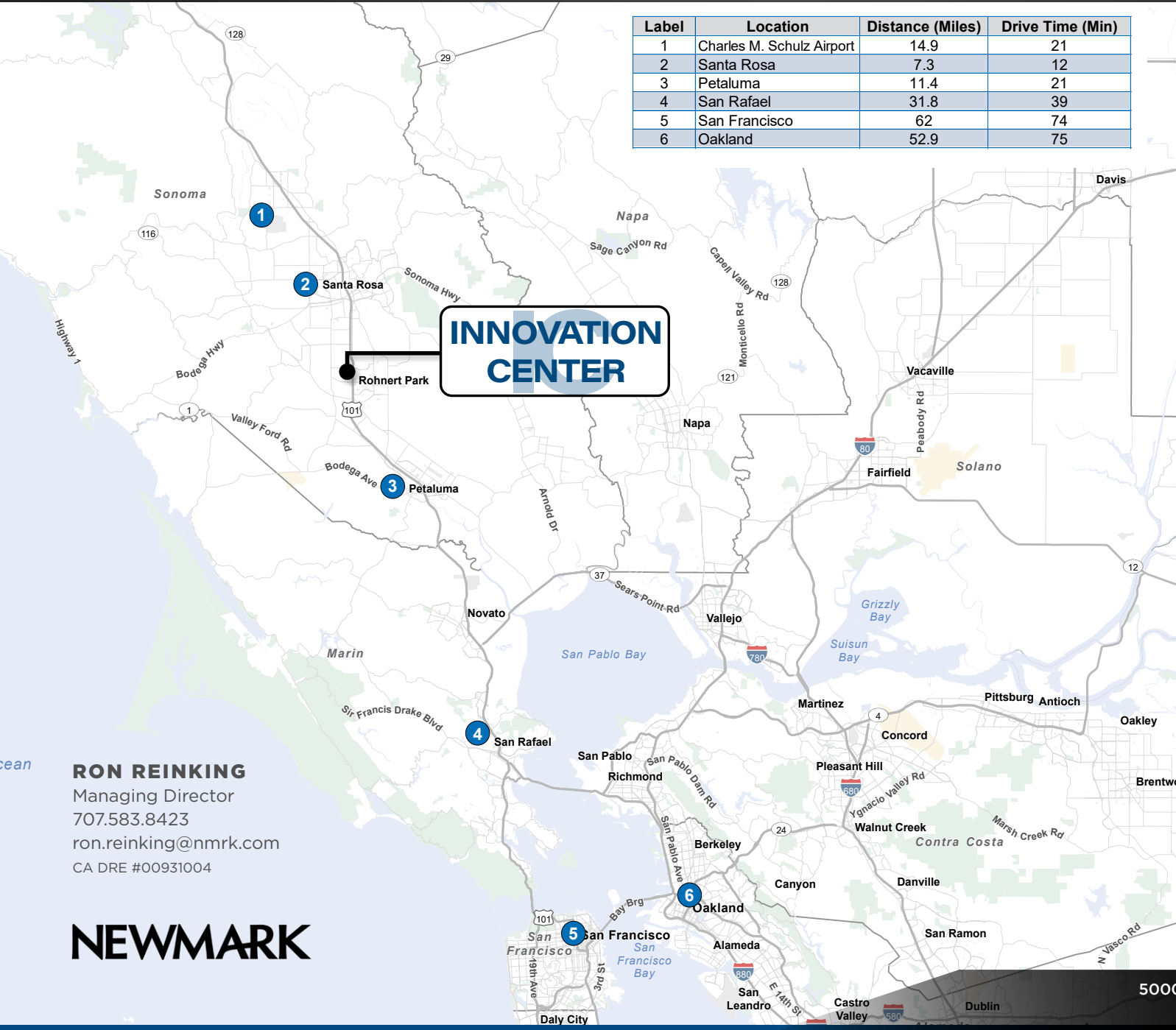




# COMMUTE TIMES

## AVERAGE ONE-WAY COMMUTE TIMES

Label	Location	Distance (Miles)	Drive Time (Min)
1	Charles M. Schulz Airport	14.9	21
2	Santa Rosa	7.3	12
3	Petaluma	11.4	21
4	San Rafael	31.8	39
5	San Francisco	62	74
6	Oakland	52.9	75



**Innovation Center's North Bay location in Rohnert Park, allows short commute times.**

Immediate access to local Freeway and rapid access to Interstate Freeway systems. With a central Sonoma County location, Innovation Center provides excellent regional warehousing and distribution possibilities.



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**NEWMARK**

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