

FOR LEASE

531 MERCANTILE DR

Cotati, CA 94931



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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FOR LEASE

Property Summary

531 MERCANTILE DR

Cotati, CA 94931



PROPERTY DESCRIPTION

This well-built property is in excellent condition. The building has power to support all types of manufacturing uses. Offices are in good condition and provide a welcome environment for both employees and guests. Grade level doors and a dock on site provide flexibility for shipping and distribution.

PROPERTY HIGHLIGHTS

- 1600 AMP 440 Volt 3 phase power
- Approximately 1,500 square feet of high quality office space
- 2 private parking lots with 24 parking stalls
- Cannabis uses considered - cannabis license on property may be transferred
- 3 grade level doors
- 1 loading dock with dock door
- 24' clear height
- Additional mezzanine space not included in square footage

LOCATION DESCRIPTION

Discover the prime location of the area surrounding the property in the vibrant city of Cotati, CA, ideal for Industrial/Manufacturing investors or tenants. Surrounded by a thriving community and strategically located, the area offers access to a skilled workforce and proximity to major transportation routes. With a rich history and a diverse range of businesses, Cotati provides a dynamic environment for companies to thrive. Nearby, the renowned Sonoma State University serves as an invaluable resource for talent and research partnerships. Additionally, the charming downtown area features local dining and entertainment options perfect for employees and clients. Experience the perfect blend of opportunity and community in the heart of Cotati.

OFFERING SUMMARY

Lease Rate:	\$1.15 SF/month (NNN)
Available SF:	±19,056 SF
Building Size:	±19,056 SF
Property Type:	Industrial

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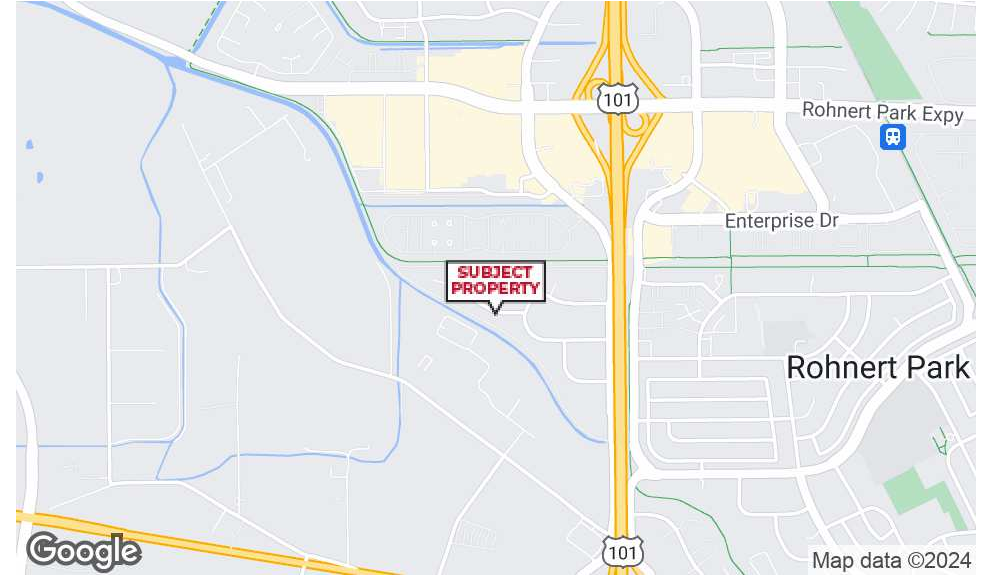


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PROPERTY HIGHLIGHTS

- 1600 AMP 440 Volt 3 phase power
- Approximately 1,500 square feet of high quality office space
- 2 private parking lots with 22 parking stalls
- Cannabis uses considered - cannabis license on property may be transferred
- 3 grade level doors
- 1 loading dock with dock door
- 22' clear height
- Additional mezzanine space not included in square footage

LOCATION DESCRIPTION

Discover the prime location of the area surrounding the property in the vibrant city of Cotati, CA, ideal for Industrial/Manufacturing investors or tenants. Surrounded by a thriving community and strategically located, the area offers access to a skilled workforce and proximity to major transportation routes. With a rich history and a diverse range of businesses, Cotati provides a dynamic environment for companies to thrive. Nearby, the renowned Sonoma State University serves as an invaluable resource for talent and research partnerships. Additionally, the charming downtown area features local dining and entertainment options perfect for employees and clients. Experience the perfect blend of opportunity and community in the heart of Cotati.

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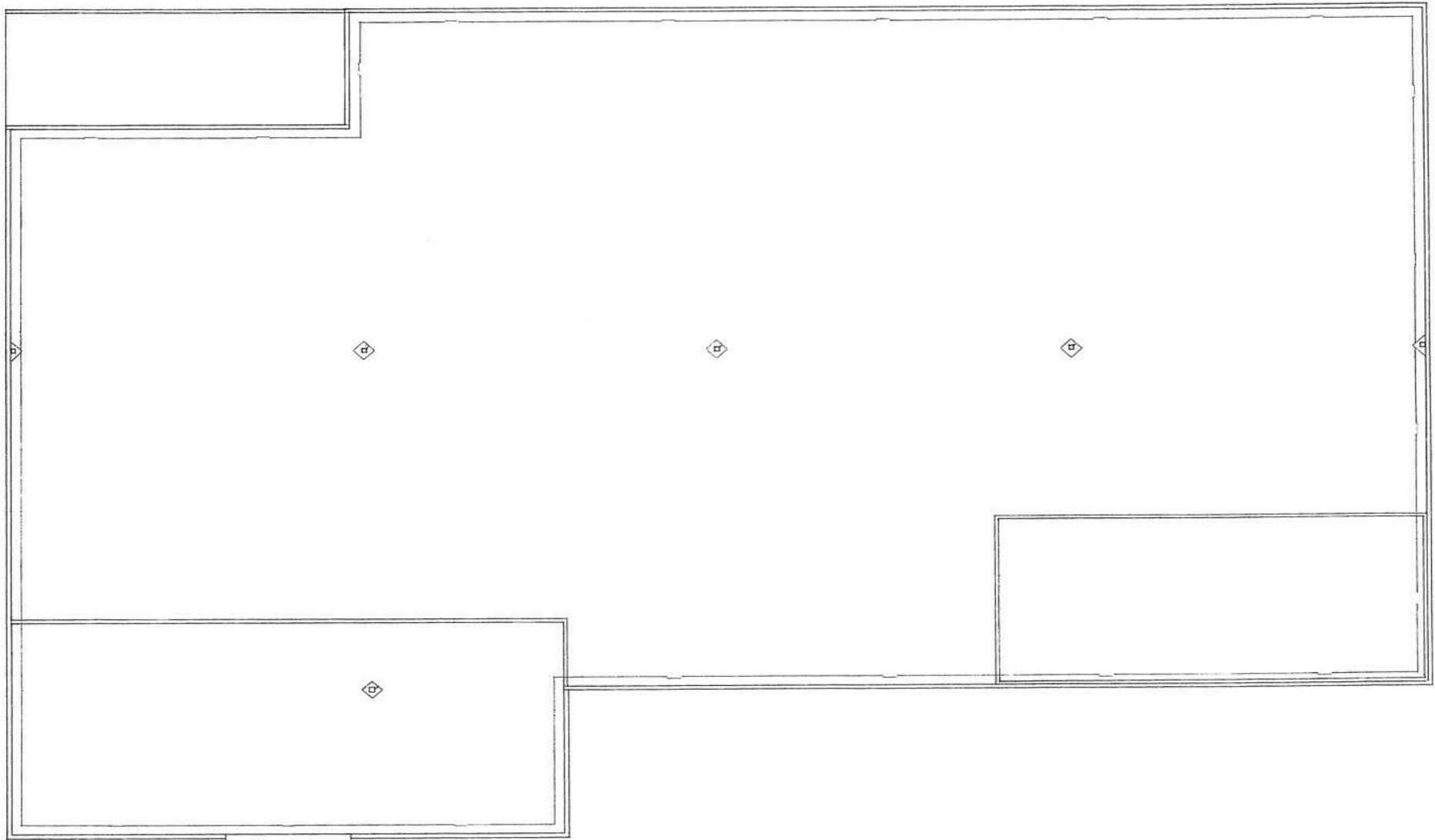


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Floor Plans

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Demographics Map & Report

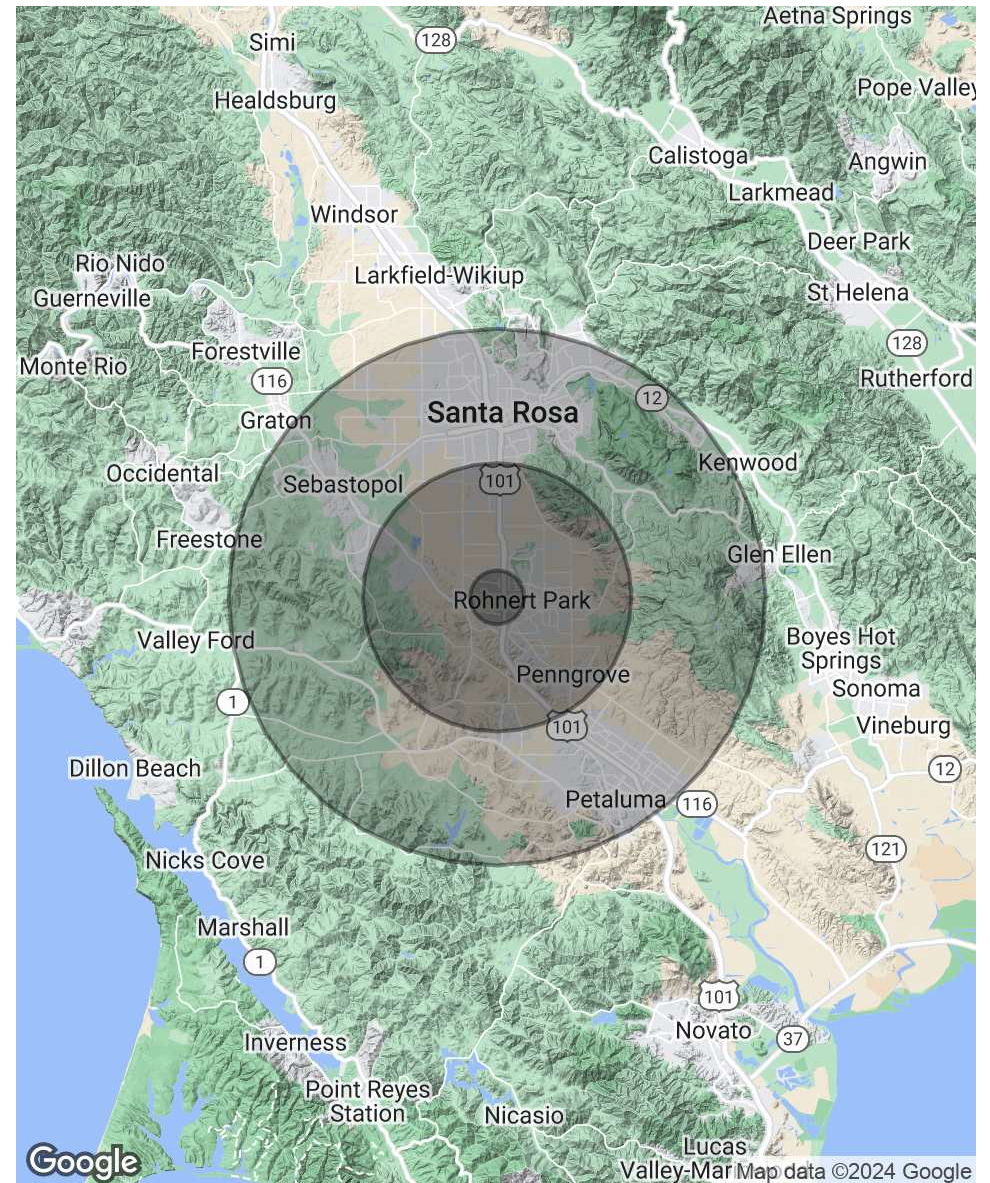
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,342	98,728	360,013
Average Age	32.8	34.0	36.9
Average Age (Male)	32.0	32.9	35.3
Average Age (Female)	33.1	35.2	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,022	37,351	136,886
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$56,300	\$72,501	\$76,704
Average House Value	\$402,048	\$442,672	\$538,731

2020 American Community Survey (ACS)



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