

# INDUSTRIAL BUILDING FOR LEASE

**5505 Redwood Drive**  
ROHNERT PARK  
Sonoma County | CA  
FREE STANDING WAREHOUSE  
± 80,645 SQUARE FEET

**YEAR 1 PRICING - \$0.75 INDUSTRIAL GROSS**



**Trevor Buck**  
Executive Managing Director  
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trevor.buck@cushwake.com  
LIC #01255462

900 Larkspur Landing Circle  
Suite 295, Larkspur, CA 94939  
p: 415 485 0500  
**cushmanwakefield.com**

# INDUSTRIAL SPACE - FOR LEASE

## ROHNERT PARK, CA | SONOMA COUNTY



### HIGHLIGHTS

A ±80,645 SF manufacturing building located in Sonoma County. Centrally located with freeway visibility, ample truck and car parking, and a motivated landlord.

- Improvements available
- Divisible
- New Roof & HVAC
- Heavy power
- Abundant parking

Close proximity to:



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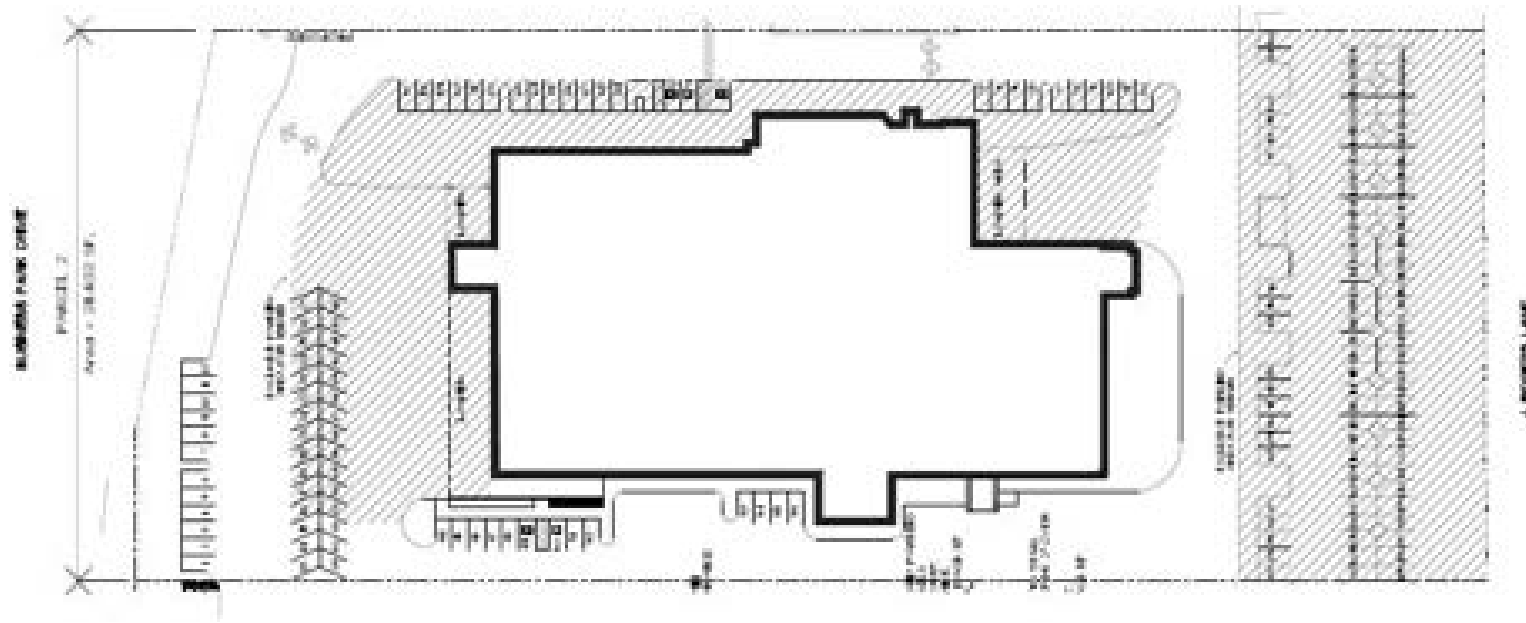
900 Larkspur Landing Circle  
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## BUILDING INFO



### HVAC

The entire building is air conditioned and heated

### DOCK DOORS

5 dock doors with levelers plus van loading

### POWER

Main breaker is 3000A - Phase 3 480 VAC service 277  
VAC available

### PRICE

\$0.75 Industrial Gross

### CLEAR HEIGHTS

- Southend: 28'
- Middle Portion: 48' when metal mezzanine is removed but existing clear height under mezzanine is 11' 7"
- Northend: 22' 9"

### BUILDING SIZE:

MFG/Production

Floor 1 Total : 66,438

Floor 2 Total: 13,928

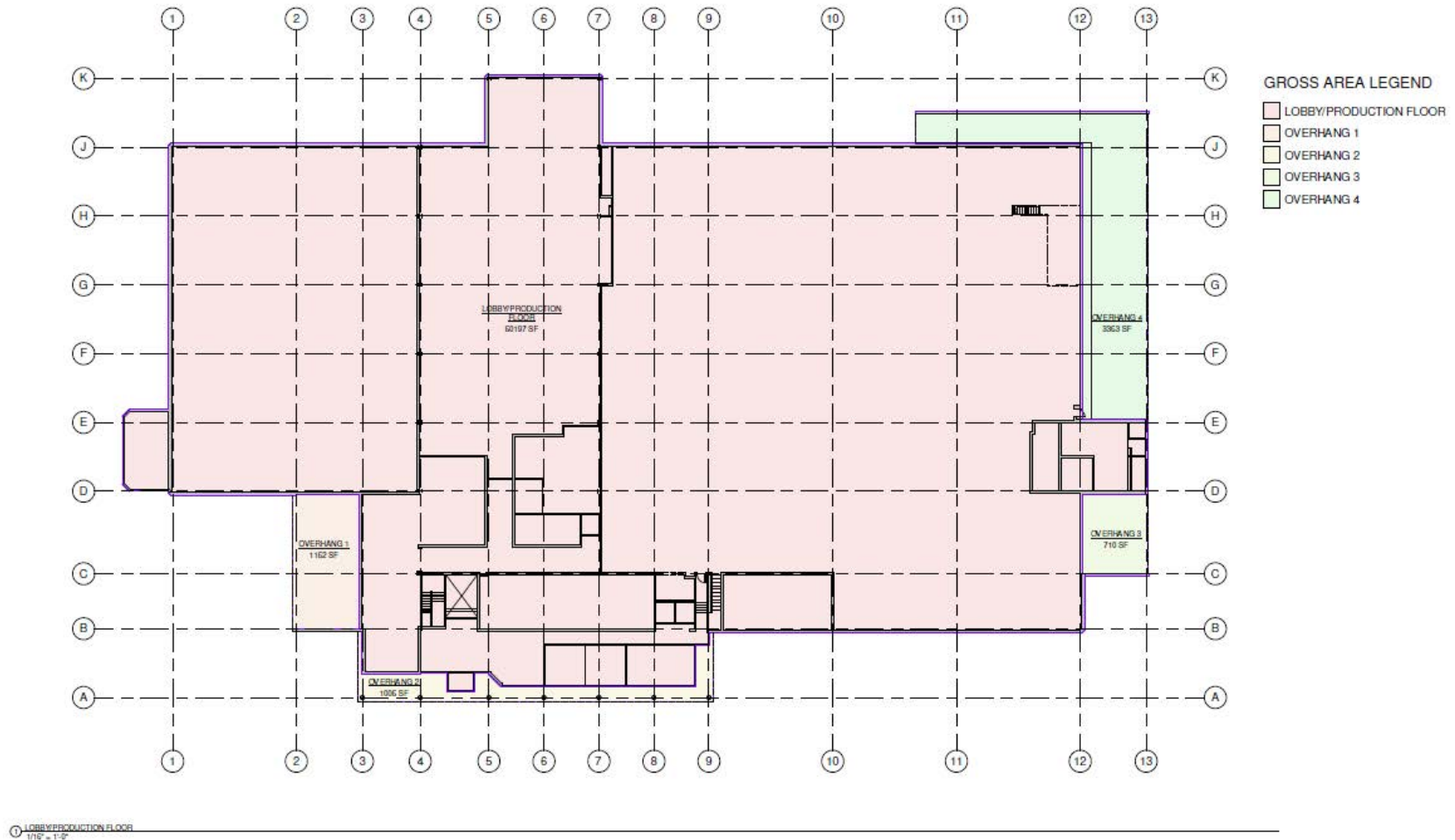
Building Total: 80,645

# INDUSTRIAL SPACE - FOR LEASE

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900 LARKSPUR LANDING | 1



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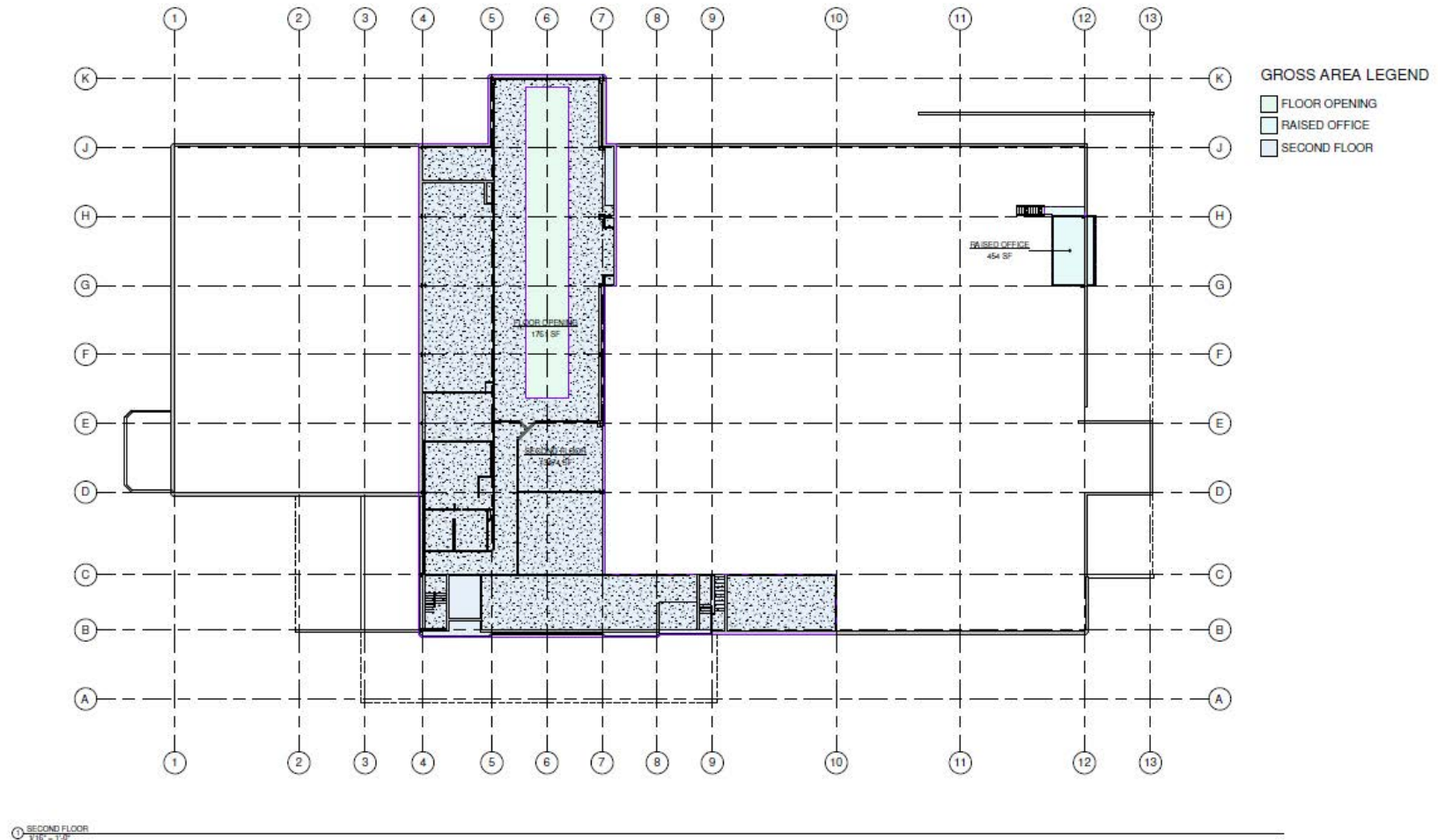
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# INDUSTRIAL SPACE - FOR LEASE

## ROHNERT PARK, CA | SONOMA COUNTY



### LARKSPUR LANDING | 2



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ROHNERT PARK EXPRESSWAY

