



Keegan & Coppin
COMPANY, INC.

FOR SALE/LEASE

321 BLODGETT STREET
COTATI, CA

Combination Office/Warehouse



Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400 EXT 308
SWANN@KEEGANCOPPIN.COM



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321 BLODGETT ST
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COMBINATION
OFFICE/WAREHOUSE





EXECUTIVE SUMMARY SALE



321 BLODGETT ST
COTATI, CA

COMBINATION
OFFICE/WAREHOUSE

First time on the market since construction! Excellent opportunity to purchase an attractive, well-located 2 suite building with a combination of office, warehouse and yard space.

Total building size is 8,230sf with the ability for an owner/user to occupy 5,880sf for their own business, while receiving an income on the leased portion.

Property is located in the Kandy Business Park which is made up of clean, well-constructed light industrial properties with a range of businesses including McPhails, PODS Moving & Storage, Kryolan and more.

- 8,230+/- SF
- Built in 2005
- Fully Sprinklered
- Fenced Yard
- Combination Warehouse/Office
- One (1) Suite Leased, One (1) Suite Available
- Owner/User Opportunity
- Excellent Location with Easy Access to Highway 101

OFFERING

Sale Price **\$2,050,000**

Price PSF **\$249+/-**



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EXECUTIVE SUMMARY LEASE



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PROPERTY INFORMATION

HIGHLIGHTS

- Combination Office/Warehouse
- Fenced Yard
- Excellent Location

DESCRIPTION

Suite A: Excellent opportunity to lease an attractive, well-located unit with a combination of office, warehouse and yard space. Office portion includes a well appointed lobby, 6 generously-sized private offices on the first floor with kitchenette and open workspace/copy room area, 3 private offices on the second floor with conference room area, and an approximately 1,900 SF warehouse with 3 roll-up doors. Private single restrooms in both the office and warehouse portions. Fully fenced in, paved yard space for storage and/or secure parking.

LEASE TERMS

Size

5,880+/- SF

Rate

\$1.35 PSF Gross

Terms

3+ Year Lease Terms Preferred

Parking

On-Site

Zoning

CI - Commercial/Industrial District

Keegan & Coppin Co., Inc.
1201 North McDowell Boulevard
Petaluma, CA 94954
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PROPERTY DESCRIPTION



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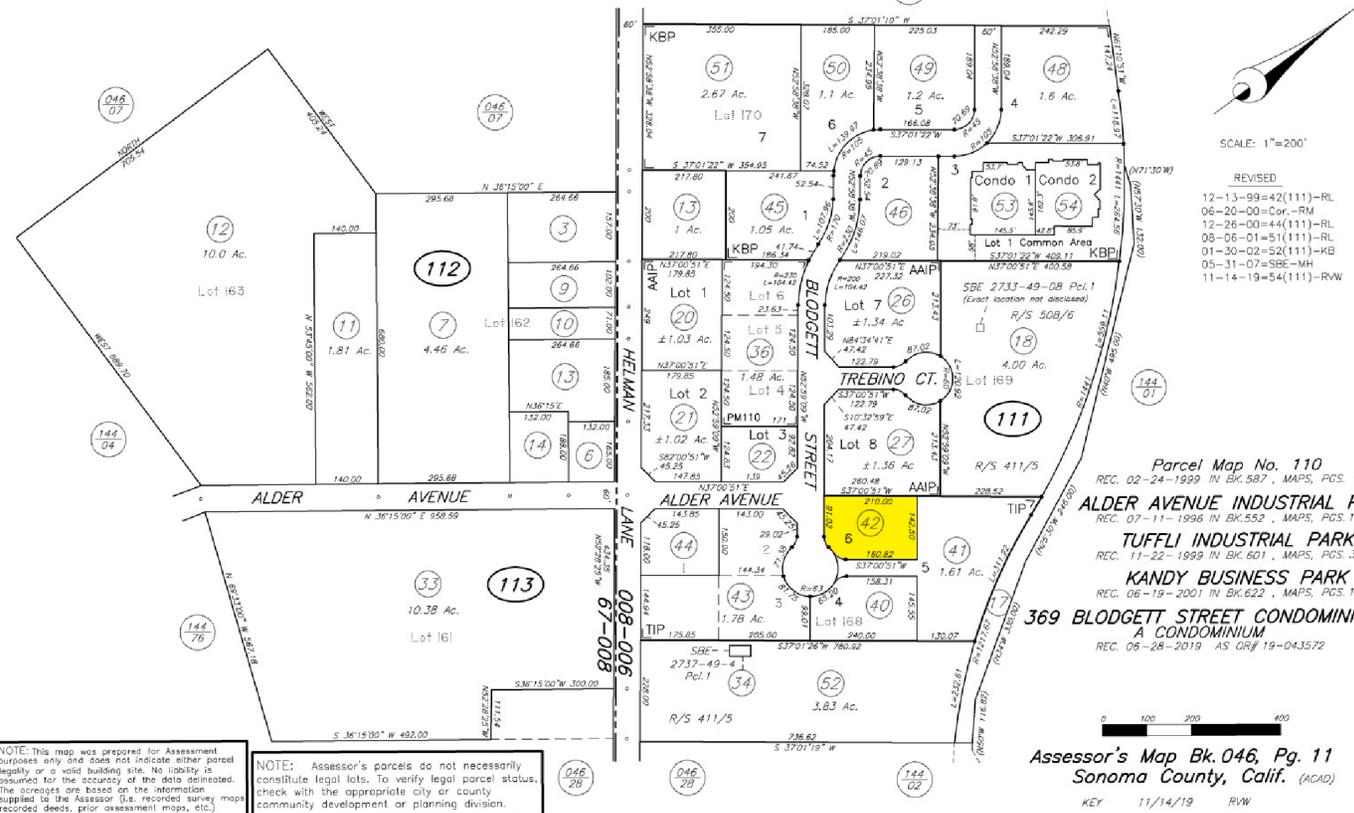
COMBINATION
OFFICE/WAREHOUSE

COUNTY ASSESSOR'S PARCEL MAP

Ptn. SUBDIVISION No. 7, RANCHO COTATI
REC. 06-07-1993 IN BK. 10, MAPS, PGS. 09

TAX RATE AREA
067-008
008-006

046-11



SCALE: 1"=200'

REVISED
 12-13-99=42(111)-RL
 06-20-00=Cor.-RM
 12-26-00=44(111)-RL
 08-06-01=51(111)-RL
 01-30-02=52(111)-KB
 05-31-07=SBE-MH
 11-14-19=54(111)-RW

Parcel Map No. 110
 REC. 02-24-1999 IN BK. 587, MAPS, PGS. 43
ALDER AVENUE INDUSTRIAL PARK
 REC. 07-11-1996 IN BK. 552, MAPS, PGS. 11
TUFFLI INDUSTRIAL PARK
 REC. 11-22-1999 IN BK. 601, MAPS, PGS. 30
KANDY BUSINESS PARK
 REC. 06-19-2001 IN BK. 622, MAPS, PGS. 14
**369 BLODGETT STREET CONDOMINIUM
 A CONDOMINIUM**
 REC. 06-28-2019 AS ORG 19-043572

Assessor's Map Bk. 046, Pg. 11
 Sonoma County, Calif. (ACAD)
 KEY 11/14/19 RVW

BUILDING SIZE
8,230+/- SF

SUITE SIZE
Suite A: 5,880+/- SF - Available
Suite B: 2,350+/- SF - Leased

LOT SIZE
0.67 Acres / 29,185+/- SF

APN
046-111-042

YEAR BUILT
2005

ZONING
CI - Commercial/Industrial District

TOTAL BUILDING S.F.
First Floor: 6,500+/- SF
Mezzanine Level: 1,730+/- SF

PARKING
On-Site

SPRINKLERS
Yes

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AREA DESCRIPTION



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DESCRIPTION OF AREA

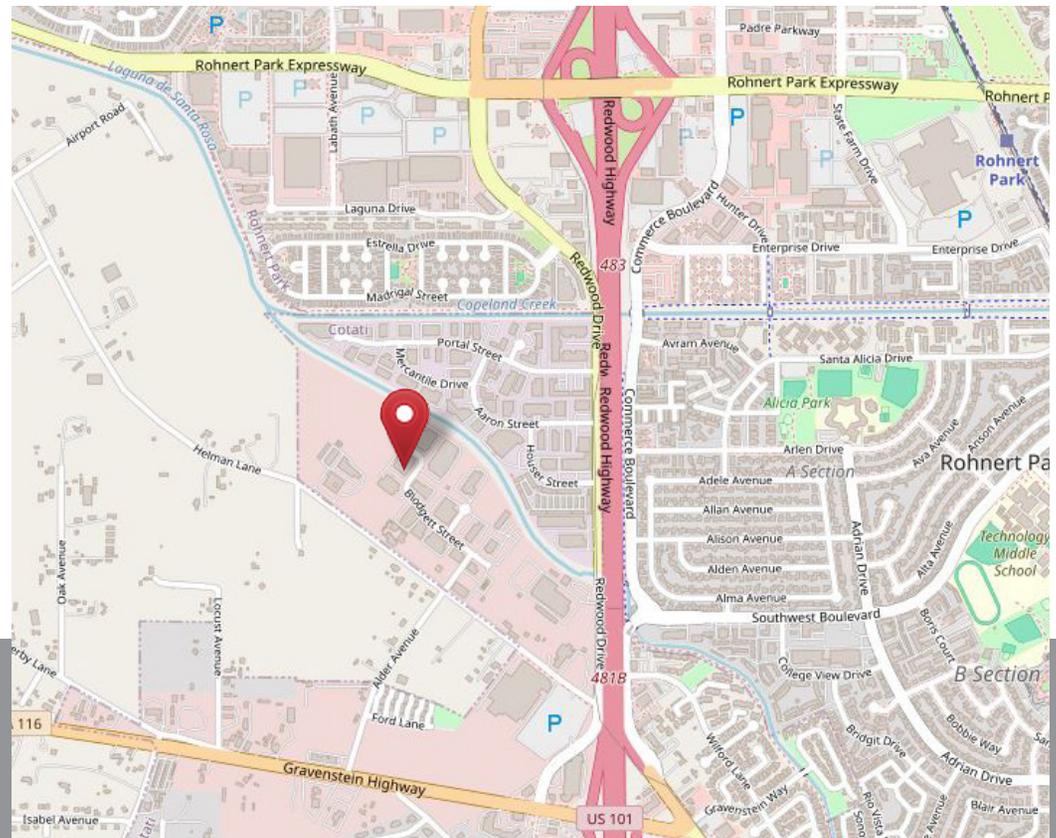
Excellent location in the heart of Sonoma County. Easy access to Highway 101 and major regional transportation routes, providing convenient access to Sonoma County's workforce and the broader North Bay market. Located in a key industrial/commercial corridor with neighboring firms including McPhails, PODS Moving & Storage and Lowe's Home Improvement Store.

NEARBY AMENITIES

- Lowe's Home Improvement Store
- Restaurants/Shopping

TRANSPORTATION ACCESS

- Highway 101
- Public Transit



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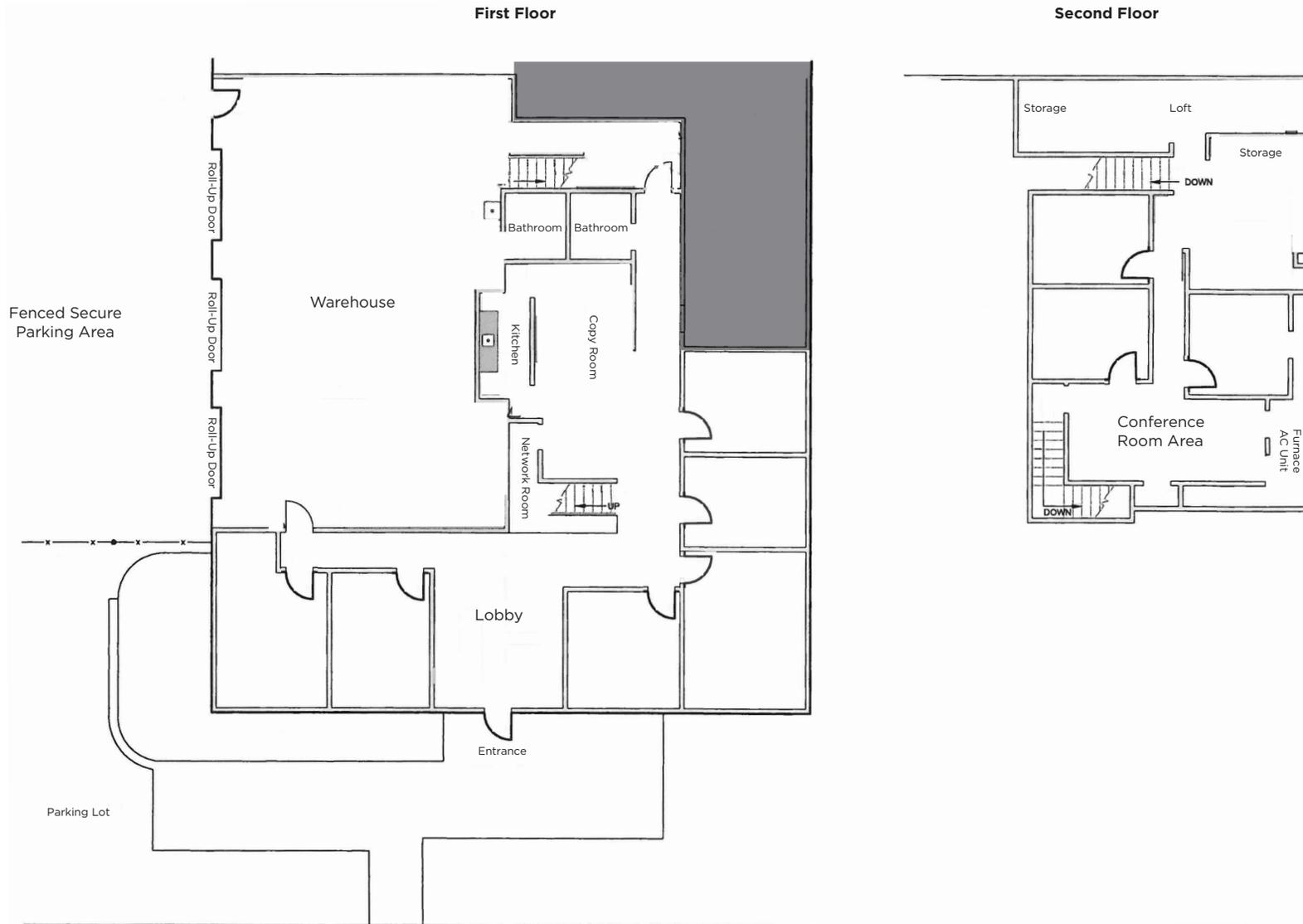


SUITE A FLOOR PLAN



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PHOTOS



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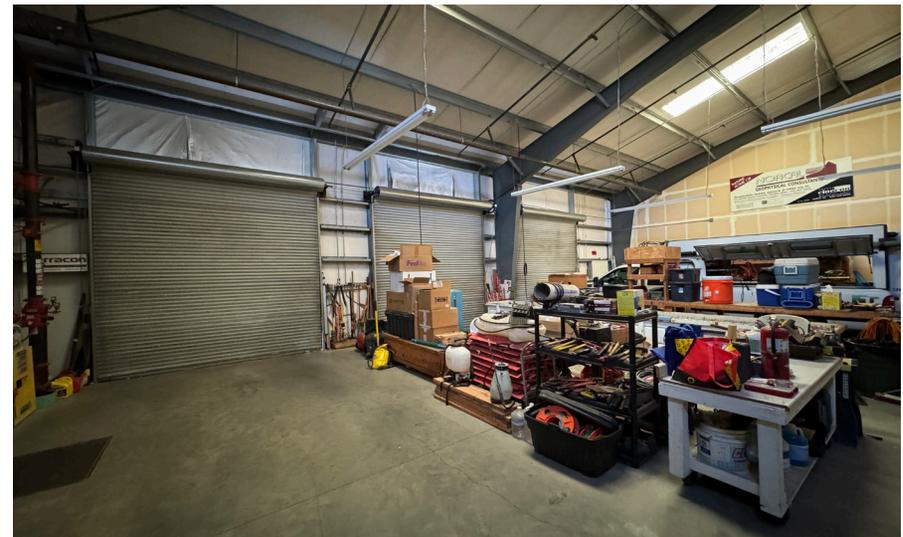


PHOTOS



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AERIAL MAP



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ABOUT KEEGAN & COPPIN



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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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DISCLAIMER



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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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