

FOR SALE

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.

NICK EGIDE

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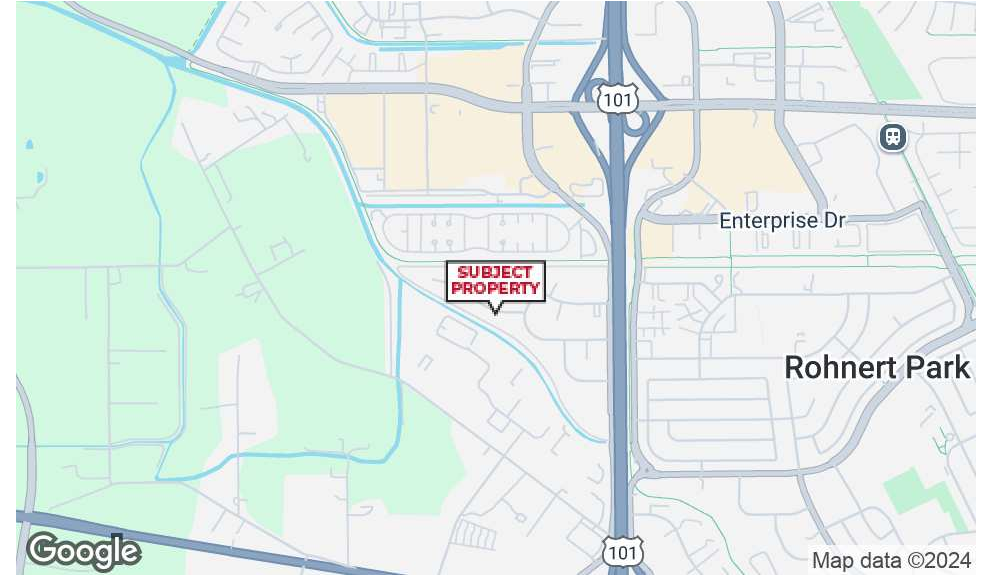
615A E. Washington St. | Petaluma, CA 94952 | <https://www.meridiancommercial.com>

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Property Summary

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PROPERTY DESCRIPTION

Strategically located, this expansive property offers ample space for operations and expansion. With its convenient access to major transportation routes, this property ensures seamless logistics and distribution. Additionally, the surrounding landscape presents opportunities for outdoor storage or expansion. Don't miss out on this premier investment in the heart of thriving Cotati.

PROPERTY HIGHLIGHTS

- Delivered vacant - ideal for owner-user
- 1600 AMP 440 Volt 3 phase power
- 1500 square feet of office space including 3 private offices and conference room
- 2 private parking areas with 22 parking stalls
- 3 Grade Level Doors and 1 loading dock with staging area
- 24' clear height
- Bonus mezzanine office and break room space not included on square footage
- Secured parking area on both sides
- Highly rated fire sprinkler system

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

Sale Price:	\$4,150,000
Available SF:	±19,056 SF
Building Size:	±19,056 SF
\$/SF:	\$217.78
Property Type:	Industrial

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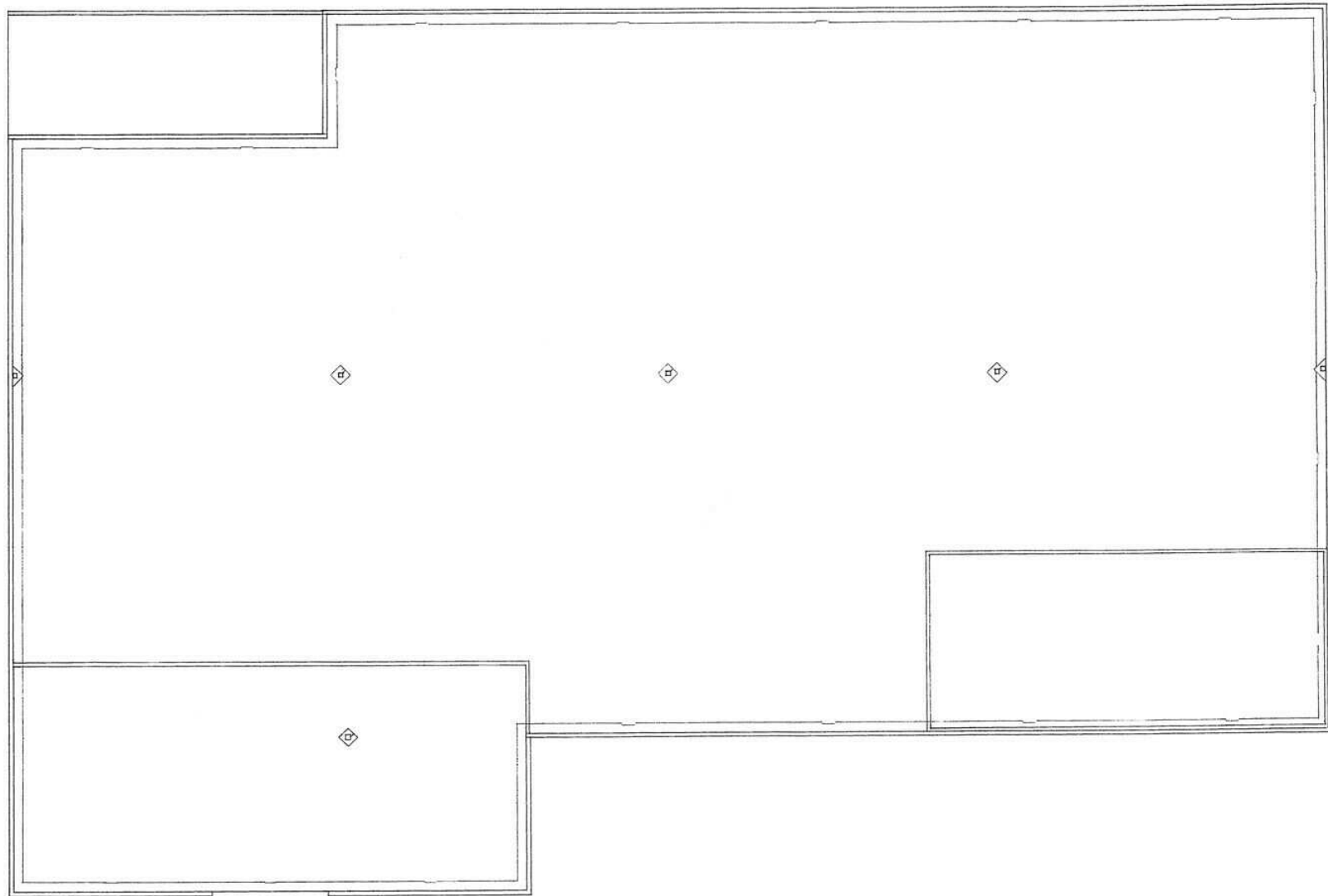


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Floor Plans

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Additional Photos

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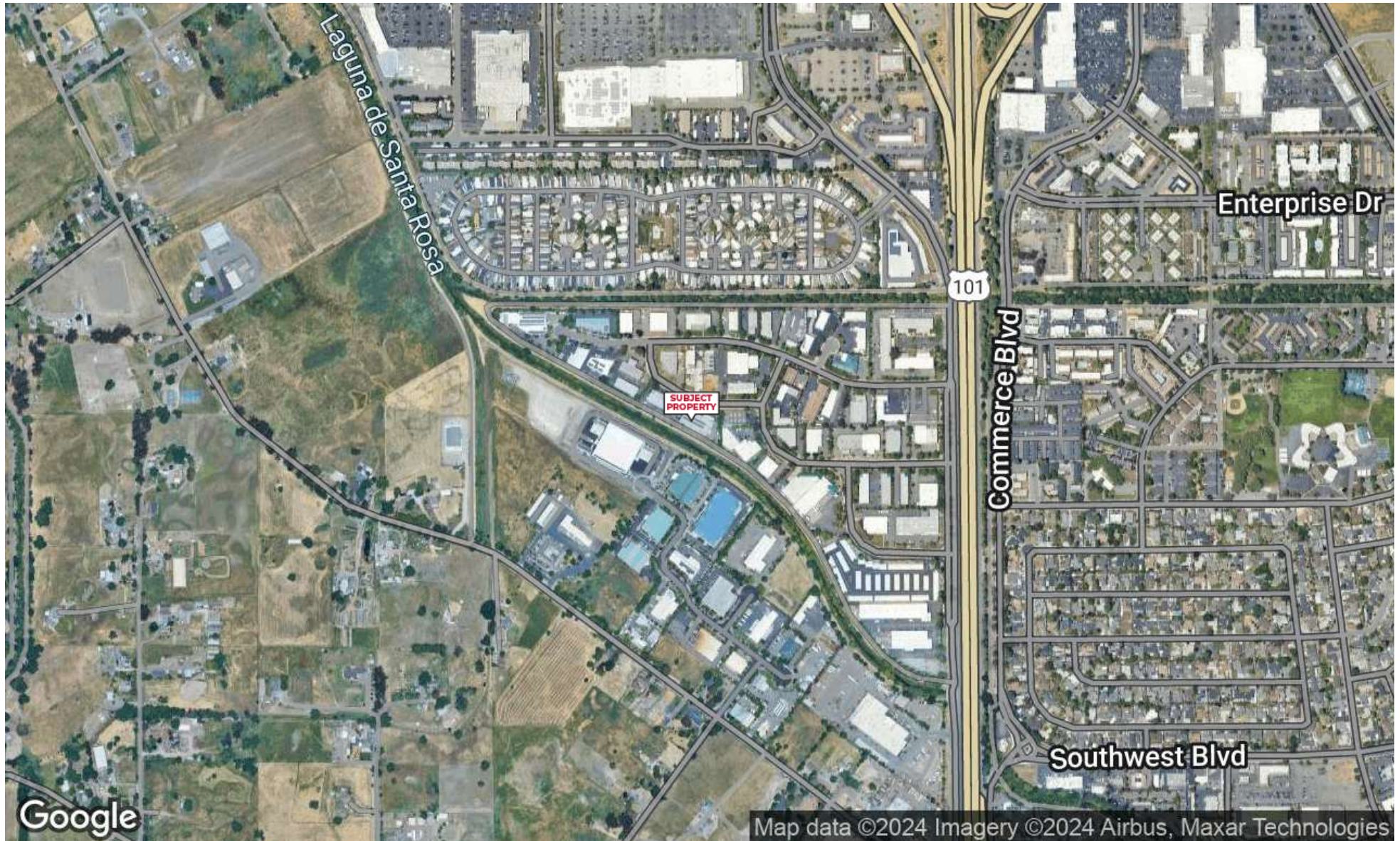


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Location Map

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