



# Industrial/Warehouse Spaces

522 MARTIN AVENUE, ROHNERT PARK, CA 94928

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## PROPERTY DESCRIPTION

Rarely available industrial warehouse spaces for lease! Two units totaling approximately 13,129 SF available in Rohnert Park.

Suite A is 6,298± SF consisting of a 1,687± SF front office, 4,611± SF warehouse, and bonus mezzanine that's 1,380± additional SF ideal for storage. Suite B is 6,831± SF and features three 10 foot roll-up doors, one 14 foot roll-up door, 18 foot clear height, an office, and a restroom.

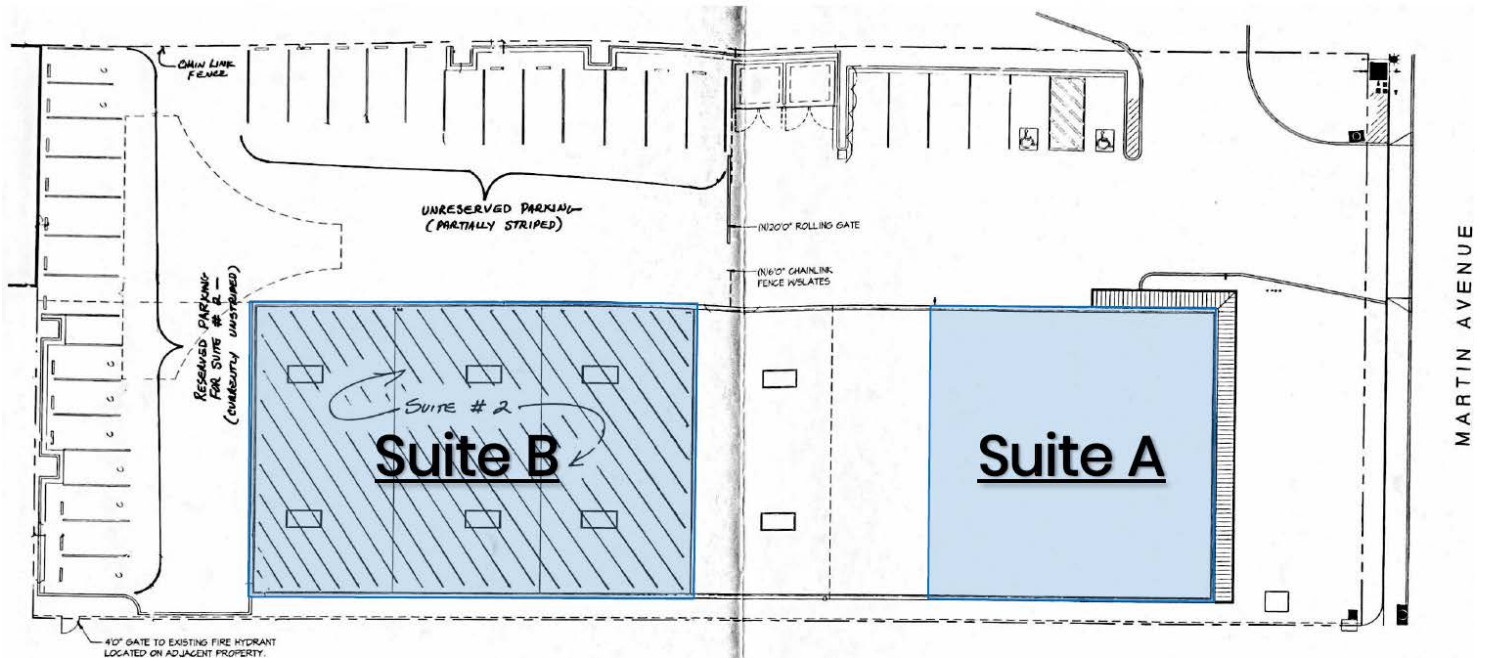
The building is zoned Light Industrial (IL) and includes fire sprinklers and separate 200 amp, 3 phase power. Onsite parking and convenient access to Highway 101 and numerous businesses nearby. Whether you're establishing a new venture or expanding an existing one, this property offers spaces ready to accommodate your vision.

## OFFERING SUMMARY

Lease Rate:	\$1.25 / SF / Month
Lease Type:	Modified Gross
Available SF:	6,298 - 13,129 SF
Lot Size:	0.11 Acres
Total Building Size:	15,306 SF
Year Built:	1987
Zoning:	IL

# Site Plan

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\* Floor Plan is not exact. Any modifications above are an estimate. Tenant is advised to investigate and obtain professional inspections to provide exact measurements.

## Available Spaces

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A	6,298 SF	Modified Gross	\$1.25 SF/month
Suite B	6,831 SF	Modified Gross	\$1.25 SF/month



# Location Map

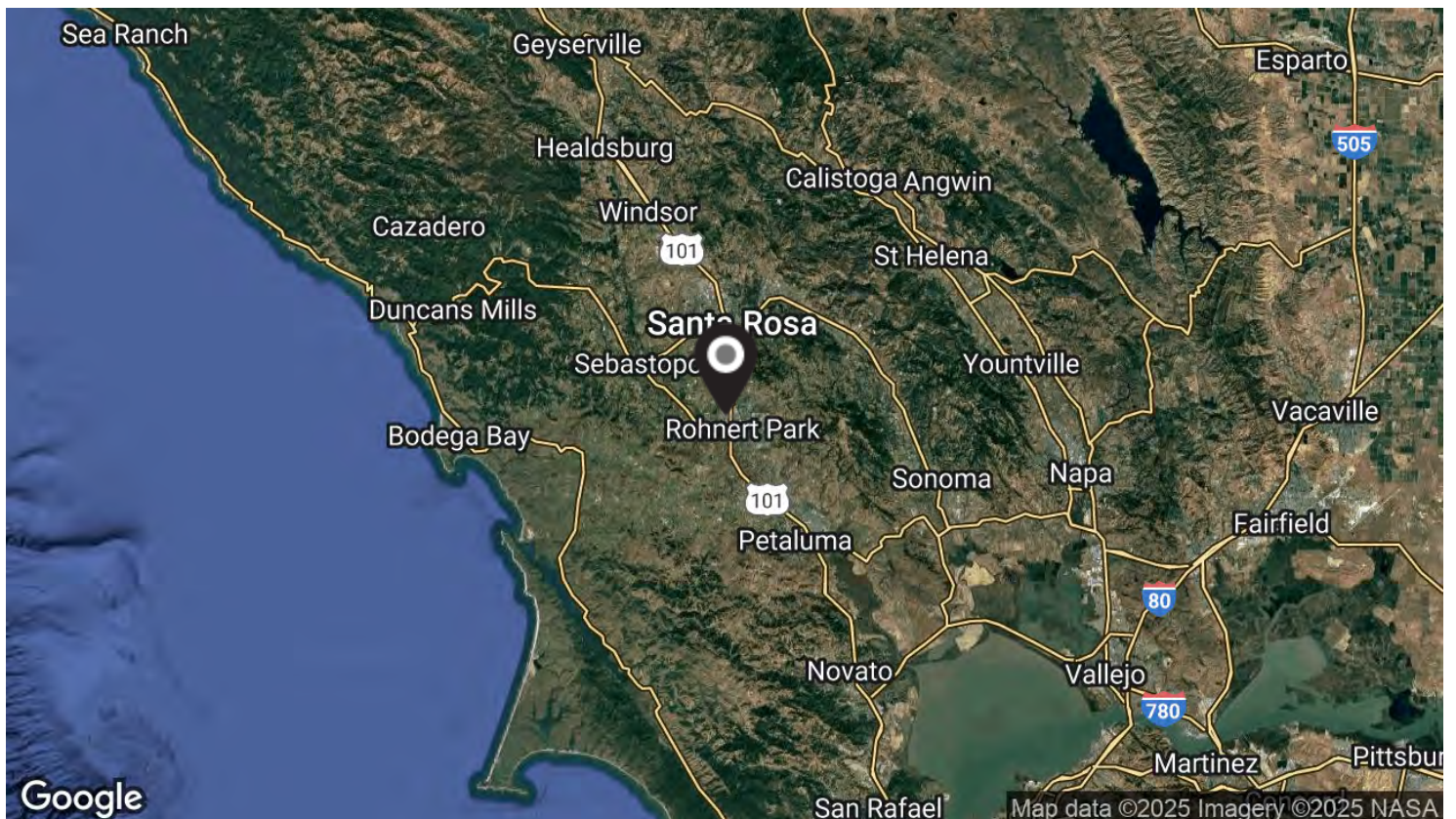
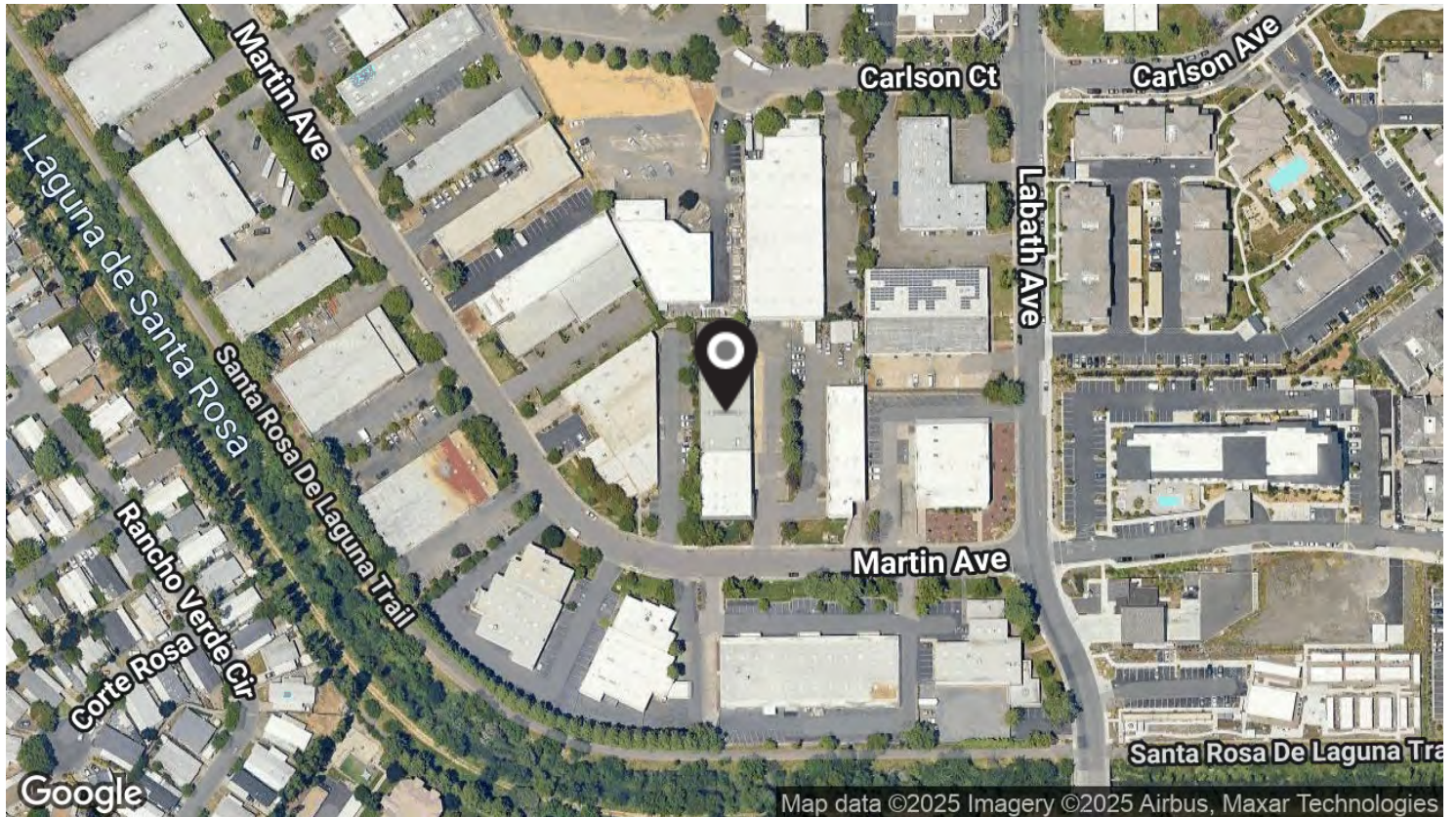
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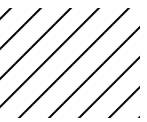


# Aerial & Area Maps

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# Photos

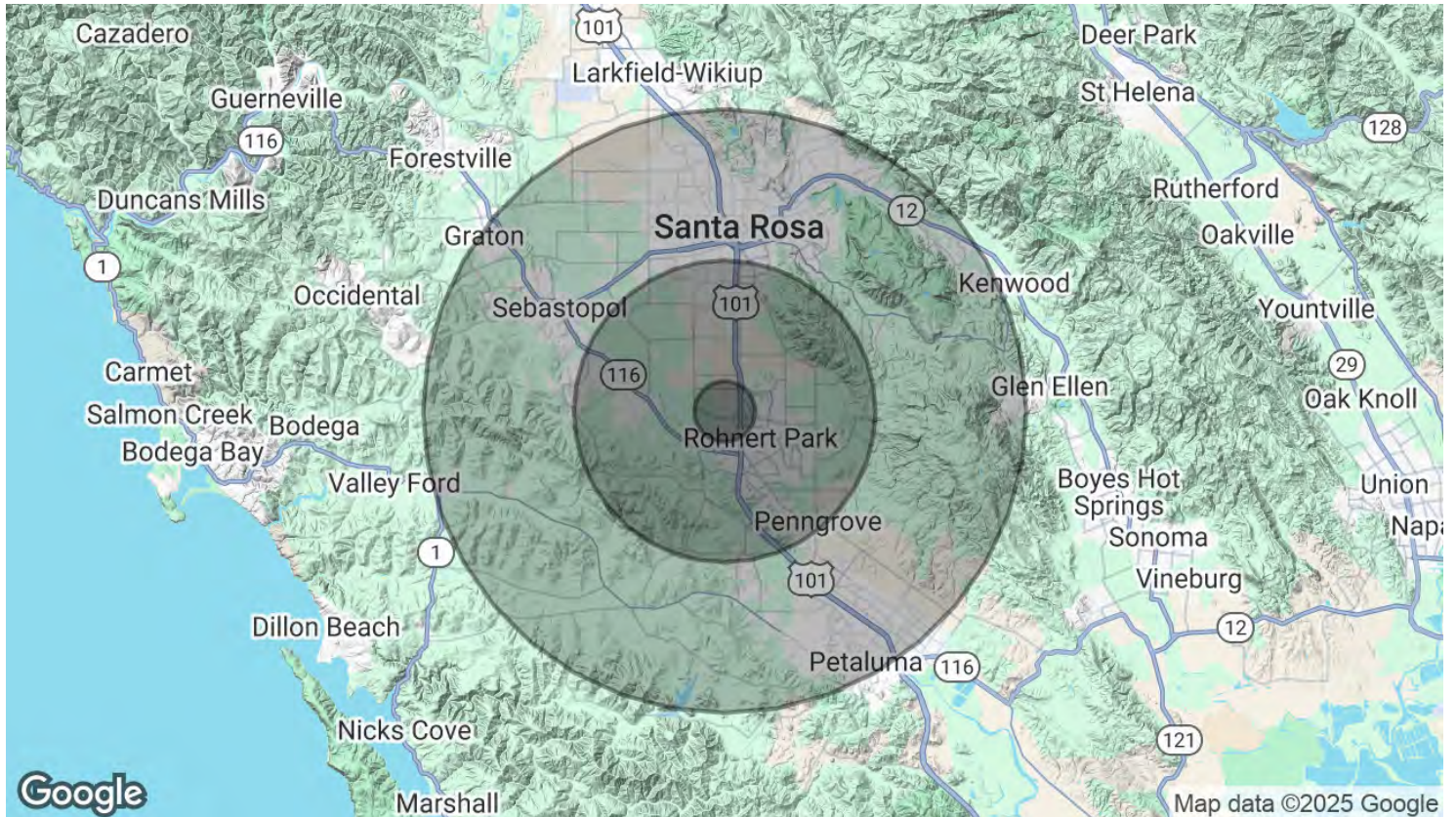
## INDUSTRIAL/WAREHOUSE SPACES | ROHNERT PARK





# Demographics Map & Report

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,619	110,171	340,437
Average Age	38	39	42
Average Age (Male)	37	38	41
Average Age (Female)	39	40	43

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,215	37,897	128,355
# of Persons per HH	2.5	2.9	2.7
Average HH Income	\$98,418	\$119,373	\$133,655
Average House Value	\$745,712	\$722,209	\$816,011

Demographics data derived from AlphaMap