



Keegan & Coppin
COMPANY, INC.

SALE OR LEASE

430 AARON STREET
COTATI, CA

OFFICE / INDUSTRIAL SPACE



Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
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PROPERTY DETAILS



430 AARON STREET
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**OFFICE / INDUSTRIAL
SPACE FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- Approximately 25,539+/- sf Office/Warehouse
- Divisible 9,739+/- sf (Building A - **Leased**); 15,800+/- sf (Building B - **Available**)
- Electrical and Airline Distributed Throughout

DESCRIPTION OF PREMISES

Building A (Leased) - consists of 1209+/- sf office, 322+/- sf mezzanine and 8,208+/- sf manufacturing/warehouse. The space has 600 amp/240 volt electrical service with two 14'x12' and one 16'x12' roll-up truck doors. The building clear height is 18'with gas space heaters in the warehouse.

Building B (Available) - consists of 2,423 sf office/lunch room downstairs, 2,017 sf office upstairs and 11,360 sf warehouse. The office has restrooms both on the first and second floors with open office downstairs and a conference room. The second floor office consists of (1) 14'x14' office, (1) 23'x21' and (1) 18'6"x21' office all overlooking the warehouse with the balance open area. The warehouse has (2) restrooms, (1) 14'x12' roll-up door and (1) 16'x12' roll-up truck door. The warehouse has extensive electrical and airline distributed with metal halide lighting. The electrical service consists of 800 amp/440 volt and the building has 18' clear height.

Rentable Space

9,739+/- SF, 15,800+/- SF (25,539+/- SF Total)

Power

Building A: 600 AMP 240 Volt, 3 Phase

Total Building

25,539+/- SF

Year Built

Building A (Leased): 1988

Building B: 1996

Zoning

IG - General Industrial

LEASE TERMS

Rate

\$0.95 per sq ft - Year One

Terms

The Lease is quoted monthly as \$0.95 psf Triple Net with the tenant paying all expenses. Expenses are estimated at \$.18 psf in addition to building maintenance, repairs, & utilities.

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PROPERTY VICINITY



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DESCRIPTION OF AREA

The building is located in the R C Business Park immediately south of the Expressway Center (Pacific Theaters, Target & FoodMaxx) at the Rohnert Park Expressway interchange with Highway 101, just south of Wal-Mart, Home Depot, New York Times, State Farm Insurance and the new Costco.

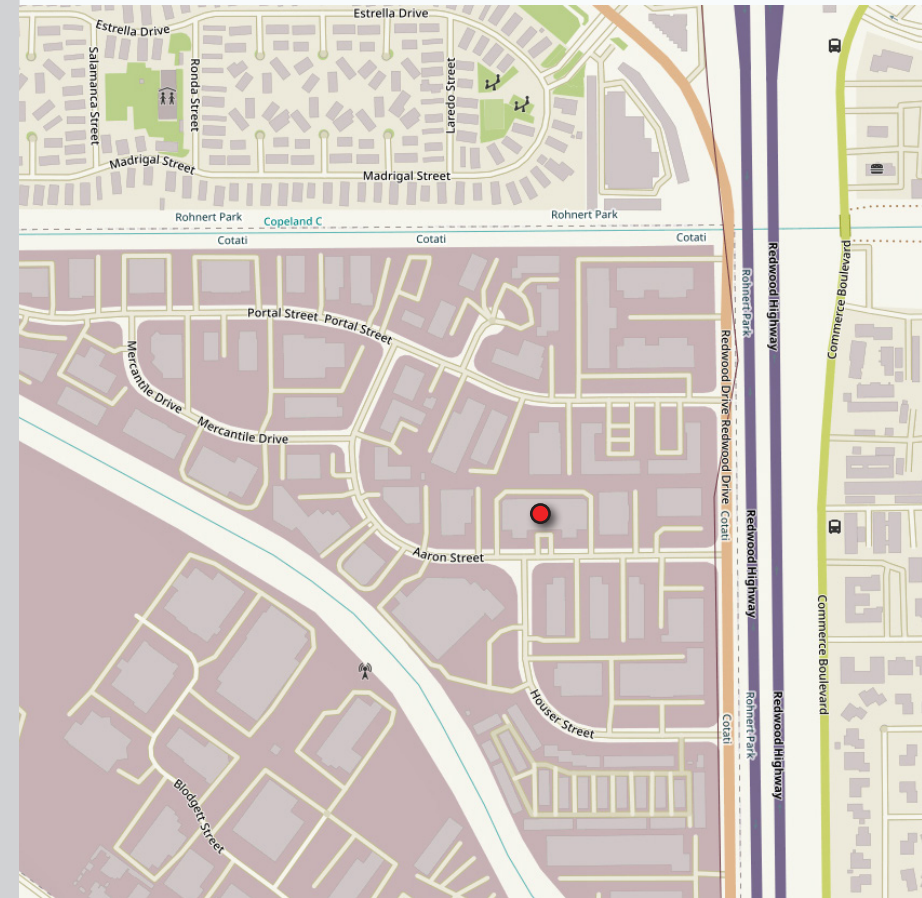
NEARBY AMENITIES

- Within short distance to restaurants
- Major retail centers nearby

TRANSPORTATION ACCESS

- Easy access to Highway 101 and Route 116

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,927	55,565	74,800
Avg. HH Income	\$85,324	\$88,271	\$90,715



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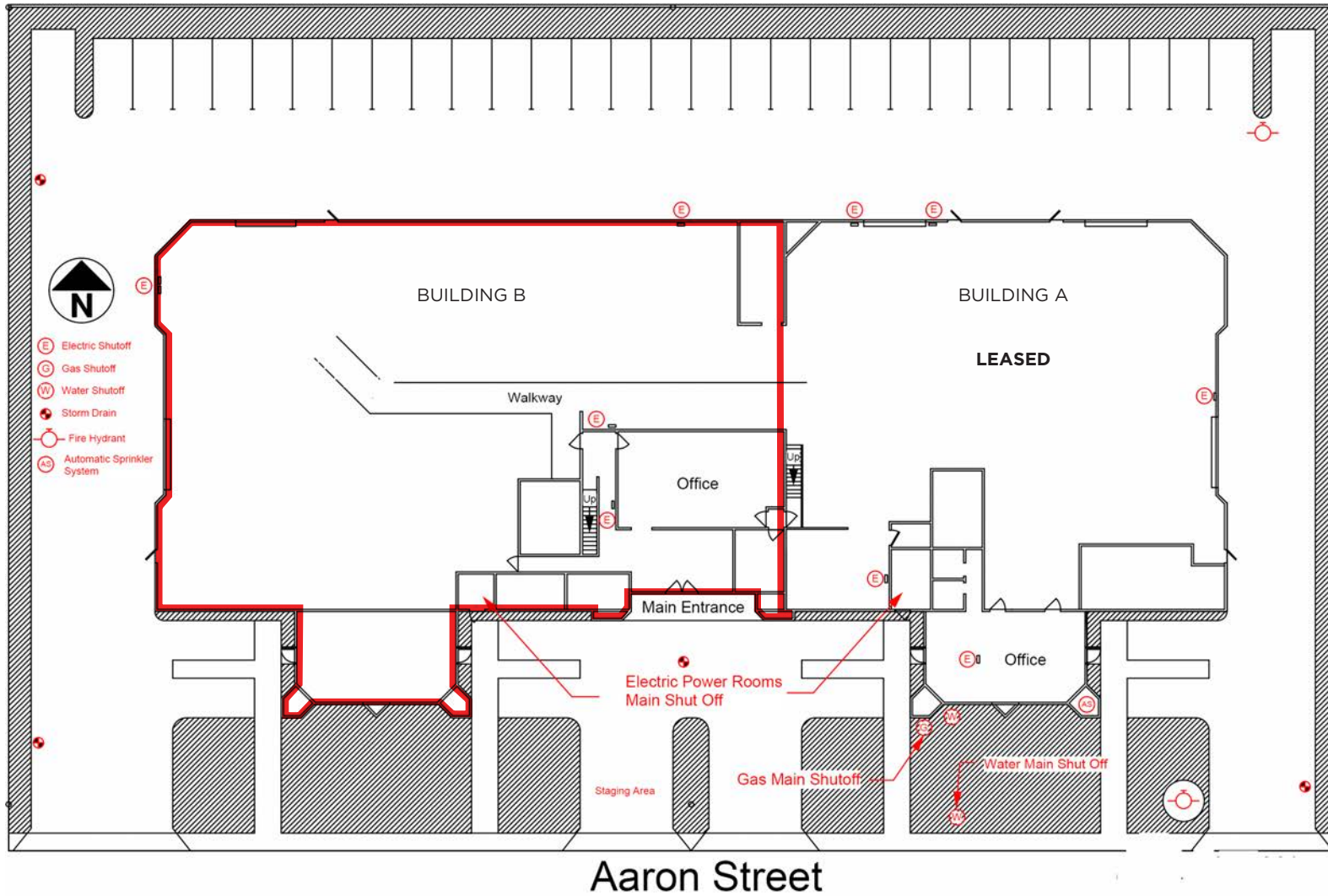


FLOOR PLAN - 1ST FLOOR



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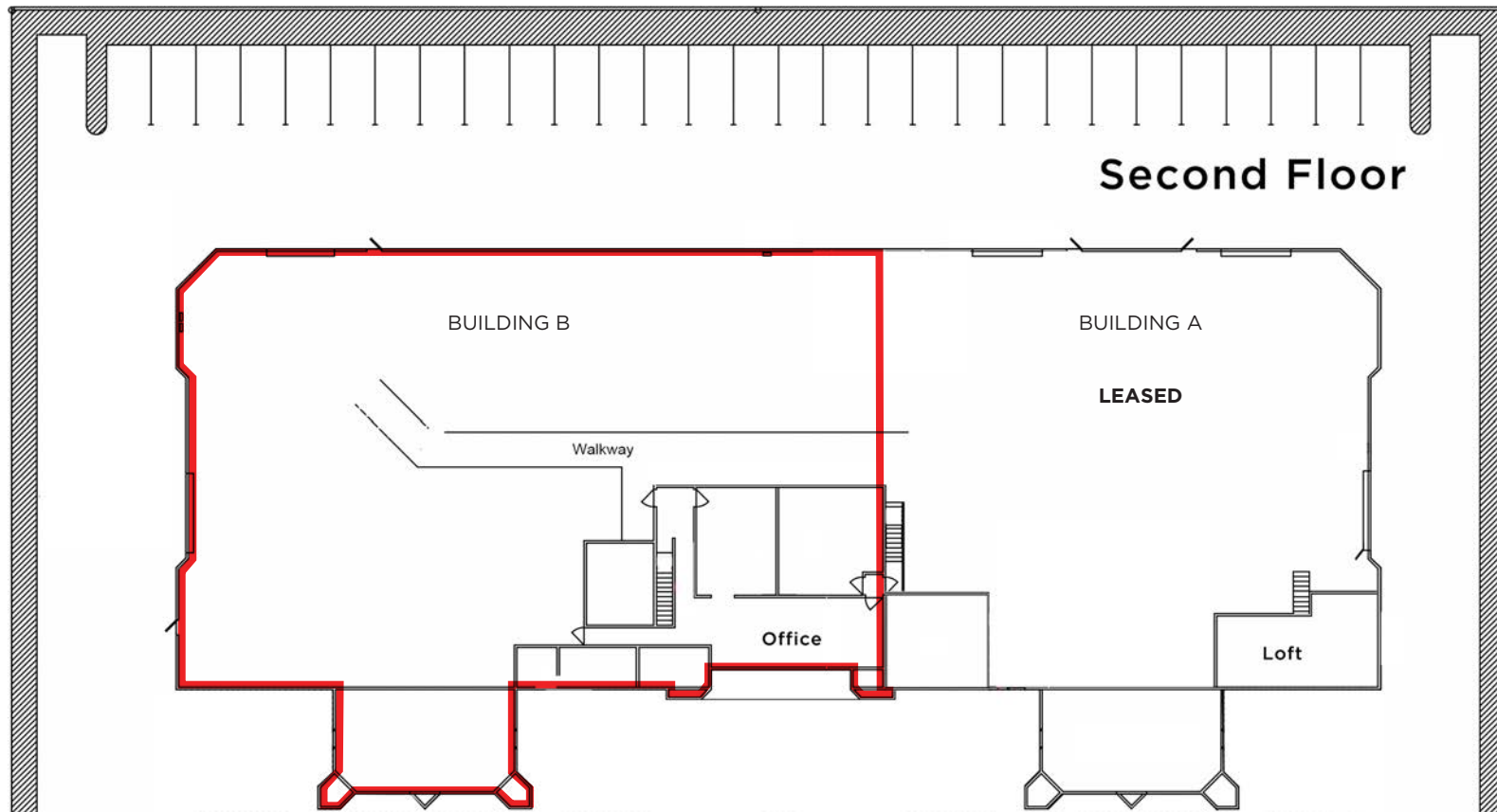


FLOOR PLAN - 2ND FLOOR



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VICINITY AERIAL



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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