



**Keegan & Coppin**  
COMPANY, INC.

SALE/LEASE

6025 LABATH AVENUE  
ROHNERT PARK, CA

WAREHOUSE/FLEX SPACE



Go beyond broker.

REPRESENTED BY:

**MIKE FLITNER, PARTNER**  
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[MFLITNER@KEEGANCOPPIN.COM](mailto:MFLITNER@KEEGANCOPPIN.COM)





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6025 LABATH AVENUE  
ROHNERT PARK, CA

**INDUSTRIAL  
FLEX SPACE**

## PROPERTY DETAILS

High identity corner lot building features prominent frontage on Martin and Labath Avenues, en route to Graton Casino, entrance to the casino is only blocks away to the north. Ground floor space of 7,617+/- sf office/warehouse space is currently used as a single tenant, but space divides easily into 2 units. Second-floor office space of 6,767+/- sf.

**Unit A:** 2,617+/- sf space consisting of 1,020+/- sf office and 1,597+/- sf warehouse, 20' clear-height, including one(1) roll-up truck door, private restroom, and bonus mezzanine/storage area.

**Unit B:** 5,000+/- sf with approximately 2,427+/- sf open office/flex space including 1 private office and 2,538+/- sf warehouse area and 1 bathroom for office area and 1 bathroom for warehouse area. Each warehouse includes an extra wide roll-up door and approximately 20'+/- clear-span clear-height.

- High Identity Corner Lot Features Prominent Frontage on Labath & Martin Avenues, En Route to the New Graton Casino Only Blocks Away to the North
- Located in Laguna Verde Industrial Park near Costco & Other Retail, and Easy Access to Highway 101
- Warehouse Space with Skylights, Insulated Roof, Fully Sprinklered - Includes a Space Heater, Sink & Counter/Cabinets Adjacent to Warehouse Bathroom.
- 150 AMP 3-Phase Subpanel

### OFFERING

Sale Price

**\$2,100,000**

Price PSF

**\$146 +/-**



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## PROPERTY DETAILS

### LEASE INFORMATION

#### Lease Rate

\$1.30 per sq ft Industrial Gross

#### Lease Term

3 – 5 year lease term

#### Zoning

IL (Light Industrial)

#### Available Space

**Unit A:** 2,617+/- sf warehouse space available separately or can be combined with Unit B for 7,617+/- sf

**Unit B:** 5,000+/- sf; 2,427+/- sf 50% warehouse space w/ 50% dropped ceiling space - 20' plus clear-span, extra-wide roll-up grade door, & restroom

#### Total Building s.f.:

14,384+/- sf



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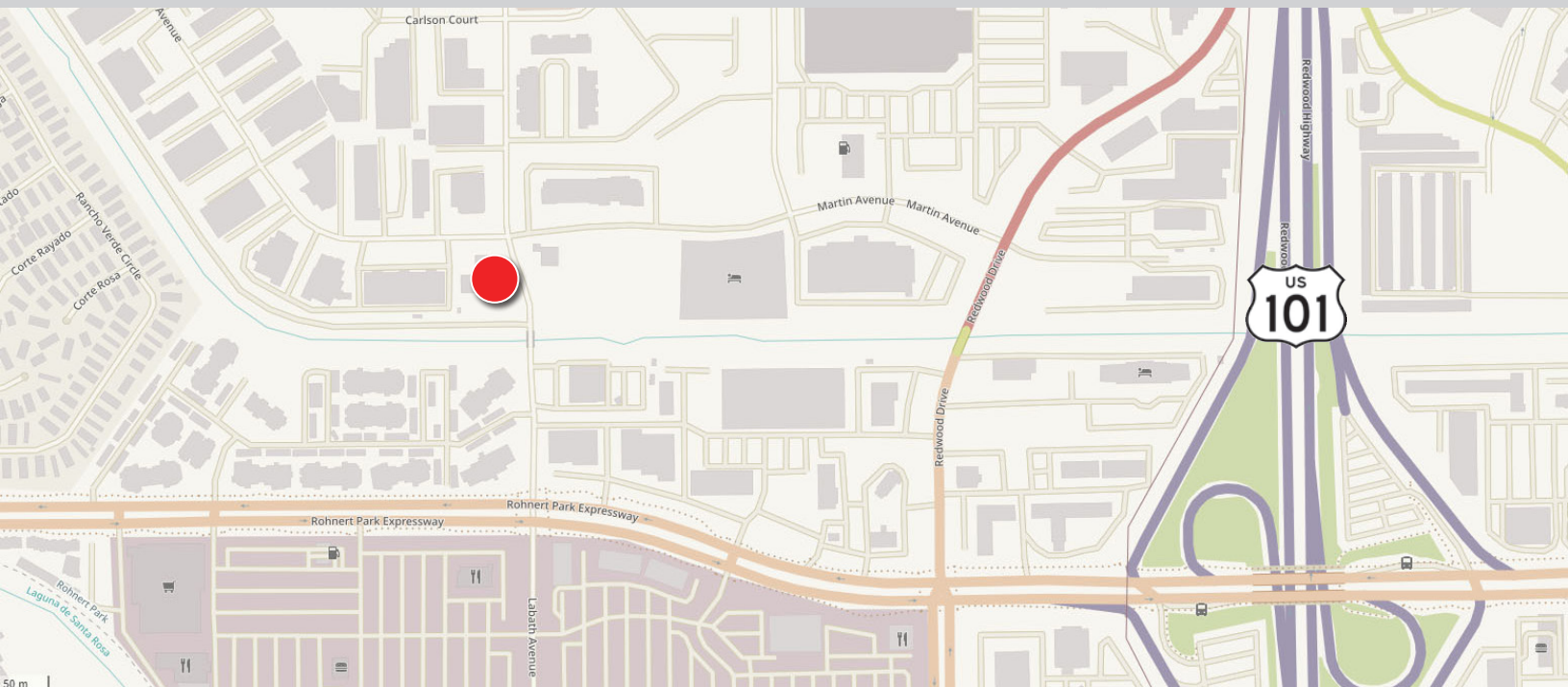
## AREA DESCRIPTION

### DESCRIPTION OF AREA

Located in Laguna Verde Industrial Park. Close proximity to Costco, other retail, and numerous restaurants.

### TRANSPORTATION ACCESS

- Easy access to Highway 101
- Sonoma County Airport about 20+/- minutes away
- Central Sonoma County Location
- Located near the popular Graton Casino



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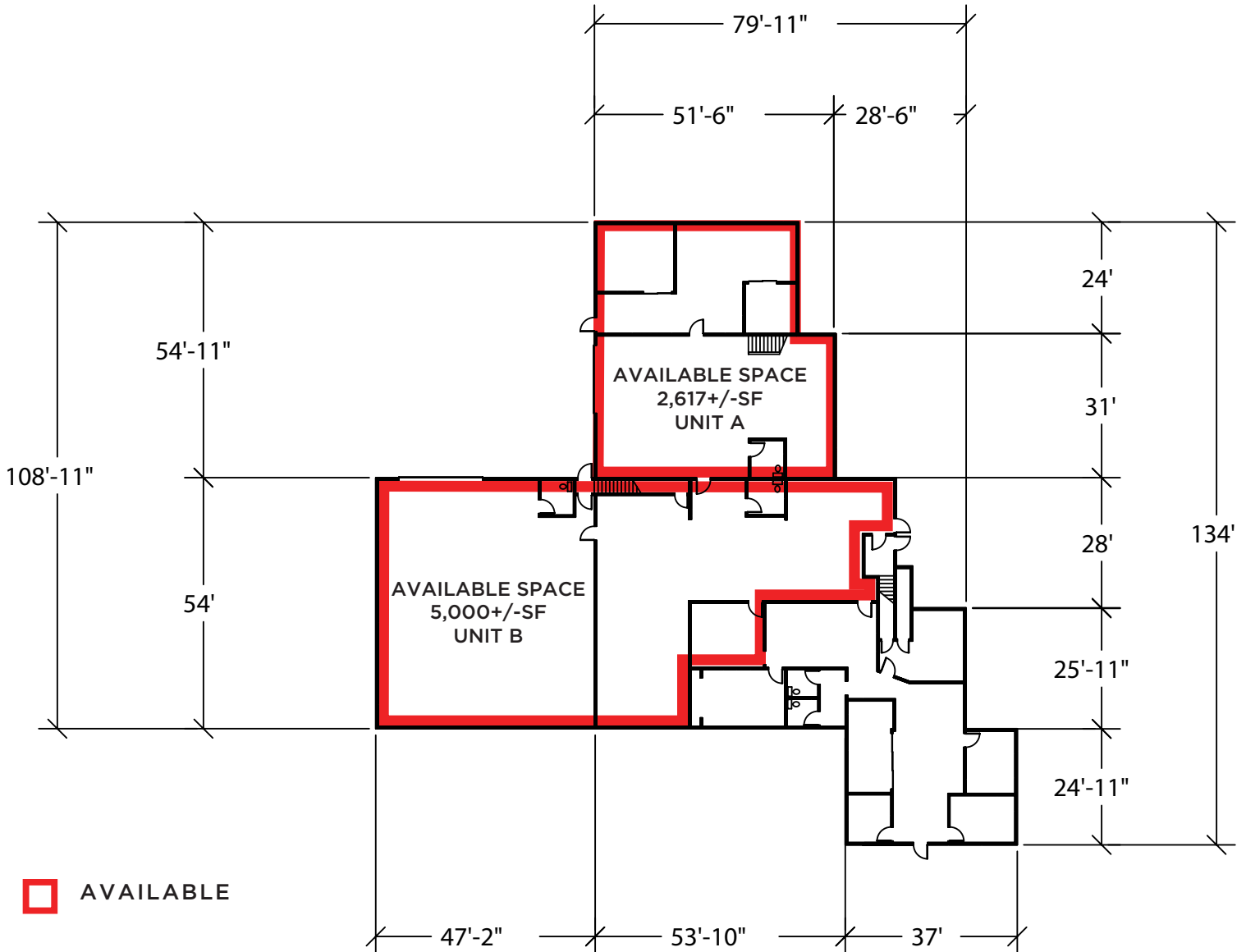
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## FLOOR PLAN - FIRST FLOOR



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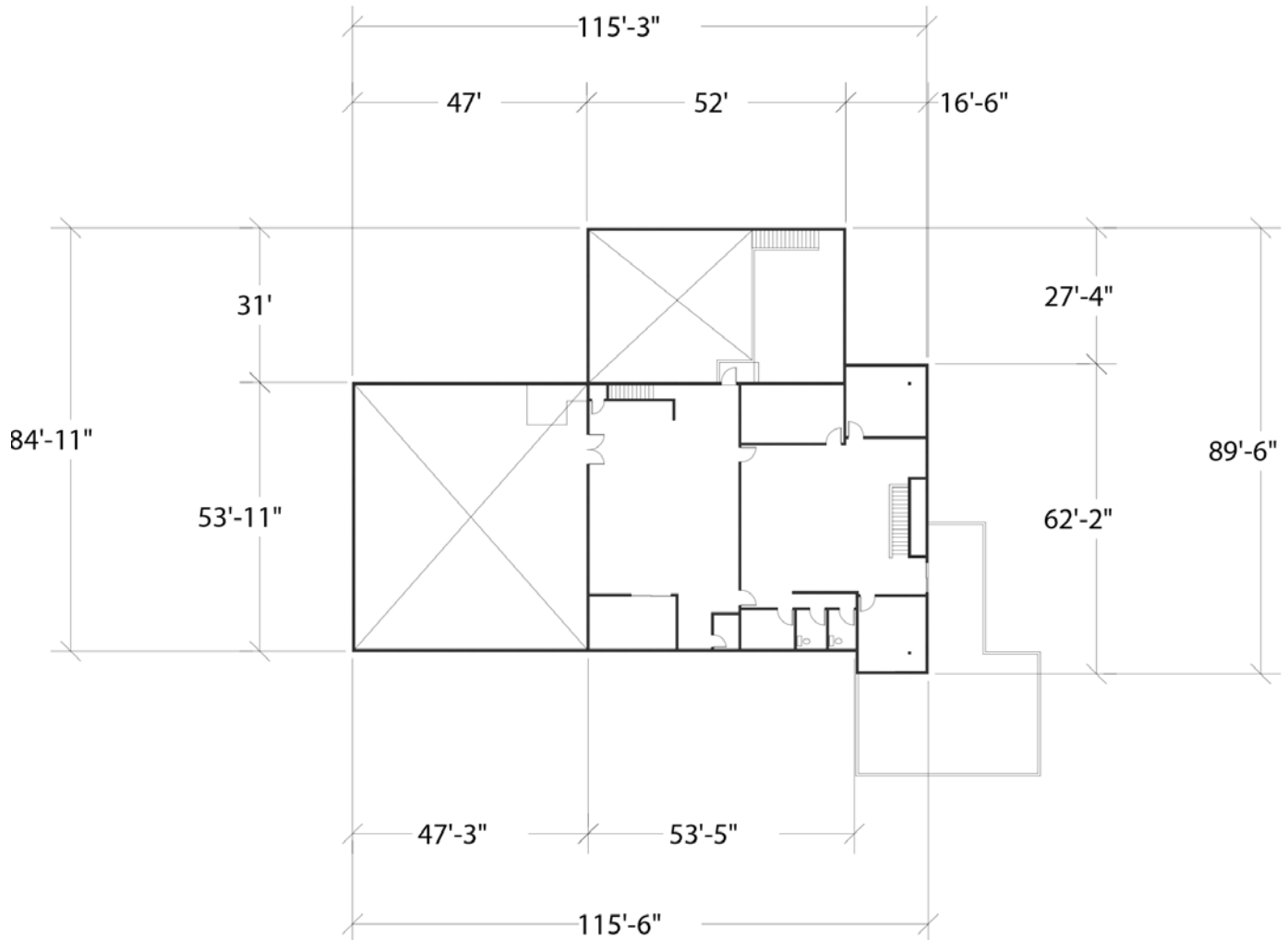
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## FLOOR PLAN - SECOND FLOOR



**AVAILABLE**

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## VICINITY MAP



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