



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

541 MARTIN AVENUE  
ROHNERT PARK, CA

WAREHOUSE/OFFICE/  
SHOWROOM SPACE



Go beyond broker.

PRESENTED BY:

**KEVIN DORAN, PARTNER**  
LIC # 01704987 (707) 528-1400, EXT 270  
KDORAN@KEEGANCOPPIN.COM



# PROPERTY SUMMARY



541 MARTIN AVENUE  
ROHNERT PARK, CA

## WAREHOUSE/ OFFICE/SHOWROOM



### FEATURES

- Lease 3,400 SF or 5,400 SF
- Office includes generous glass-line with great natural light
- Fully sprinklered building
- Clear-height of 16' - 18'
- Large roll-up doors
- Industrial zoning allows for many uses
- Easy access to Highway 101

### UNITS 3-5:

- Lease Units 3 & 4 for a total of 3,400 SF.
- Two bay warehouses with office/showroom .
- Ground floor showroom/office of approximately 400+/- sf and second-floor office of approximately 1,000+/- sf with a kitchen and shower.
- Lease Units 3, 4 and 5 for a total of 5,400 SF.
- Unit 5 is 2,000 SF of 100% warehouse space (May not be leased separately).
- Lease Units 3, 4, and 5 and there will be (2) roll-up doors.

### DESCRIPTION OF LOCATION - AREA

The building is located near Highway 101 via Rohnert Park Expressway, in the Laguna Verde Industrial Park. Immediately north of the Expressway Center (Pacific Theatres, Target and FoodMaxx) at the Rohnert Park Expressway interchange with Highway 101, and just south of Wal-Mart, Home Depot, State Farm Insurance and behind Costco.

### LEASE RATE

**\$1.15 PSF GROSS**

### LEASE TERMS

2-5 Years

### USER SPACE

Warehouse/Office/Showroom

### PARKING

On-Site

### SIZE

5,400+/- sf

### ZONING

Industrial

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# PROPERTY PHOTOS



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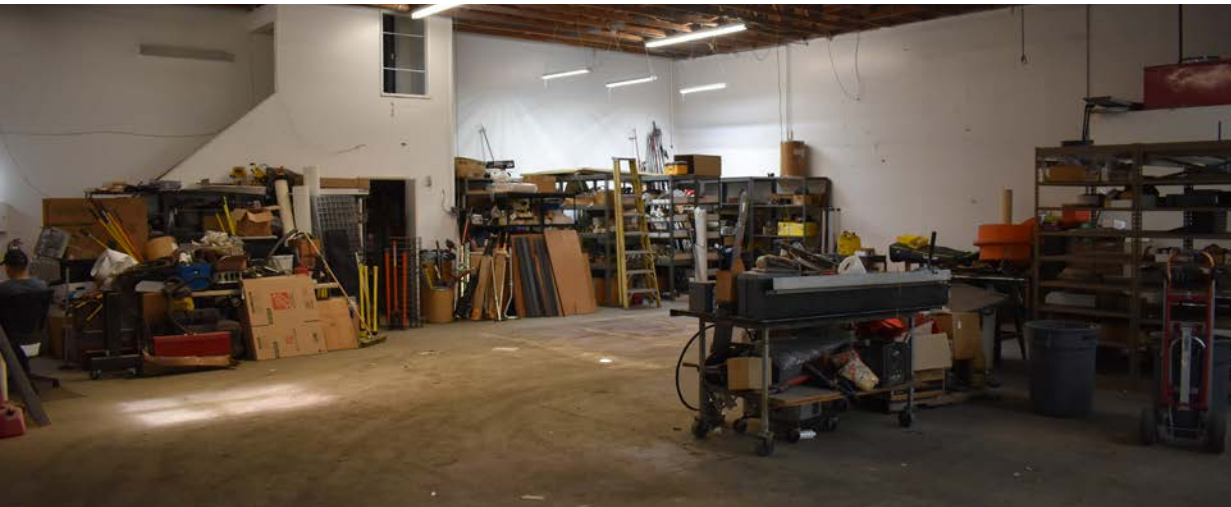


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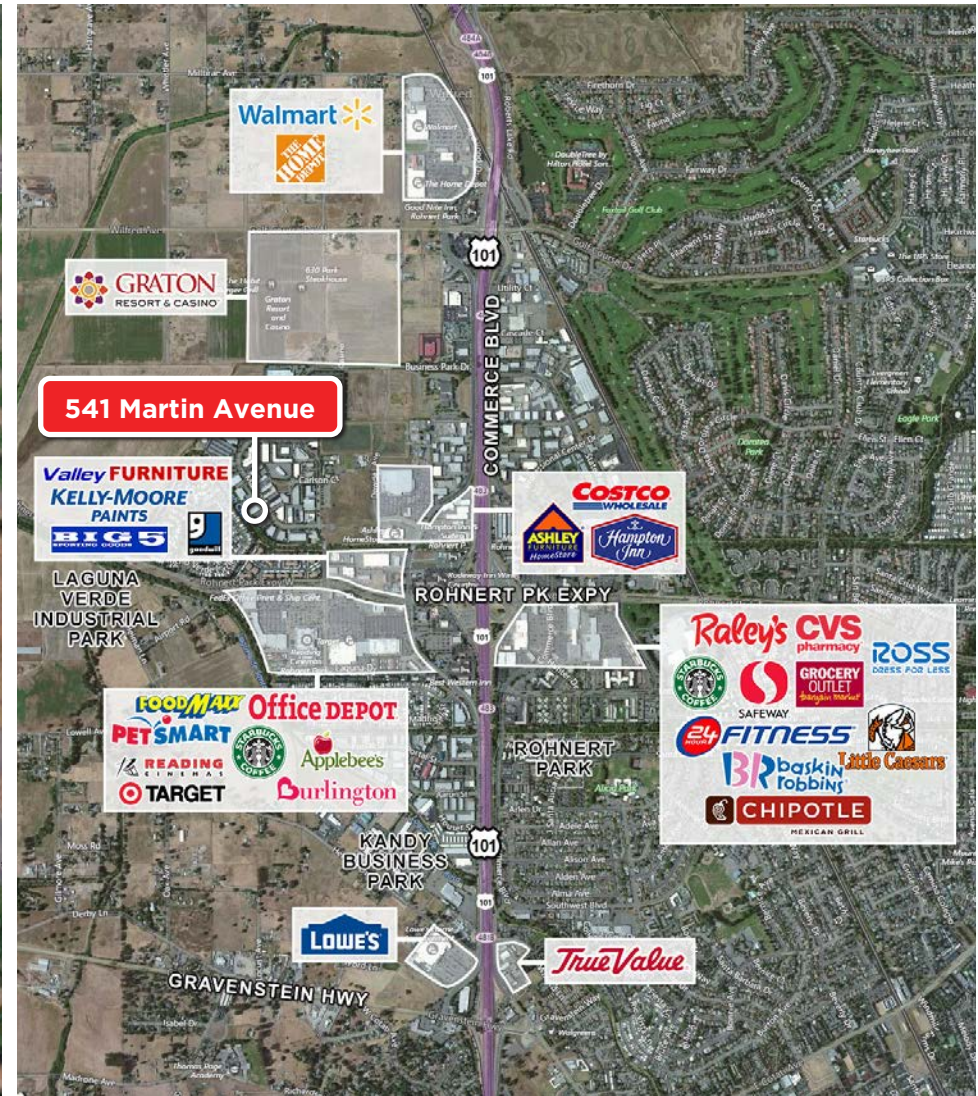
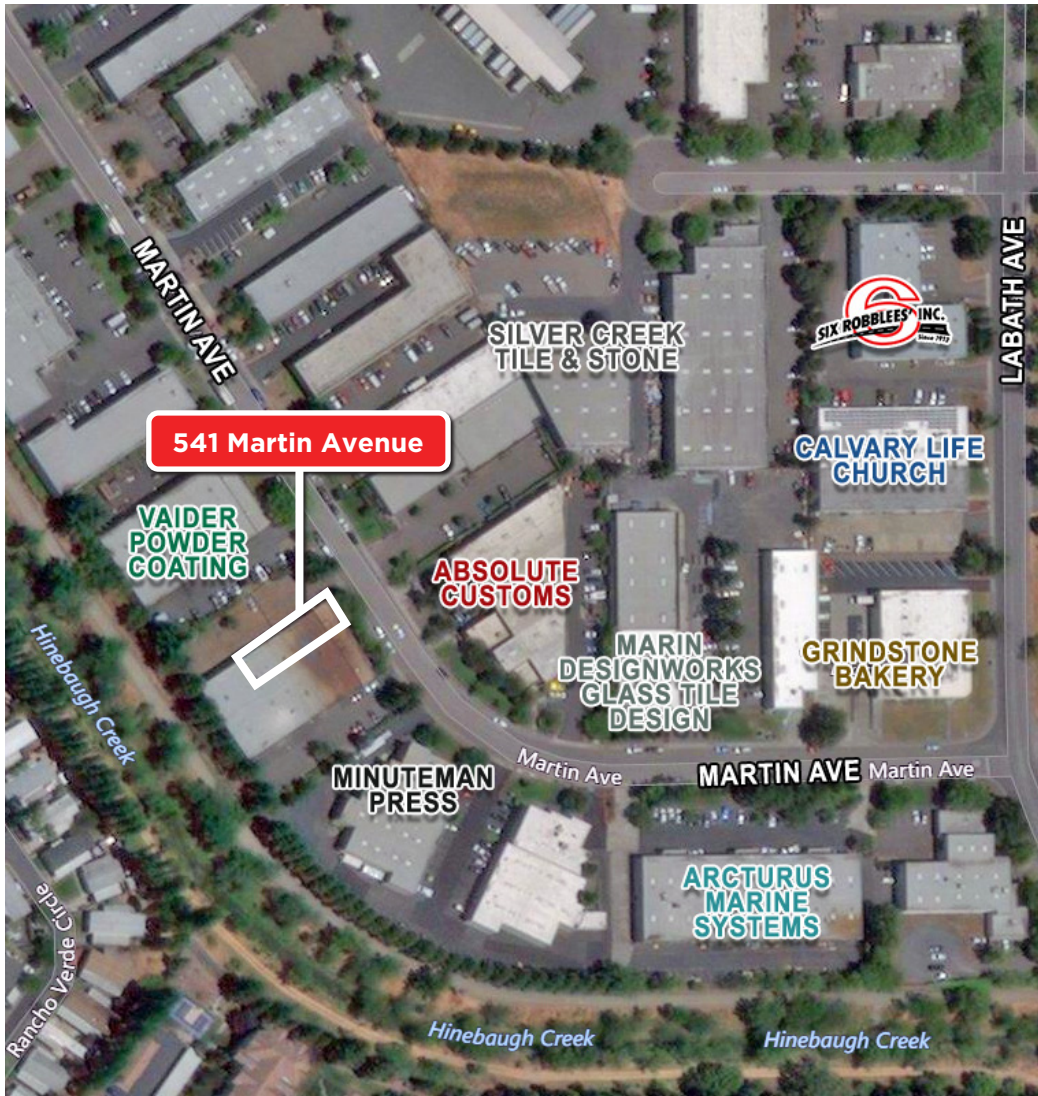


# AERIAL MAPS



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# PARCEL MAP



541 MARTIN AVENUE  
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SCALE: 1"=200'

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