



Keegan & Coppin
COMPANY, INC.

FOR LEASE

450 AARON STREET, SUITES A & B
COTATI, CA

INDUSTRIAL WAREHOUSE WITH
HUMIDITY-CONTROLLED ROOM



Go beyond broker.

PRESENTED BY:

STEVE GORDON
BROKER ASSOCIATE
LIC #01376696 (707) 664-1400, EXT 312
SGORDON@KEEGANCOPPIN.COM



PROPERTY DETAILS

Built in 1996, this approximately 6,901+/- square foot property offers an excellent office-to-warehouse ratio, combining professional workspace with functional industrial features. The foyer/reception area opens to three (3) private offices with a convenient break room located nearby.

The warehouse includes two (2) 12-foot grade-level electric roll-up doors, one on the Aaron Street side and another on the east side of the building adjacent to the parking area. It features 18-foot clear height, a full fire sprinkler system, and 800 amps of available power, making it well-suited for a range of industrial or distribution uses.

The premises include nine (9) dedicated parking spaces for tenant use.

OFFICE AND LAB - 1,412+/- SF

- Three (3) Private Offices, One (1) Bathroom, and One (1) Break Room

WAREHOUSE - 5,489+/- SF

- Two (2) 12' Electric Roll-up Doors
- Humidity-Controlled Room
- 18' Clear Height
- 800 Amps/3-Phase Power
- Fully Sprinklered

LEASE TERMS

Lease Rate: \$1.25 Gross
Tenant Pays PG&E, Water, and Garbage
Landlord Pays Property Taxes, Insurance, Irrigation and Landscaping



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AREA DESCRIPTION

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Cotati is recognized as the central hub of Sonoma County, thanks to its prime location. The subject property is situated within a well-established business park, providing convenient access to both U.S. Highways 101 and 116. Notable businesses operating in this park include Dunn-Edwards Paints, Sonoma County Harley-Davidson, British European Motors, and AAA Cotati Auto & Tires Center. Additionally, nearby commercial anchors such as Lowe's Home Improvement, Costco, Target and Graton Resort & Casino, alongside various retail, wholesale, and industrial businesses, create a dynamic commercial environment in the vicinity.

NEARBY AMENITIES

- Close to Costco, Target & Home Depot
- Many Restaurants in the Area

TRANSPORTATION ACCESS

- Close to Highway 101 and Route 116

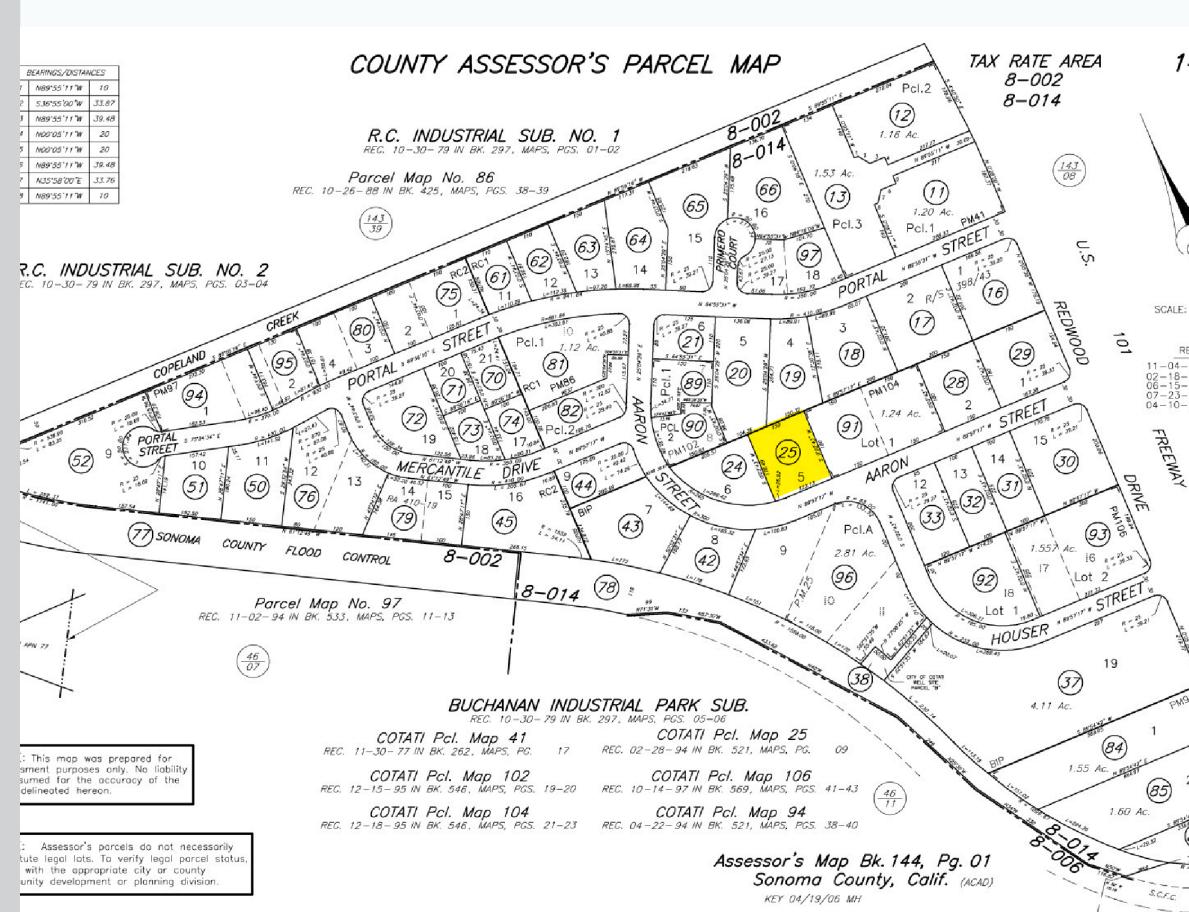
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	13,506	57,552	81,656
Est. Avg. HH Income	\$87,238	\$111,911	\$109,707

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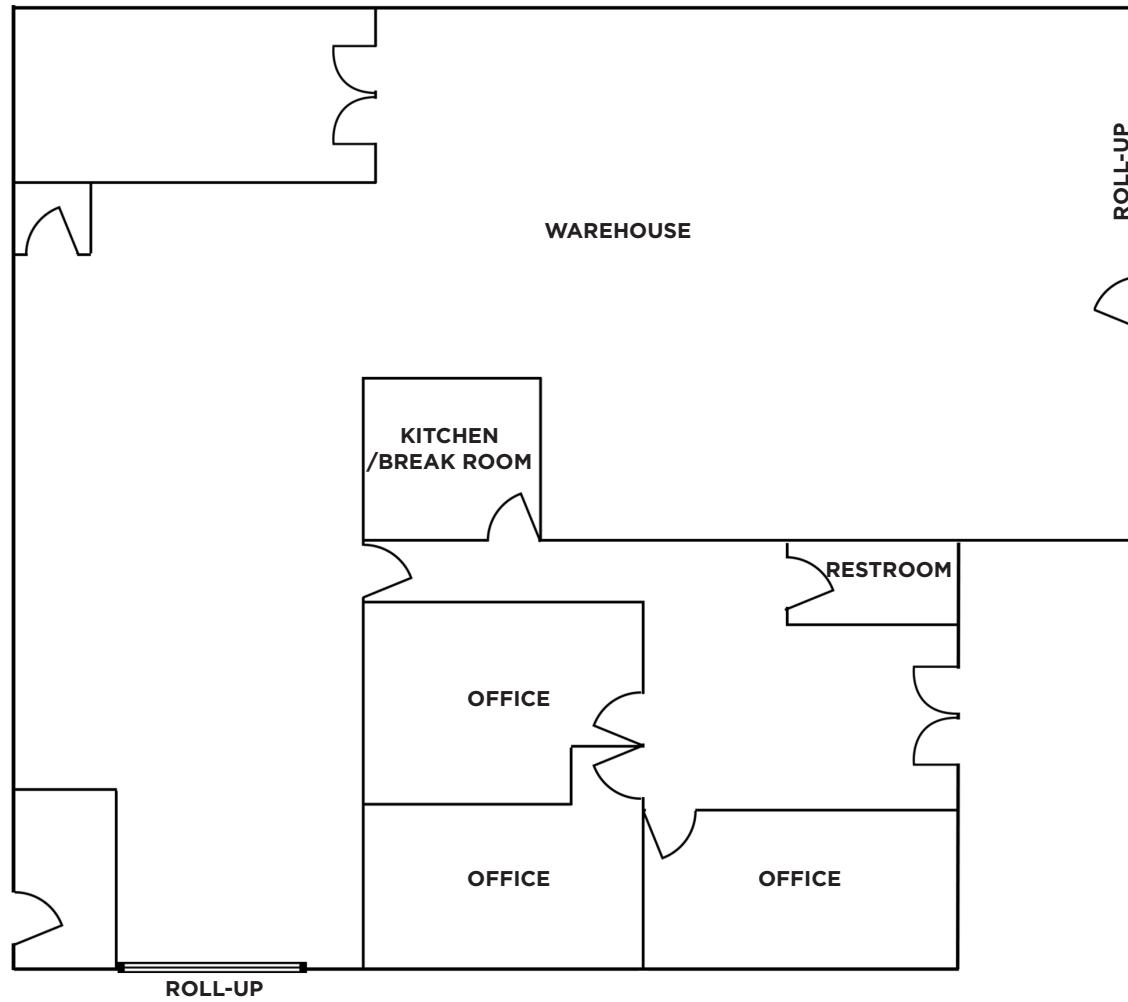


FLOOR PLAN



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AARON STREET ← → **AARON STREET**

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PROPERTY PHOTOS

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VICINITY MAP



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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Co., Inc.
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