



Keegan & Coppin
COMPANY, INC.

FOR LEASE

6025 LABATH AVENUE
ROHNERT PARK, CA

WAREHOUSE/FLEX SPACE



Go beyond broker.

REPRESENTED BY:

MIKE FLITNER, PARTNER
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6025 LABATH AVENUE
ROHNERT PARK, CA

INDUSTRIAL FLEX SPACE

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

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.

Unit A: 2,617+/- sf industrial flex space consisting of 1,020+/- sf office and 1,597+/- sf warehouse, 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 AMPS 3-Phase Subpanel

PROPERTY 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 industrial flex space 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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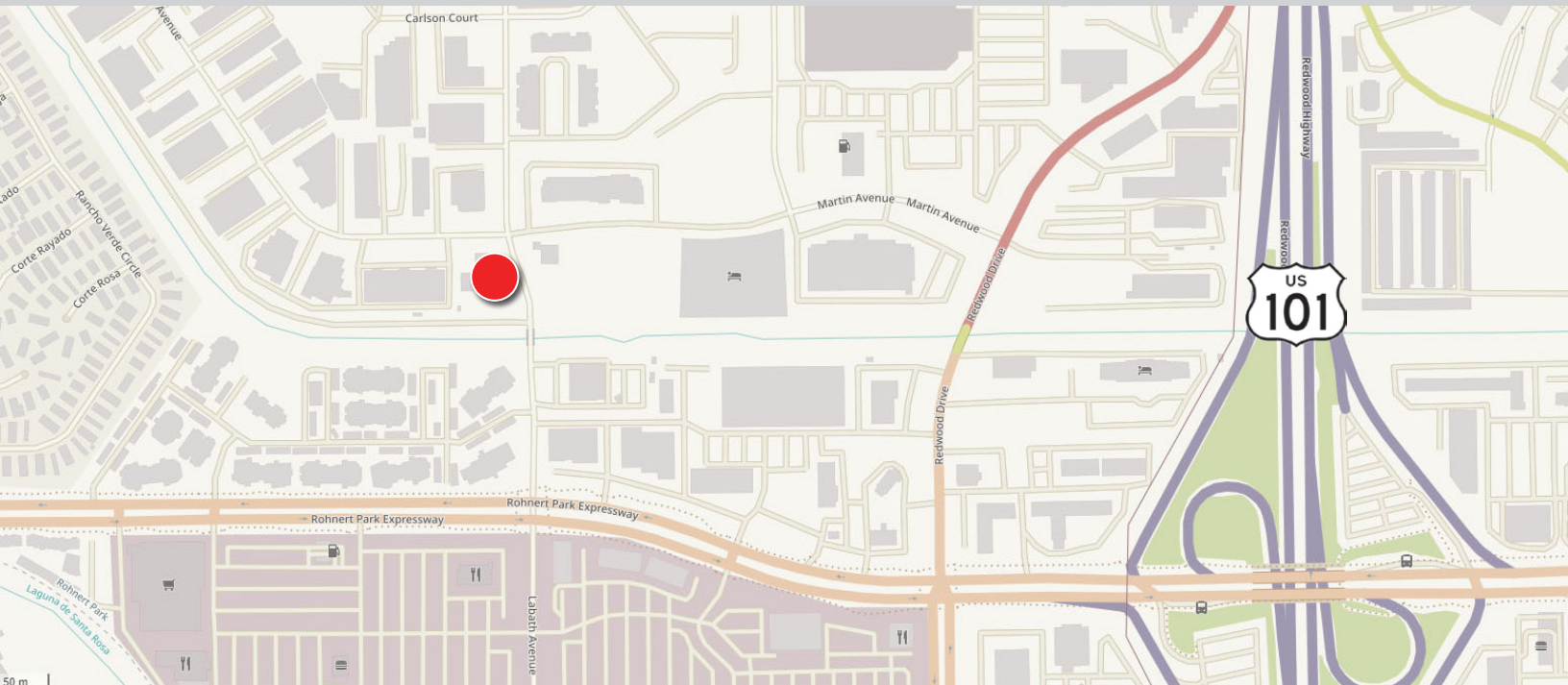
AREA DESCRIPTION

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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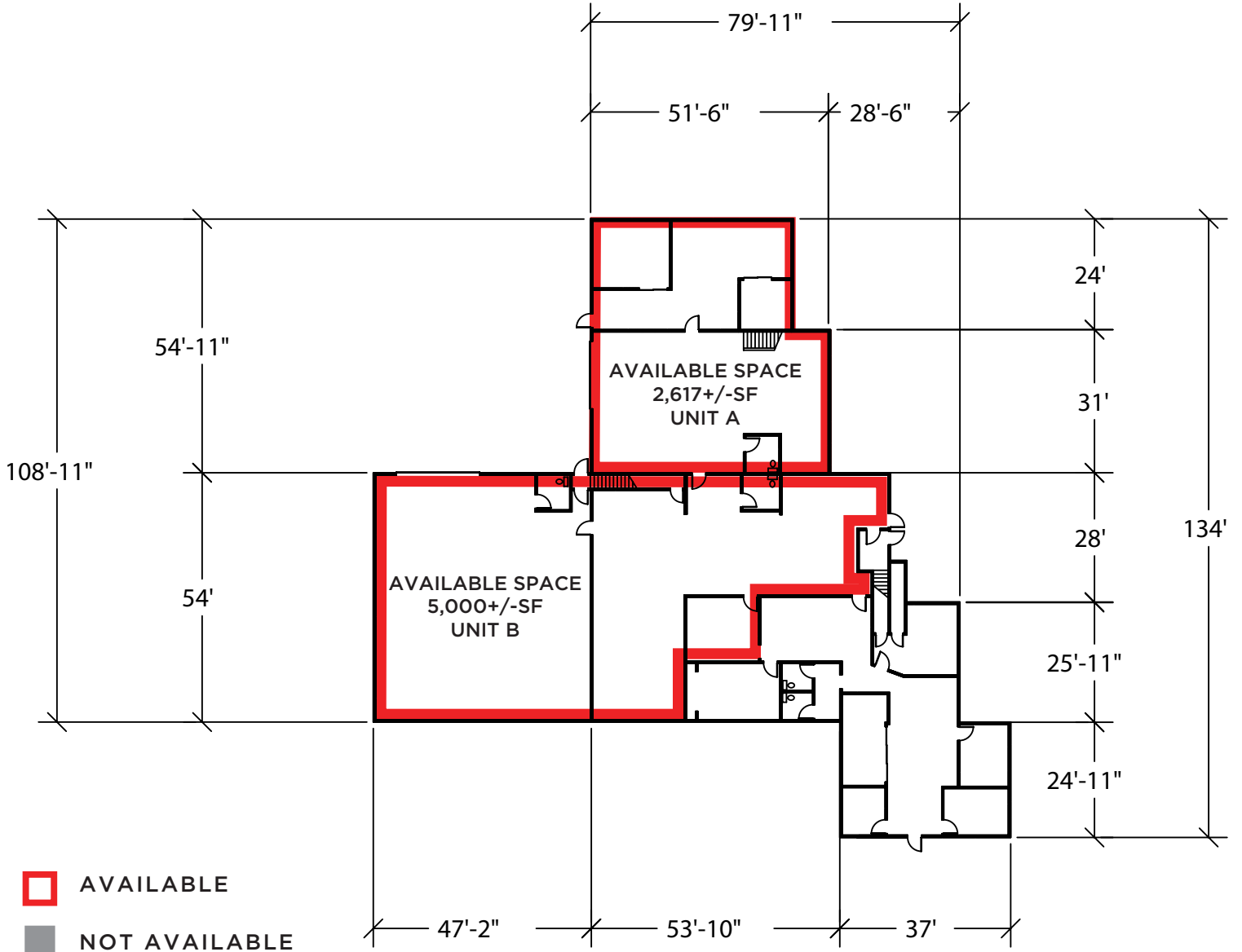
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FLOOR PLAN - FIRST FLOOR



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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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VICINITY MAP



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