



For Lease: Clean High Ceiling Warehouse

5460 State Farm Dr.#11, Rohnert Park, CA

- 8 - Roll up Doors (14' height)
- Excellent On-site Parking
- 16' Warehouse Clear Height
- Easy Access to Freeway

Offering Summary

Avail. Sq. Ft.:	8,903 +/- sf
Initial Base Rent:	\$1.25 psf
Lease Type:	Ind. Gross
Lease Term:	3 - 10 Years
Available:	NOW

Contact:

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70 Mitchell Blvd., Suite 202
San Rafael, CA 94903-2102
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For Lease: Ground Floor Retail/Office Space

5460 State Farm Dr. #11, Rohnert Park, CA 94928

Property Description:

Attractive concrete tilt-up warehouse with multiple 14' roll-up doors. This space is set up for many light industrial and distribution uses. Double driveway at State Farm Drive allows for easy circulation for large truck access.

Location Description:

This property is located in the Laguna Verde Industrial Park, with easy access from Highway 101. Close to restaurants, shops and other services.

Space Information/Features:

Total Available Square Feet: 8,903+/- sq. ft.
(owner building plans are source, agents have not verified sq.ft.)

Divisible:

Unit	Sq. Ft.
11	8,903 +/- sq. ft.

Parking: 124 unreserved spaces shared by all tenants

Building Information/Features:

Total Building Square Feet: 18,541 +/- sq. ft. (Both Bldgs. - 31,476 sq. ft.)
Year Constructed: 1979 +/-
Zoning Designation: [I/L \(Industrial District\)](#)
Electrical: Two sub-panels each with 200 amp - 3 phase
(Total of 400 amps)
Fire Sprinklers: No
Heating & Air Conditioning: None
Flood Zone Designation: Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Lease Term: Minimum 3 Years
Initial Base Rent: \$1.25 psf
CAM Charges: \$.10/sf/mo. Increases 3% every Jan. 1st
Base Rent Increases: 3% per annum
Lease Type: Industrial Gross
Tenant Expenses: Utilities, interior janitorial, HVAC maintenance, plus CAM Charges

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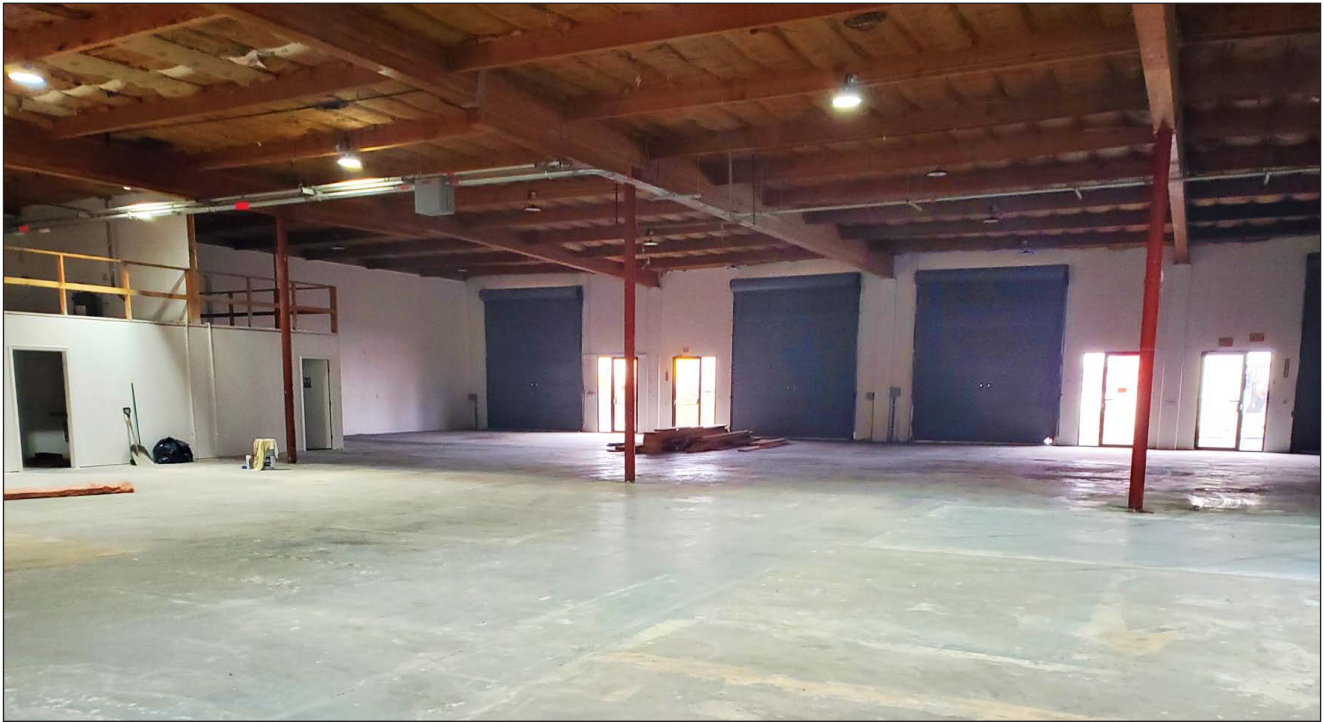
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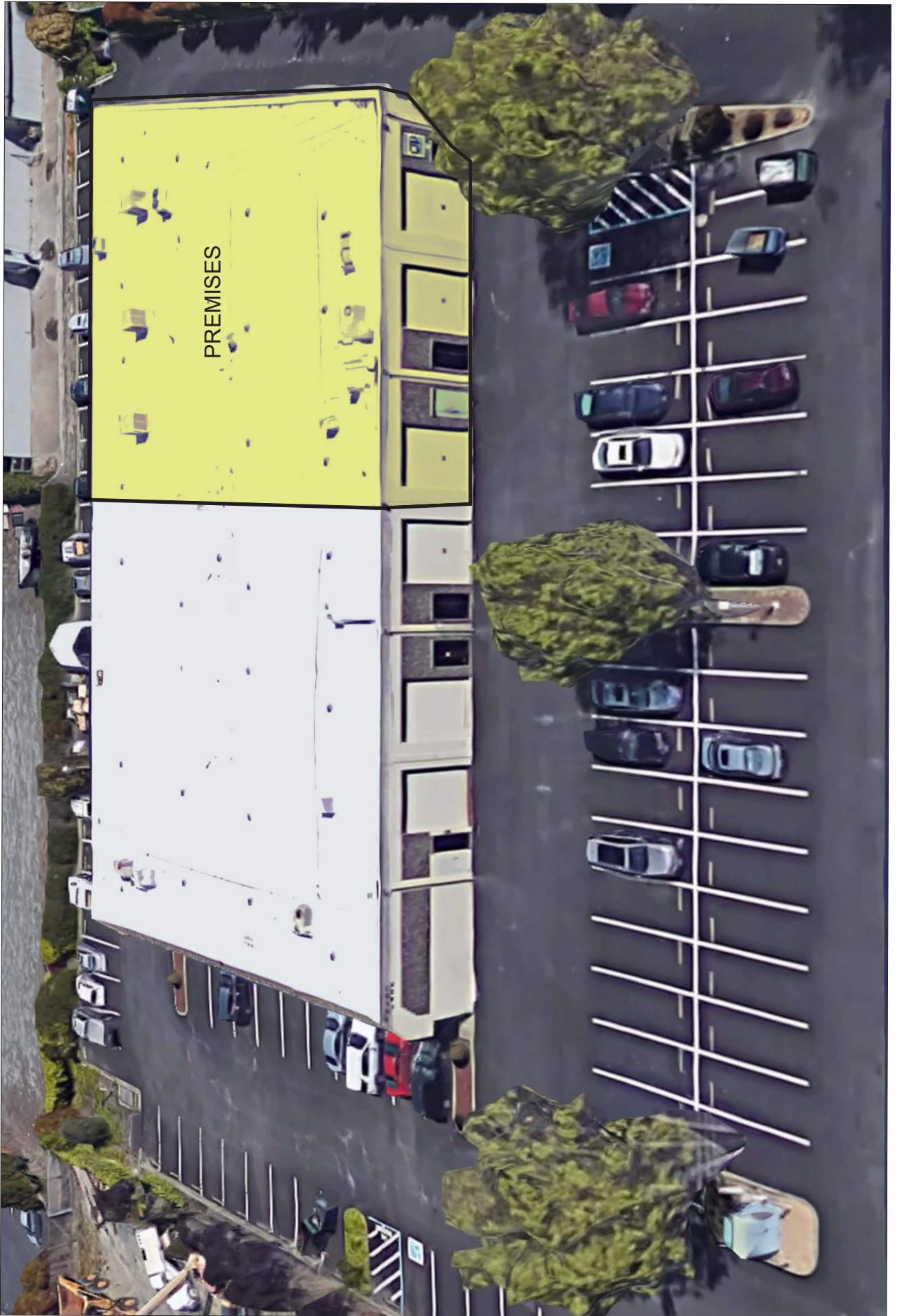


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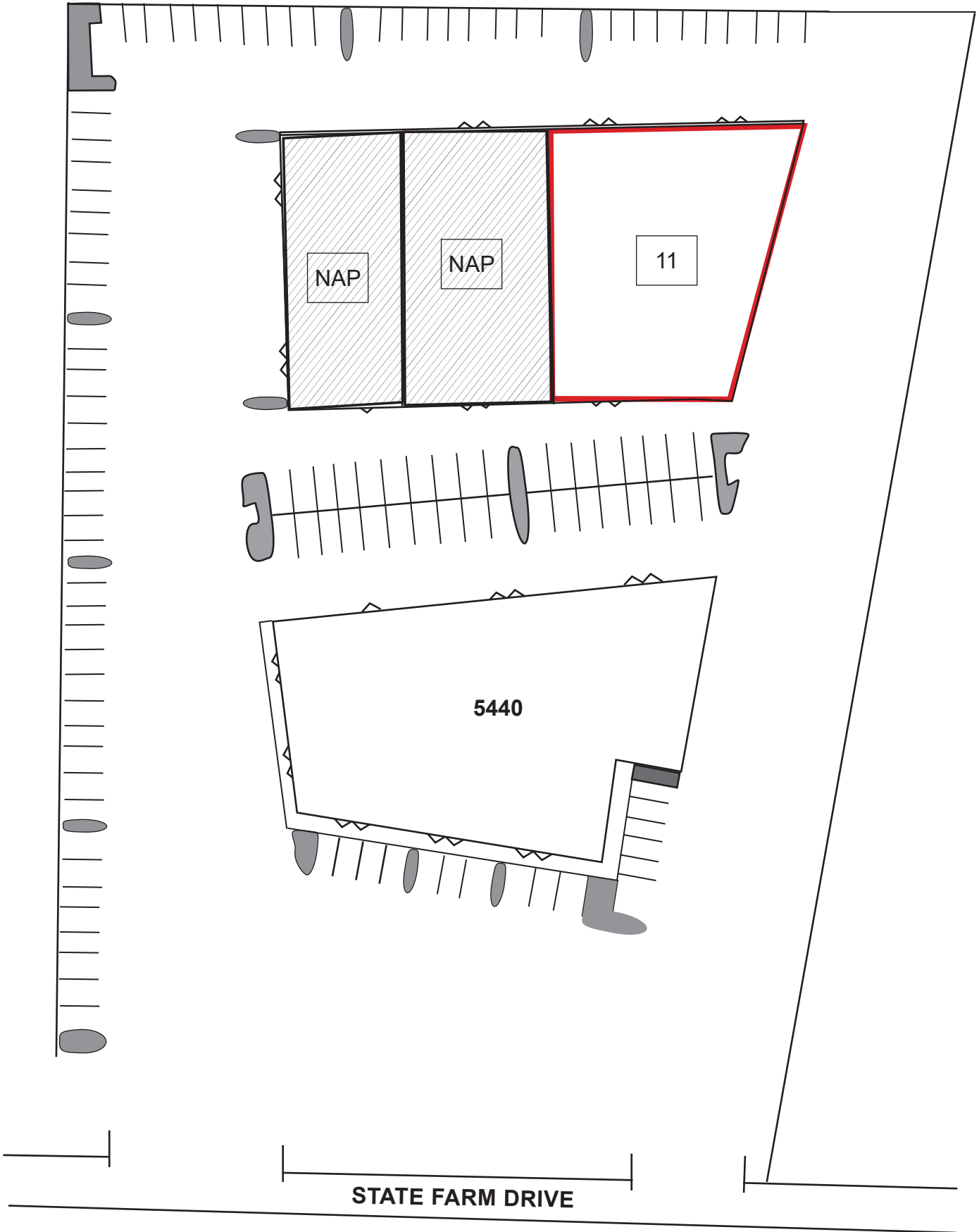
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5460 State Farm Dr. #11, Rohnert Park, CA 94928
Site Plan



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