



## For Lease: Clean High Ceiling Warehouse

5460 State Farm Dr., Rohnert Park, CA

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

### Offering Summary

Avail. Sq. Ft.:	2,360 - 13,647 +/- sf
Initial Base Rent:	\$1.25 psf
Lease Type:	Ind. Gross
Lease Term:	3 - 10 Years
Available:	NOW

Contact:

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# For Lease: Ground Floor Retail/Office Space

5460 State Farm Dr., 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: 13,647+/- sq. ft.  
(owner building plans are source, agents have not verified sq.ft.)

Divisible:

Unit	Sq. Ft.
14	2,360 +/- sq. ft.
12	2,384 +/- sq. ft.
11	8,903 +/- sq. ft.
Total of above	13,647 +/- sq. ft.

Parking:

**NOTE:** Lease all or any combination of suites  
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 \(Industrial District\)](#)  
Fire Sprinklers: No  
Heating & Air Conditioning: Yes, in offices  
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: \$.05/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 Charge of \$.05/sq.ft./mo.

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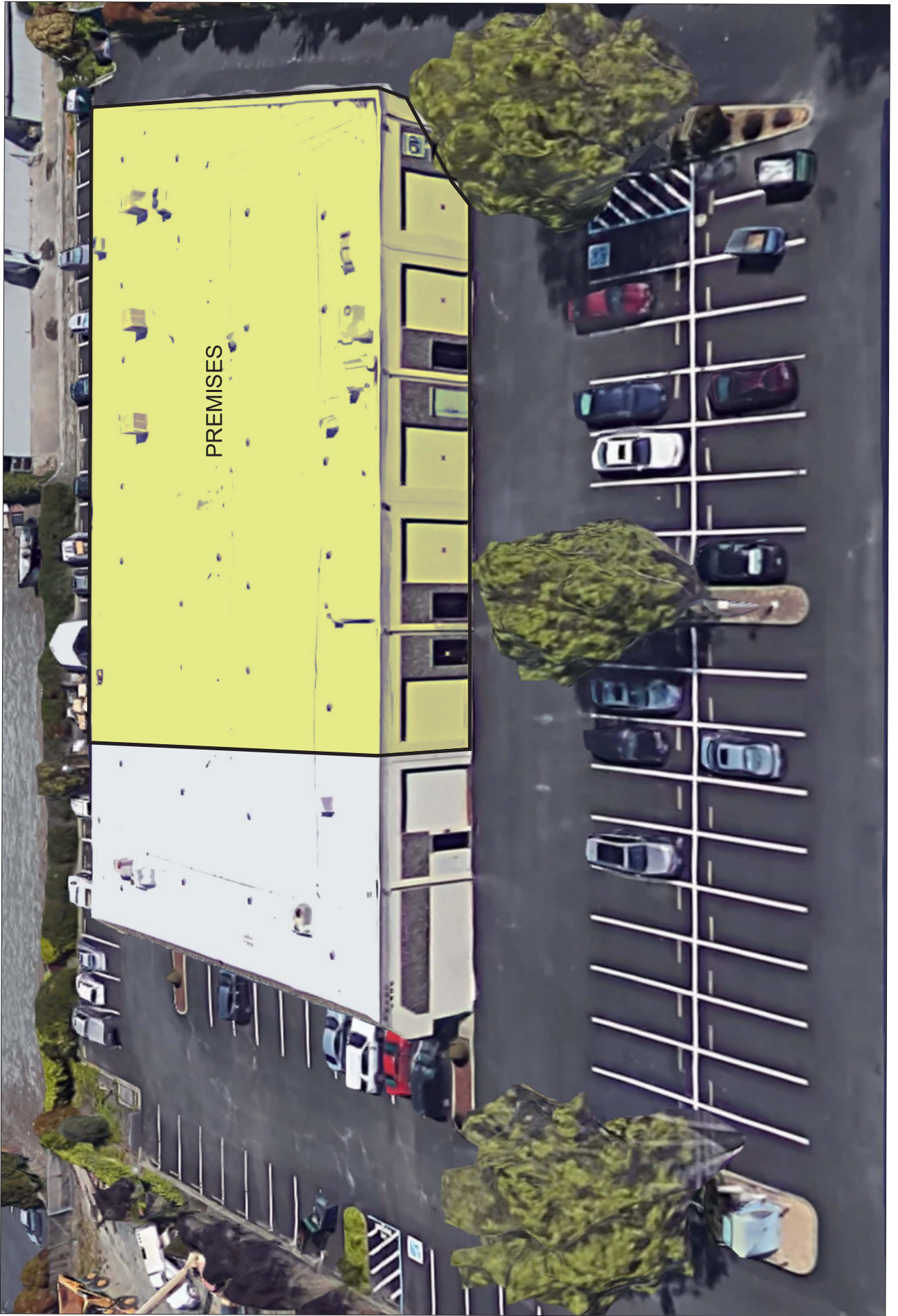
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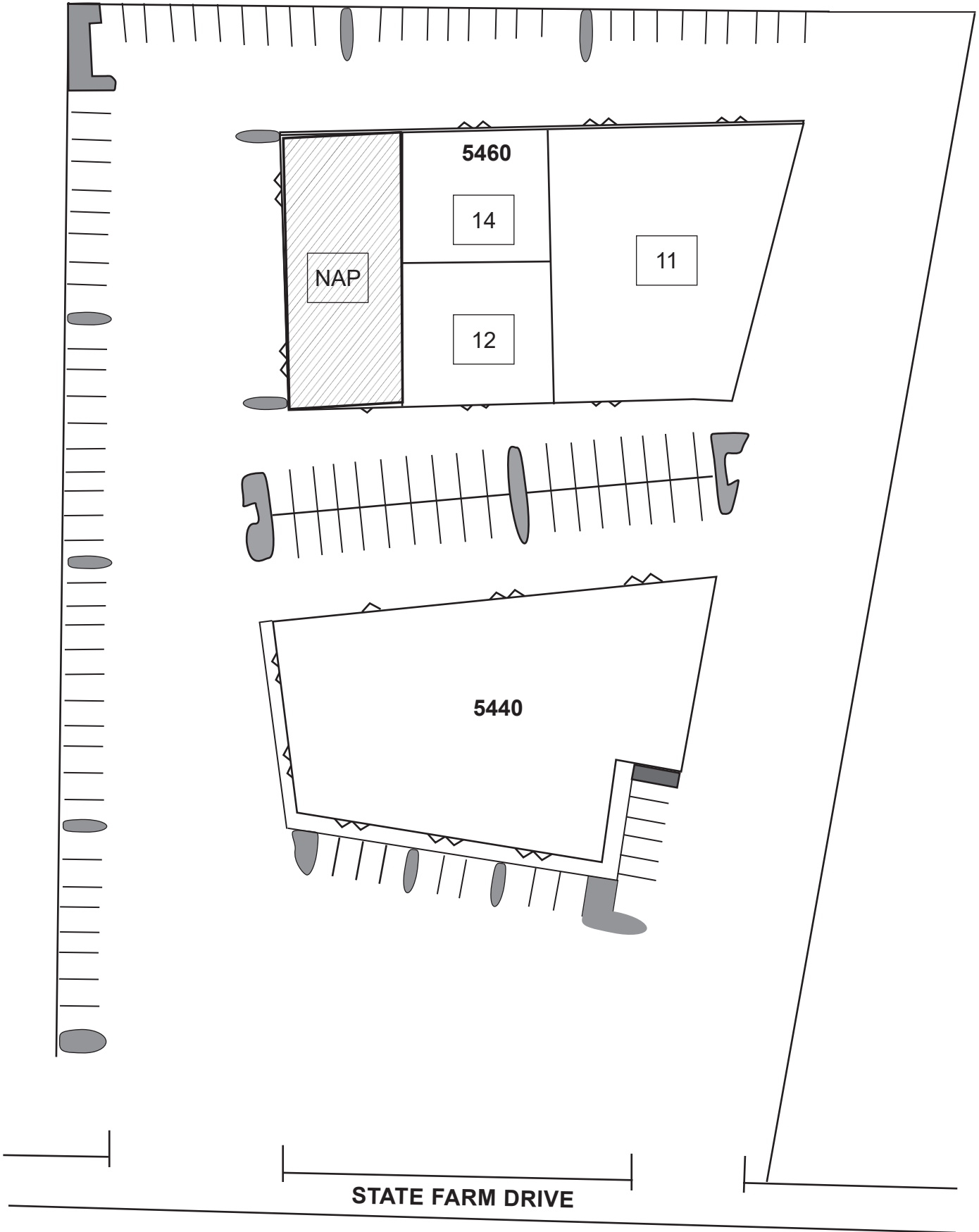






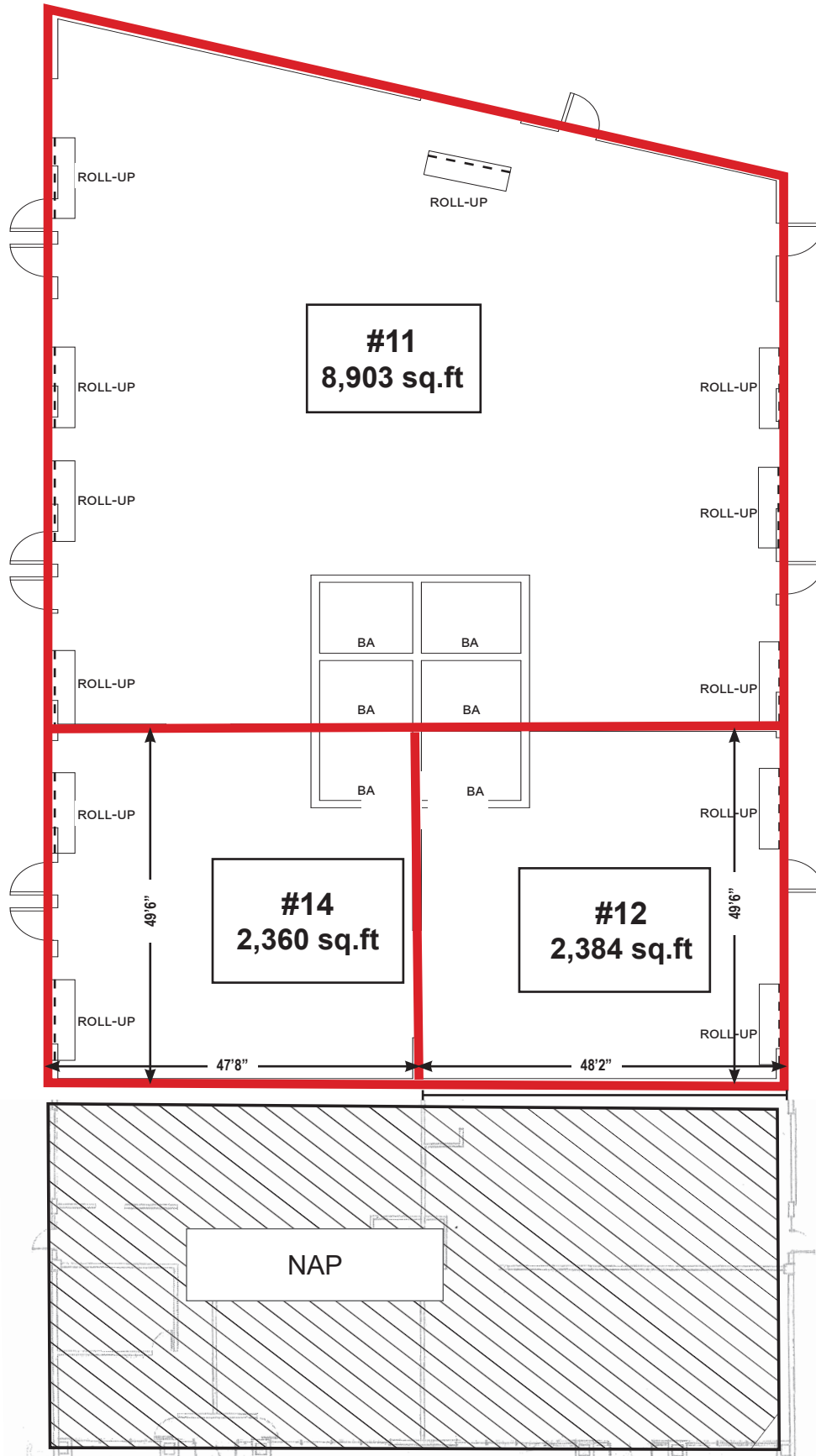


5460 State Farm Dr., Rohnert Park, CA 94928  
Site Plan



# For Lease: Ground Floor Retail/Office Space

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**Available Units**  
**#14 2,360 sq.ft**  
**#12 2,384 sq.ft**  
**#11 8,903 sq.ft**  
**= 13,647 Total Sq.Ft.**  
**Available**