

# INDUSTRIAL BUILDING FOR SALE

481 Aaron Street | Cotati | CA

21,350+ SF Available



◆ SALE PRICE \$NEGOTIABLE ◆ OWNER USE OPPORTUNITY ◆ ZONED LIGHT INDUSTRIAL

EXCLUSIVELY OFFERED BY:

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# INDUSTRIAL BUILDING FOR SALE

Keegan & Coppin  
REAL ESTATE

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## PHOTOS



## PROPERTY SUMMARY

|                          |   |
|--------------------------|---|
| Asking Price             | \$Negotiable  |
| Address                  | 481 Aaron Street<br>Cotati  |
| APN                      | 144-010-043   |
| Building Area            | 1st Floor: 18,680± SF<br>2nd Floor: 1,950± SF<br>Mezzanine Storage: 720± SF<br><b>TOTAL: 21,350± SF</b> |
| Lot Area                 | 43,650± SF (1 Ac)   |
| Zoning                   | (IL) Light Industrial   |
| Built                    | 1986 & addition in 2008   |
| Construction             | Original Building: Concrete tilt-up<br>Addition: Steel  |
| County / City            | County of Sonoma<br>City of Cotati  |
| Ceiling Height           | Minimum 18' ceilings  |
| Power to Building        | 1,000 amps / 480 volt / 3 phase   |
| Other Building Amenities | 1950± SF ground floor office<br>5 grade level roll-up doors<br>Insulated<br>Sprinklered                 |

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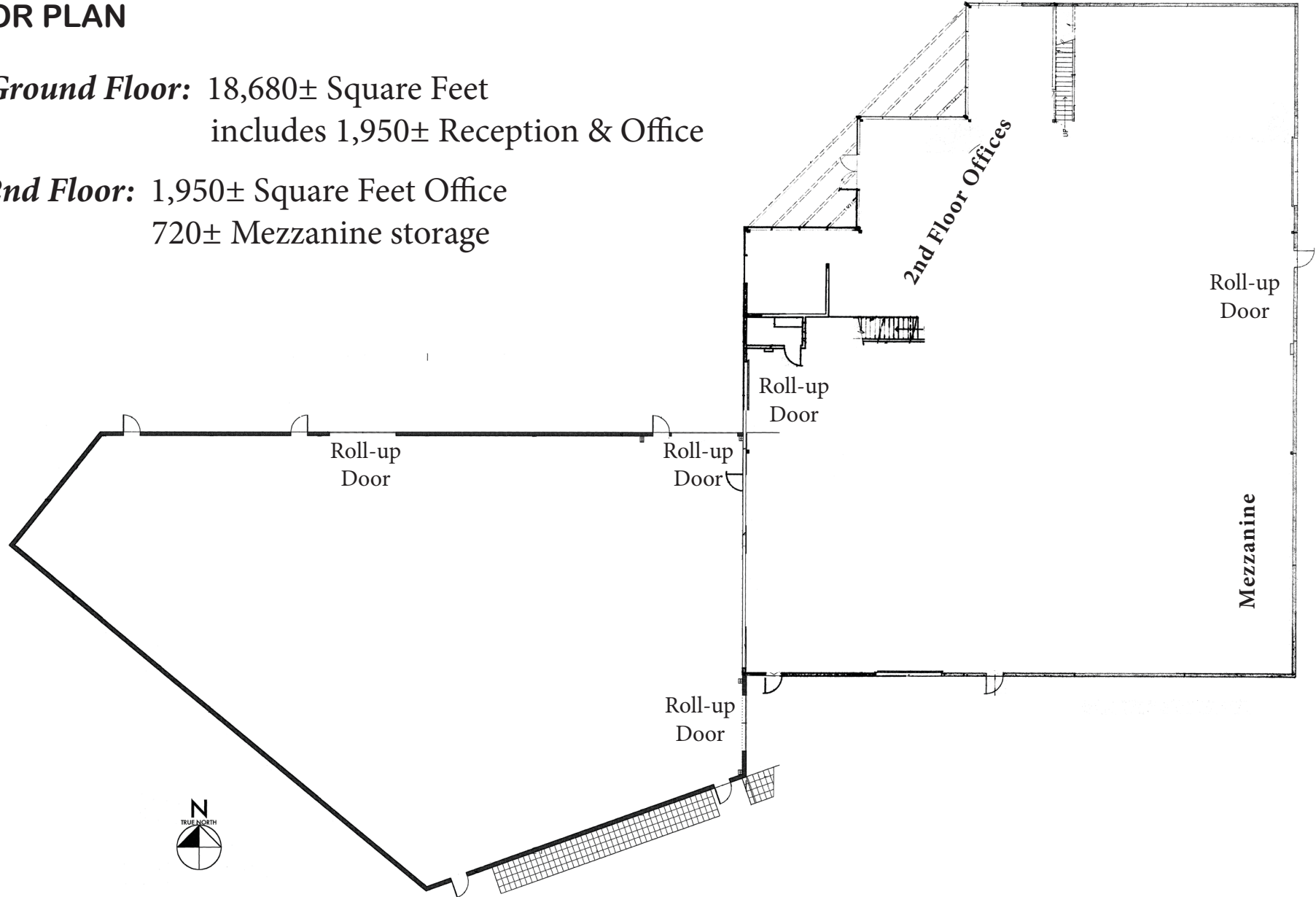


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## FLOOR PLAN

**Ground Floor:** 18,680± Square Feet  
includes 1,950± Reception & Office

**2nd Floor:** 1,950± Square Feet Office  
720± Mezzanine storage



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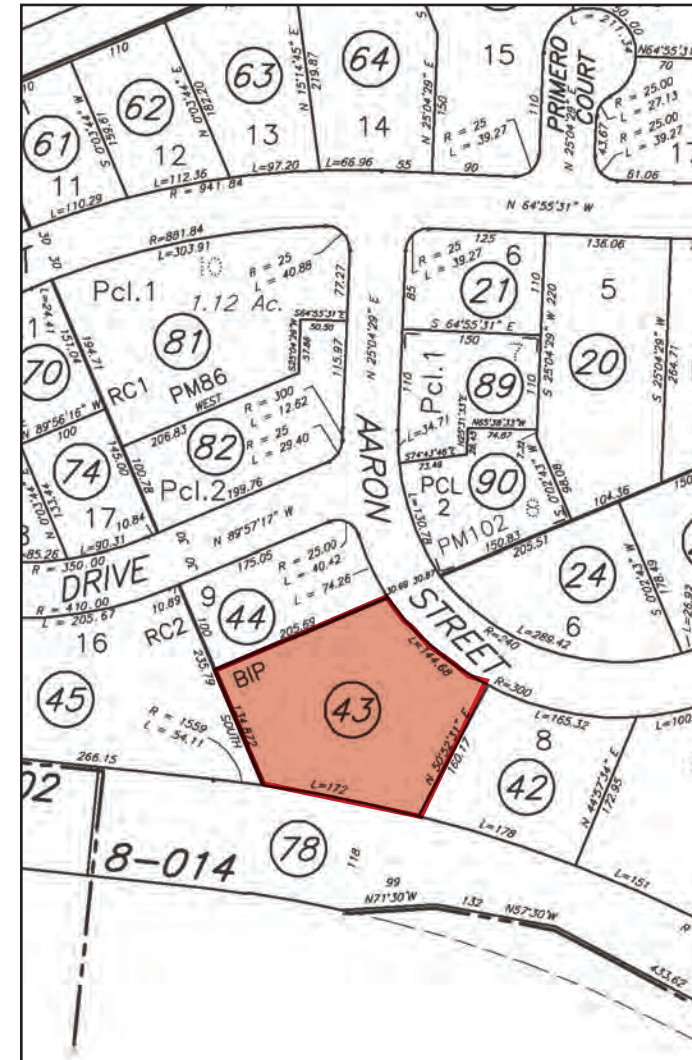
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Cotati is home to a very clean light industrial area and is proud of its mixed-use development and “green” building programs. We have an energetic and involved business community and a variety of retail experiences. Surrounded by beautiful vistas of hills, vineyards, majestic oaks and redwoods, Cotati offers all the benefits of living in a small city, with the cultural advantages of being located near major urban centers and a highly acclaimed state university.

## Site Map



## Parcel Map



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## Disclaimer

This property is being offered on an as-is basis. While the Broker(s) believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent(s) for the property owner, Shawn Johnson & Stephen Skinner of Keegan & Coppin Company, Inc. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

## Contact Information

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