



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

595 PORTAL STREET  
COTATI, CA

INDUSTRIAL BUILDING  
IN ESTABLISHED PARK



Go beyond broker.

REPRESENTED BY:

**SHAWN JOHNSON,**  
MANAGING PARTNER / SIOR  
LIC # 00835502 (707) 528-1400, EXT 238  
[SJOHNSON@KEEGANCOPPIN.COM](mailto:SJOHNSON@KEEGANCOPPIN.COM)



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# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

- Concrete tilt-up Building
- 8,162 +/- sq. ft. Office/Warehouse Space  
1,924 +/- sq. ft. Office  
4,368 +/- sq. ft. Warehouse  
1,870 +/- sq. ft. Mezzanine
- Three(3) 12' x 16' Roll-up Doors
- Corner Location of Portal and Mercantile
- 18' Clear Height
- Easy Access to Highway 101
- Established Industrial Park

## PROPERTY INFORMATION

### Lease Rate

\$1.25 per sq. ft. Industrial Gross

### Lease Term

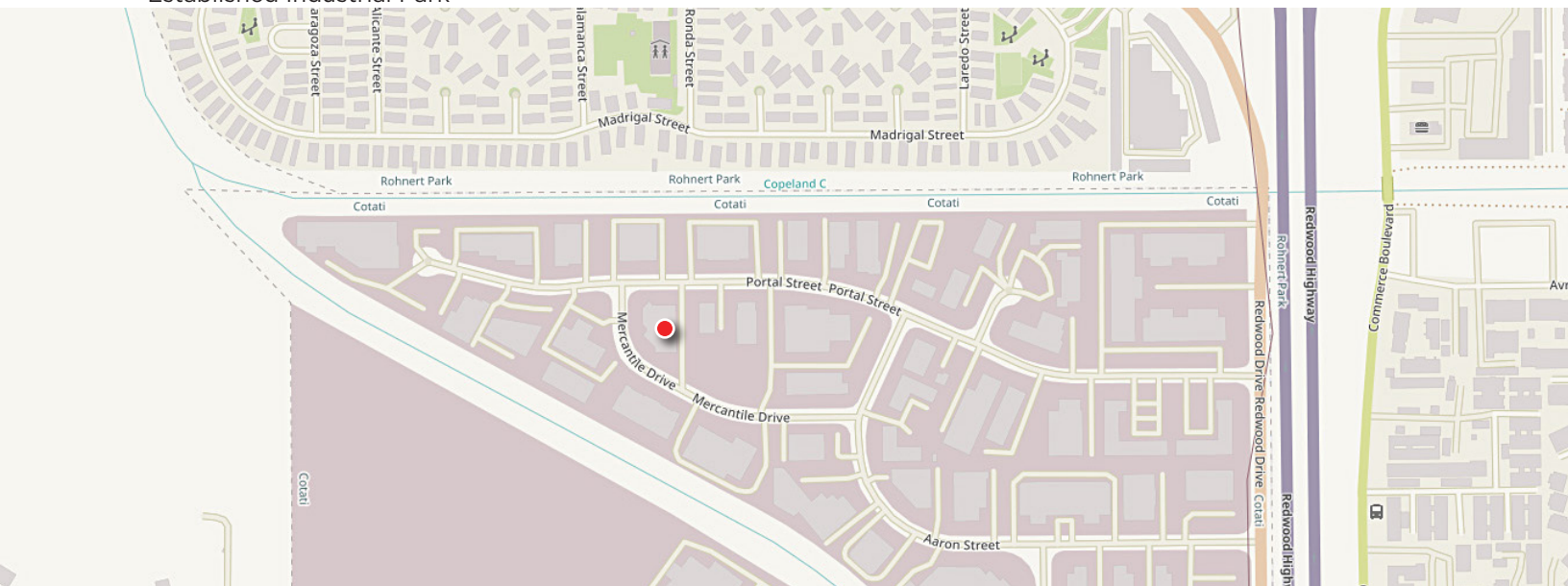
Tenant pays for water for entire building

### Parking

Six (6) On-Site Parking

### Zoning

BP - Business Park



Keegan & Coppin Co., Inc.  
1355 N Dutton Ave., Suite 100  
Santa Rosa, CA 95401  
keegancoppin.com  
P: (707) 528-1400

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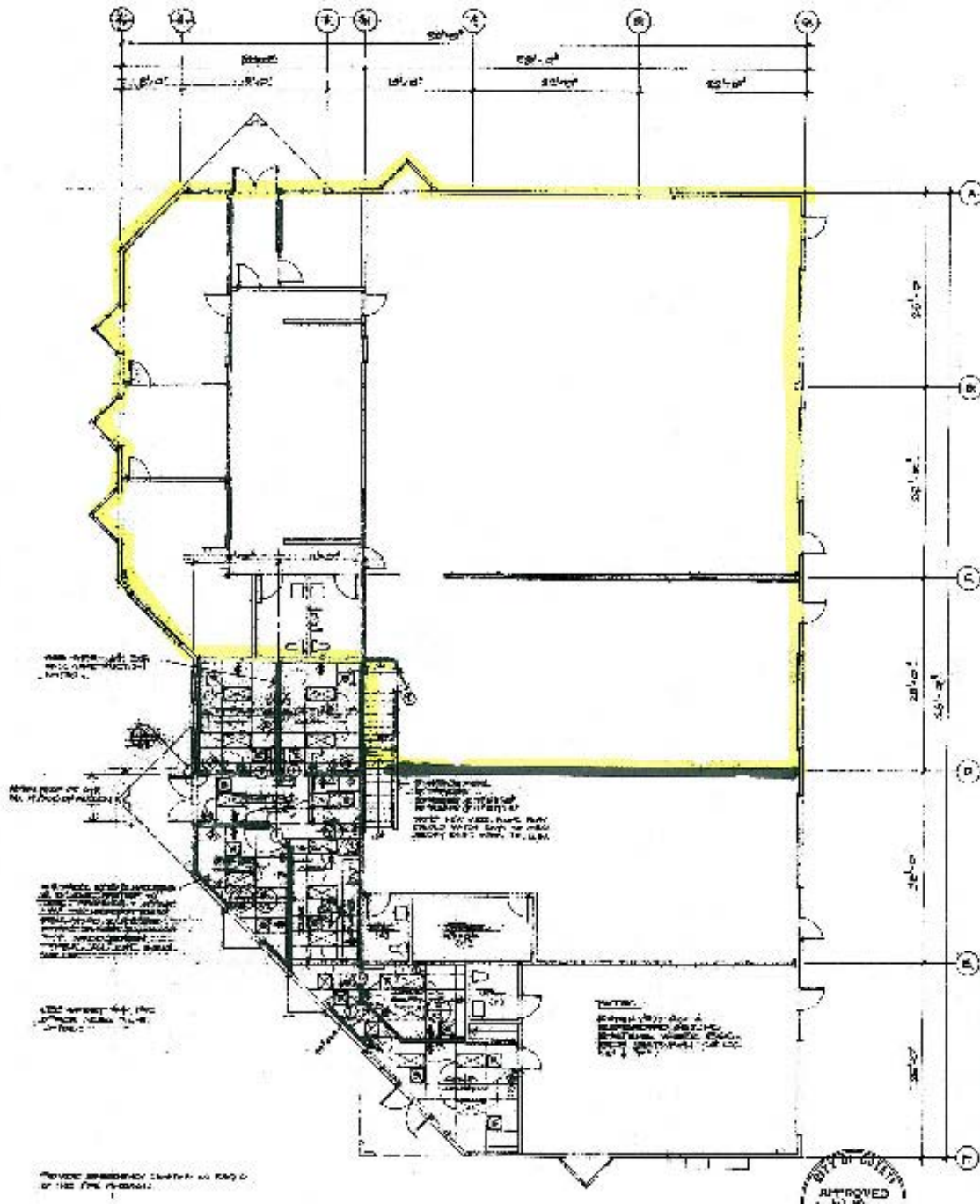
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# SITE PLAN



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## PROPERTY PHOTOS



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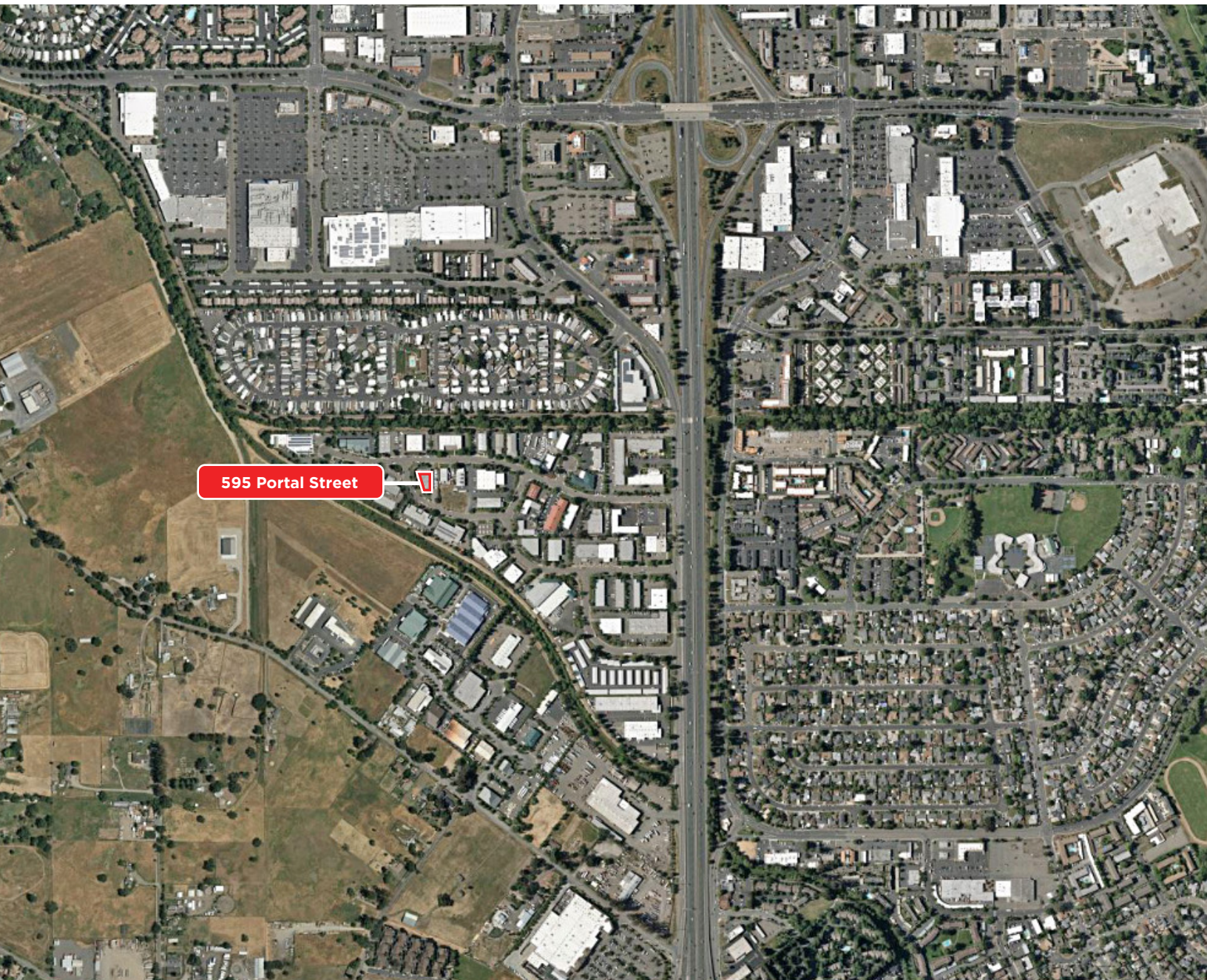
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## AERIAL MAP



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