

FOR SALE

24,000± SF WAREHOUSE/OFFICE/SHOWROOM SPACE

7611 Redwood Drive | Rohnert Park | CA



NEW ASKING PRICE: \$5,100,000 TOTAL

\$4,300,000 Bldg & Parcel #85 (1.60± Acre Parcel) - \$800,000 Parcel #86 (37,000± sf Parcel)

EXCLUSIVELY MARKETING BY:

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BRE Lic #s: 00754303, 01985519

Keegan & Coppin Company, Inc.

ONCOR INTERNATIONAL

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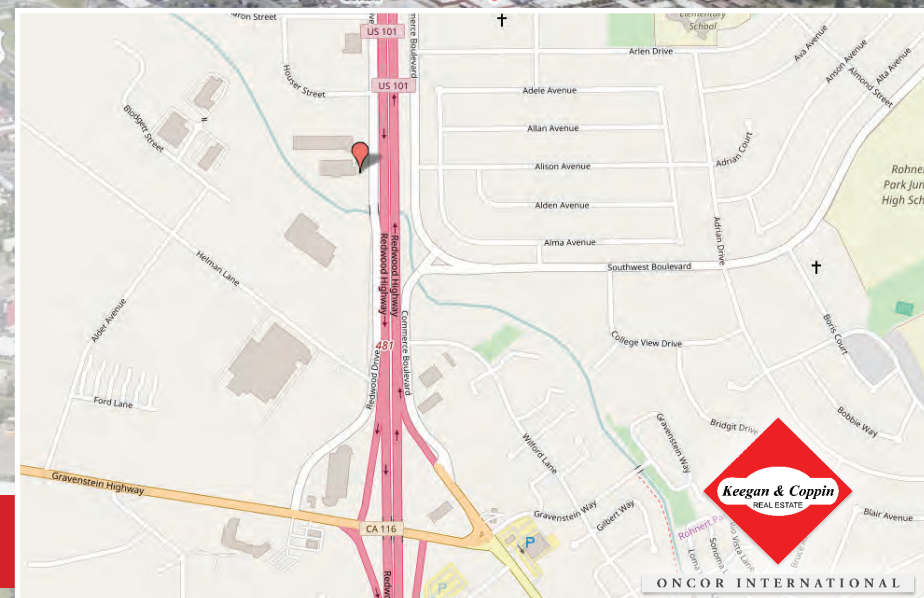
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PROPERTY HIGHLIGHTS

- 24,000± Total Building Square Feet on 1.6± Ac for \$4,300,000
- Additional 37,000± sf Padel for \$800,000
- 3,460± sf of Office Space (Upstairs)
- 5,300± sf of Warehouse Space with Rollup Door
- 16,800± sf of Showroom Warehouse Space
- Total 2.4± Acres with Paved Yard Space
- Excellent Highway 101 Visibility next to Harley Davidson
- 20' Clear Height in Center

SALE PRICE: \$5,100,000



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Primary Type:	Retail/Office/ Warehouse	Price:	\$4,300,000
Price PSF: Building	\$179.15 psf	Building Sq. Ft.:	#85 - 24,000± sf on 1.6± acres
Price PSF: Land/Excess	\$21.65 psf	Land Area:	#86 - 37,000± sf Parcel
Parking:	On-Site	A.P #:	144-010-085 (69,696 ± sf) & 086 (37,026 ± sf) and
Total Commercial Building SF – Project:		70,000 ± sf Land with 24,000 sf± Building plus 37,000 sf ± of excess Land	



PROPERTY DESCRIPTION:

Subject Property is comprised of 2 parcels totaling approximately 106,000 sf of land and a 24,000 ± sf flex warehouse/ retail use building located on 7611 Redwood Dr., The area is a unique mixed-use retail/industrial development with great freeway identity.

\$4,300,000 with Bldg and Parcel - #85

\$800,000 for 37,000± sf Parcel - #86

DESCRIPTION OF LOCATION:

The site appears to be large enough to accommodate additional improvements fronting along Redwood Dr. and U.S. 101. The site is approximately 2.4 Acres and is mostly all paved. The southerly parcel #86 (37,000± sf) has frontage with possibility to build additional 12,000- 15,000 sf retail/ warehouse building.

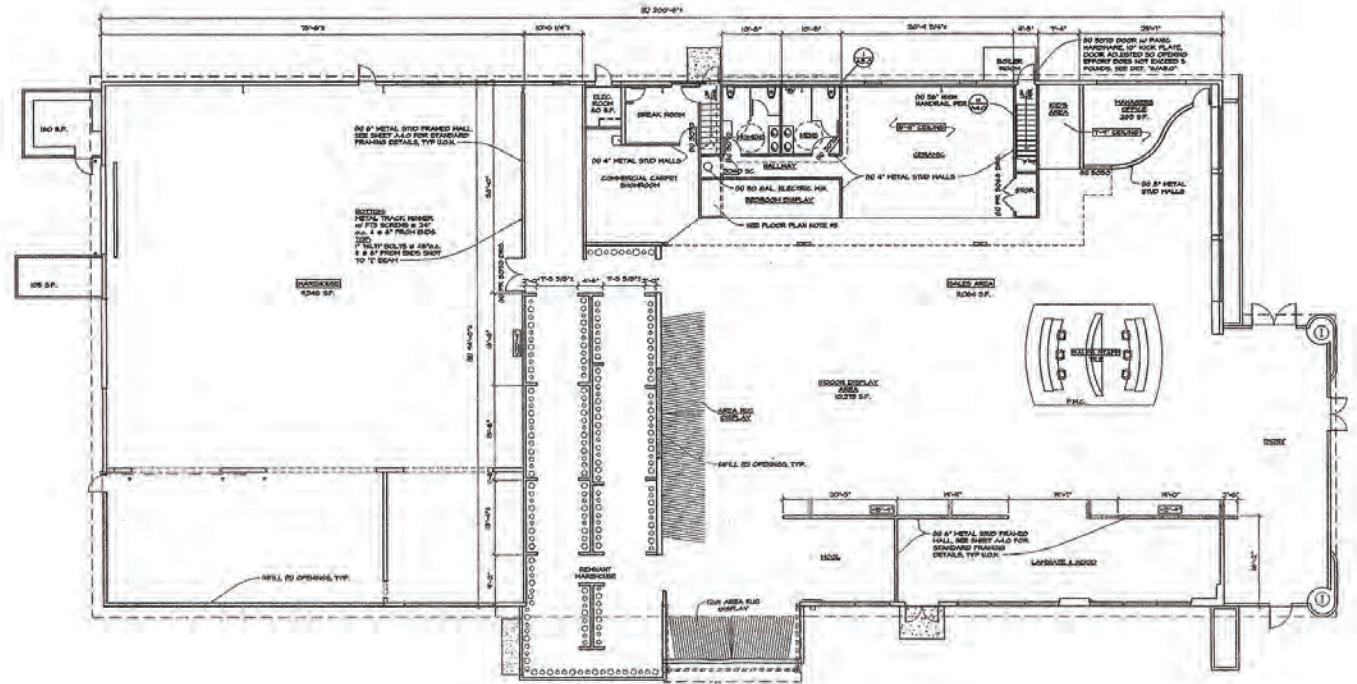
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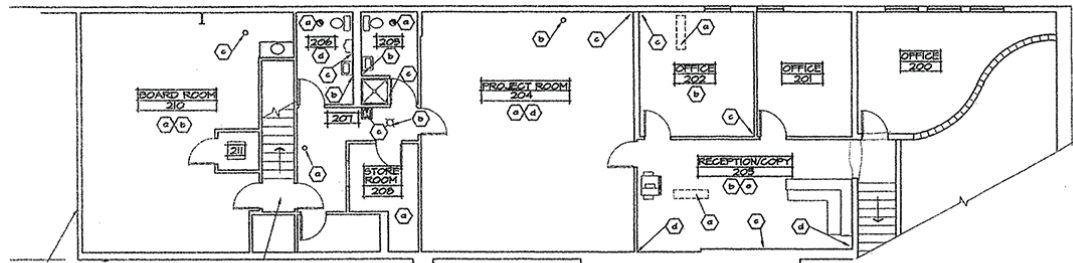
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

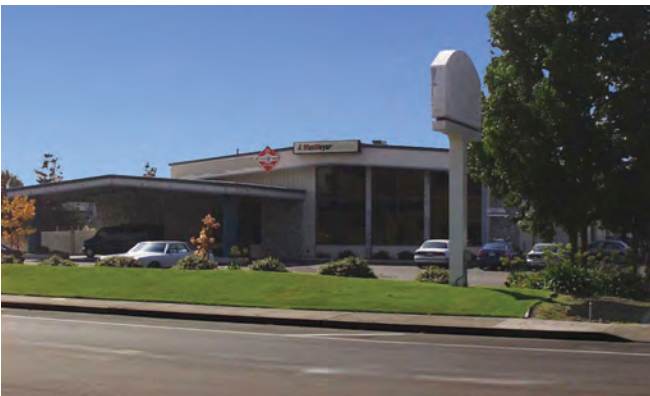


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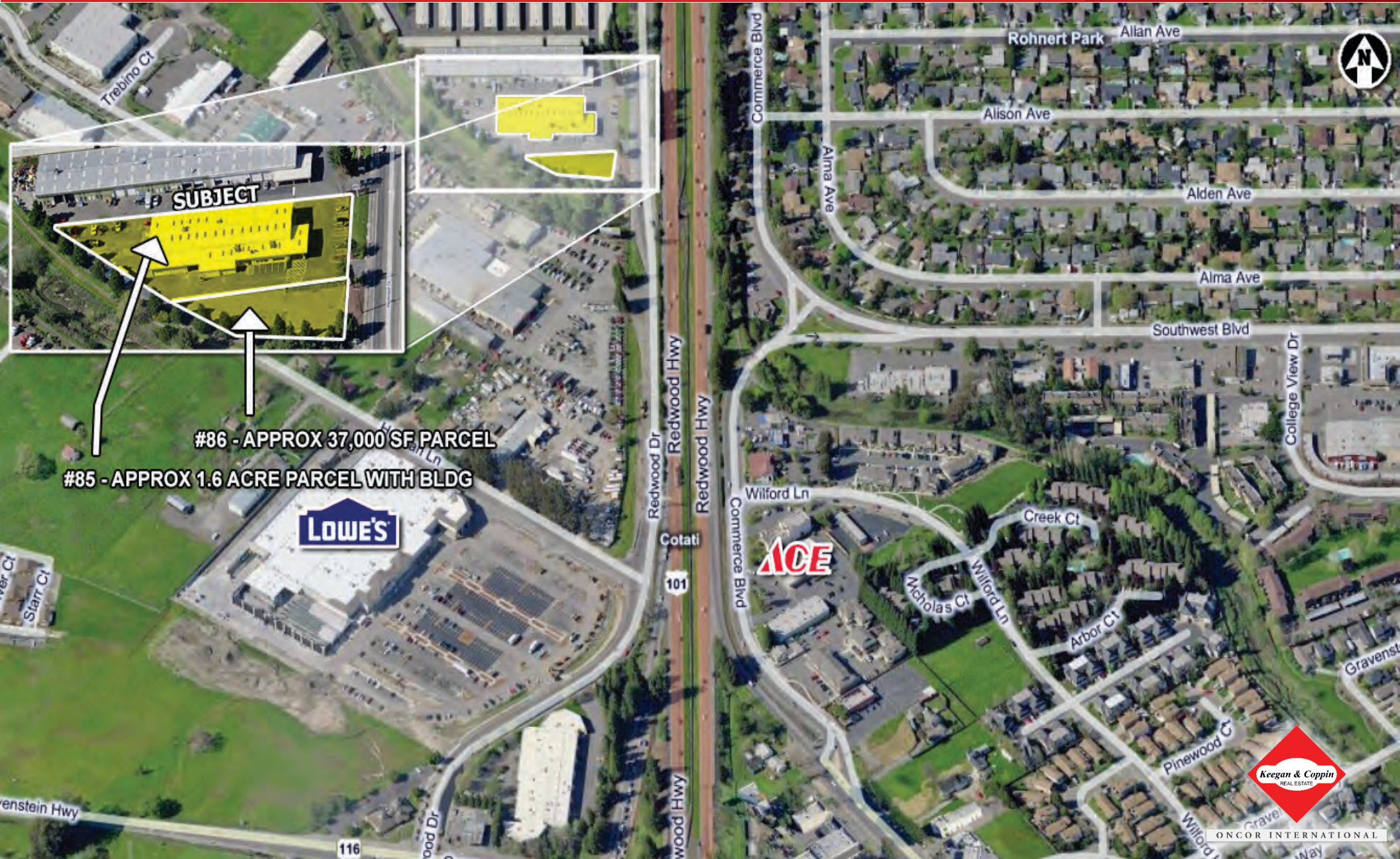


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