

28,808± sf Production/Manufacturing Space Available for Lease or Sale Industrial Building with Parking and Loading Dock

361 Blodgett Street, Cotati, CA



KEEGAN & COPPIN
COMPANY, INC.
www.keegancoppin.com

James Manley, Senior Real Estate Advisor
Stephen Skinner, Advisor

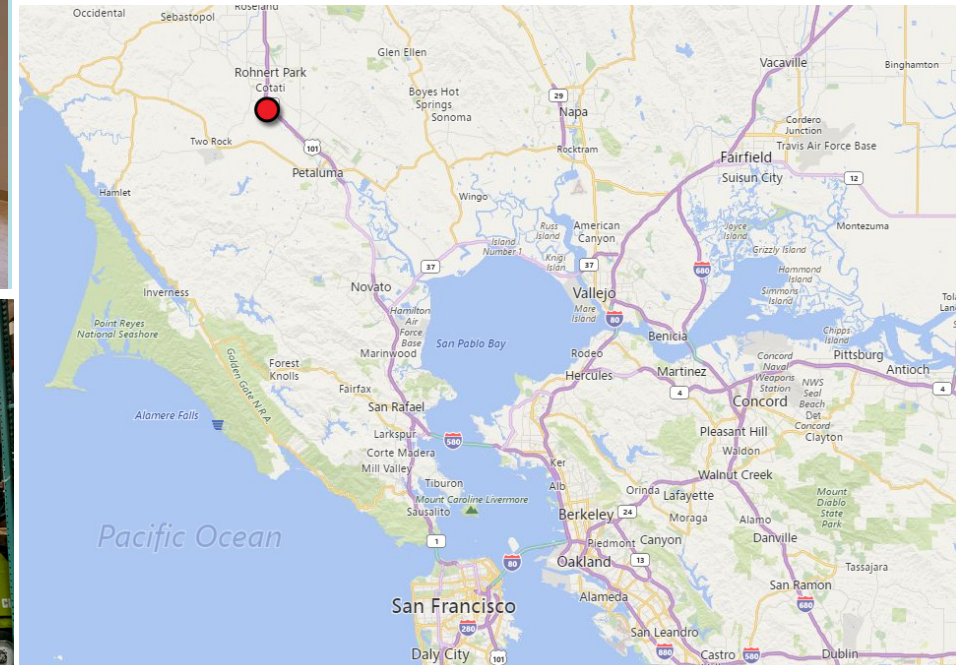
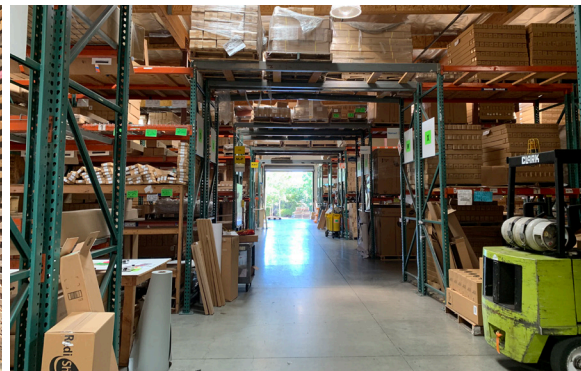
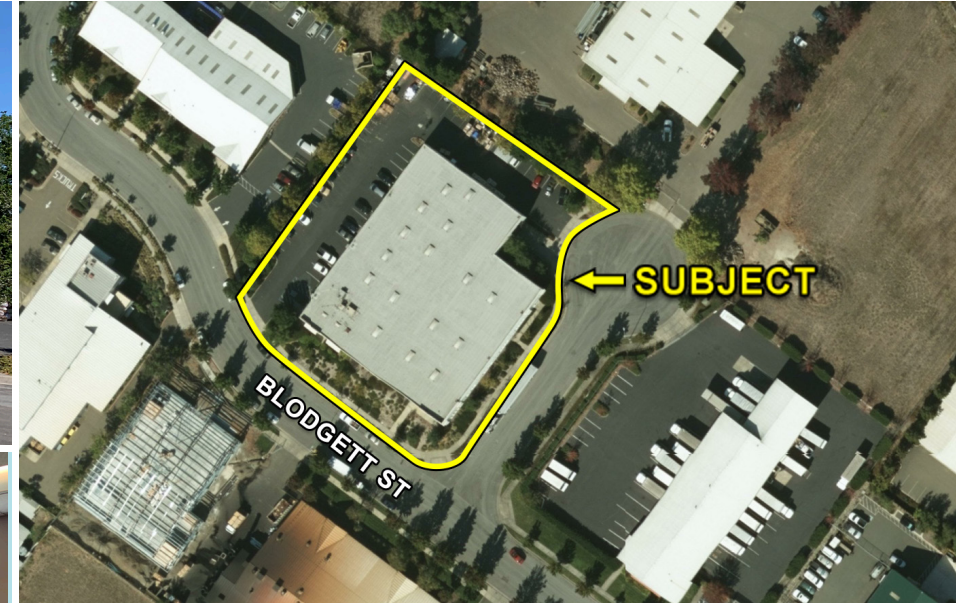
1201 North McDowell Blvd, Petaluma, CA 94954
(707) 664-1400 ♦ Fax: (707) 792-7336
Lic #s: 01140457, 02020207

JManley@keegancoppin.com, SSkinner@keegancoppin.com

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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal.
An interested party should verify the status of the property and the information herein.

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Rate:	\$1.25/psf/mo. Standard Industrial Gross	Office:	5,012 sf ±
CAMs:	±\$0.04/psf est.	Warehouse/Mfg:	23,796 sf ±
Sale Price:	Contact Broker	Total Space:	28,808 sf ±

Description of Premises:

Corner lot on short cul-de-sac location. Free-standing building with mature, well-maintained landscaping.

The property offers full building circulation with three grade-level warehouse doors plus one enclosed, secured dock with leveler. The roof is center pitch sloped with 20-foot clear height. The warehouse is fully sprinklered and insulated. The warehouse also features restrooms, a break area, and sealed concrete floors. The office is two stories with restrooms on both floors. The downstairs has two private offices, three restrooms, two bullpens, and a conference area. The second floor space has eight private offices, a restroom, a copy/mailroom, and a large conference room. The building has existing 1000amp 3-phase power.

Description of Location/Area:

The property is located west of Highway 101 in Cotati's small industrial district. Blodgett Street is approximately one half mile from the Gravenstien Highway/101 interchange. This area offers sit down dining as well as convenience food, filling stations, Peet's Coffee and Tea, and other retail amenities. The park is approximately one mile from Cotati's charming downtown area which offers an active nightlife catering to Sonoma State University.

Kandy Business Park is located outside the cannabis buffer zones and can accommodate permitted cannabis operators (subject to all municipal and governing approvals). Business park tenancies include Kryolan, McPhail's, Conservation Corps North Bay, and county offices.



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