



FOR LEASE

WAREHOUSE / BULK RETAIL

6591 COMMERCE BLVD, ROHNET PARK

Northern California's Premier Commercial Real Estate Firm



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OVERVIEW

APPROXIMATE CLEAR HEIGHT	COVERED AREA	APPROXIMATE TRAFFIC COUNTS
Warehouse / Bulk Retail - 12' 8"	Additional outside fenced and covered storage area on North side of building of approximately 805 +/- Sq. Ft. (7' x 115')	Hwy 101 Peak 94,000 +/- per day
Warehouse - 18' 9"		Commerce Blvd 19,400 +/- per day

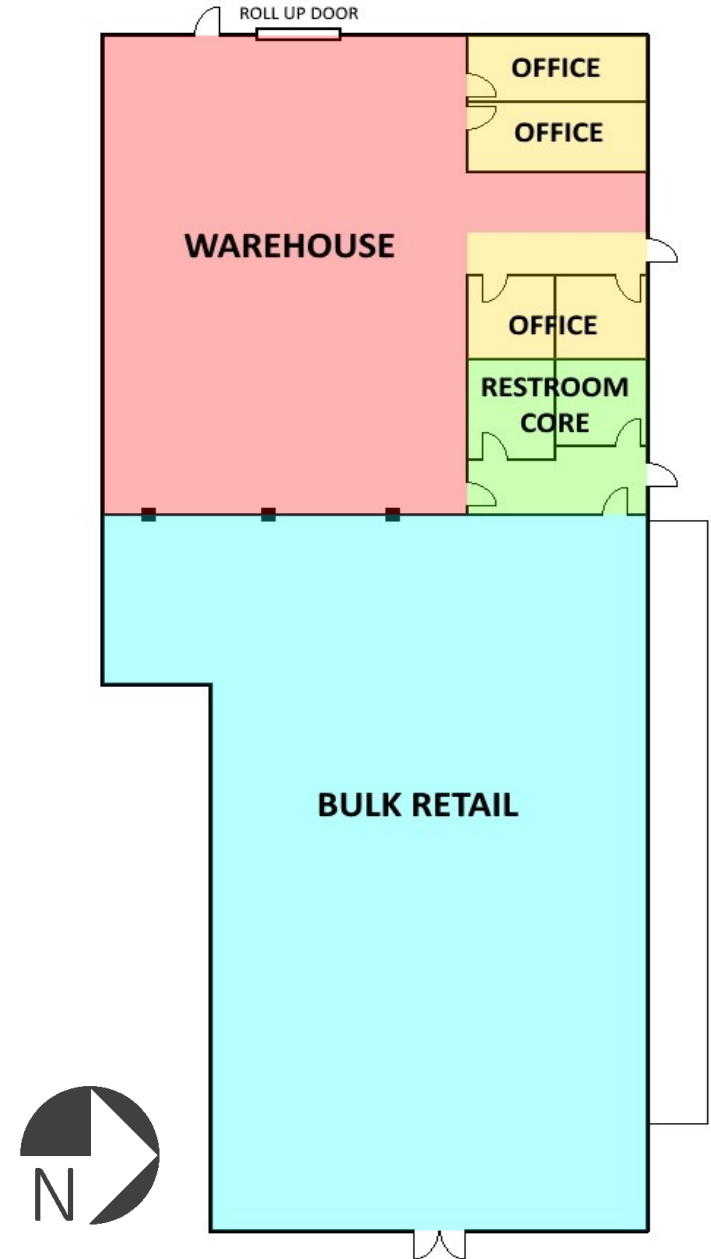
6591 Commerce Blvd, Rohnert Park, CA 94928

15,455+/- Sq. Ft. warehouse / bulk retail and industrial warehouse space in the heart of Rohnert Park in Sonoma County. The building fronts Commerce Blvd which is a major artery leading north and south through the commercial section of the city.

Co-tenants are: Auto Zone, Planet Fitness and Spice. Other retailers in the area include: Safeway, Grocery Outlet, Raley's, Ross, CVS, Chipotle and Bank of America. Space features signage options from Commerce Blvd and Hwy 101.

The space currently has two private offices, two storage rooms that could be converted to offices and two restrooms. Additional fenced in storage along side and a dock height roll up door in the rear.

The space can be leased as one unit or divided into two separate units. See following page for floor plan details.



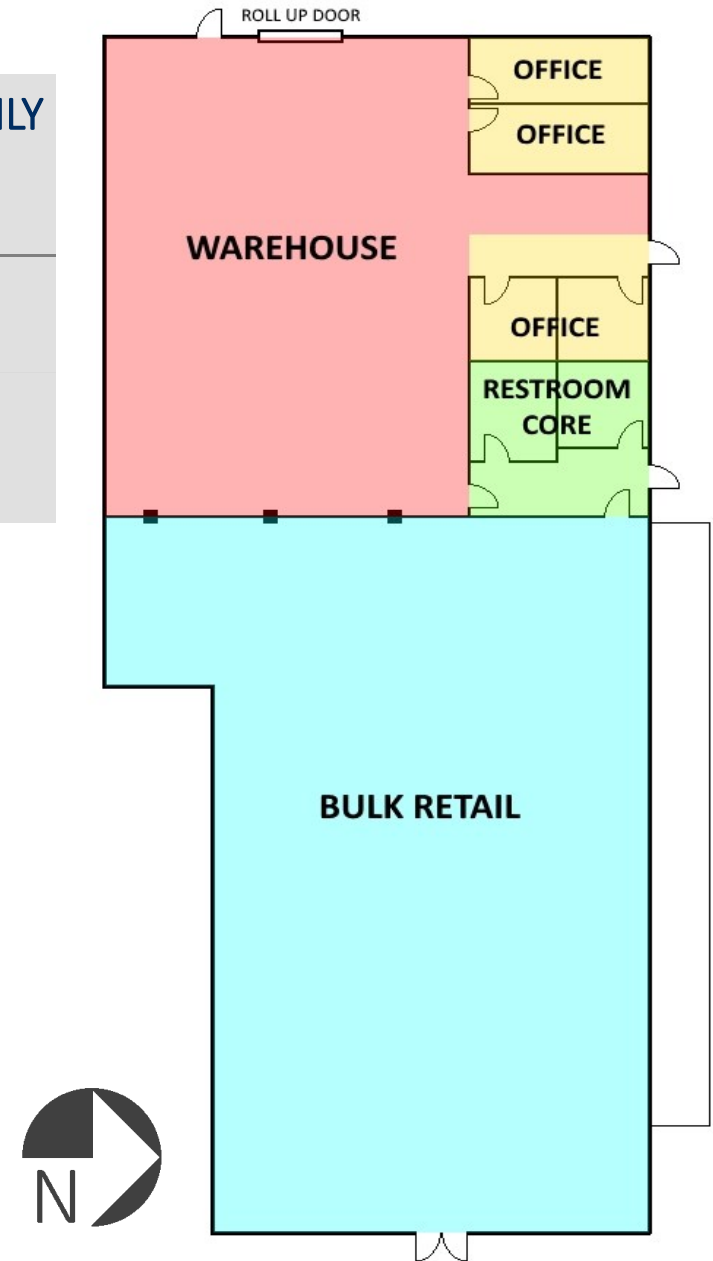


FLOOR PLAN

AREA DESCRIPTION	APPROXIMATE SQ. FT.	BASE RENT Per Sq. Ft.	NNN's Per Sq. Ft.	MONTHLY PRICE Per Sq. Ft.
Warehouse / Bulk Retail ¹	8,469 +/-	\$1.25	\$.25	\$12,703.50
Warehouse / Office ² (Warehouse - 5,939 +/-) (Office - 897 +/-)	6,986 +/-	\$1.00	\$.25	\$8,732.50

Total Building 15,455 +/-

¹ This Sq. Ft. includes 60% of the restroom core.
² This Sq. Ft. includes 40% of the restroom core.





PARCEL MAP

COUNTY ASSESSOR'S PARCEL MAP

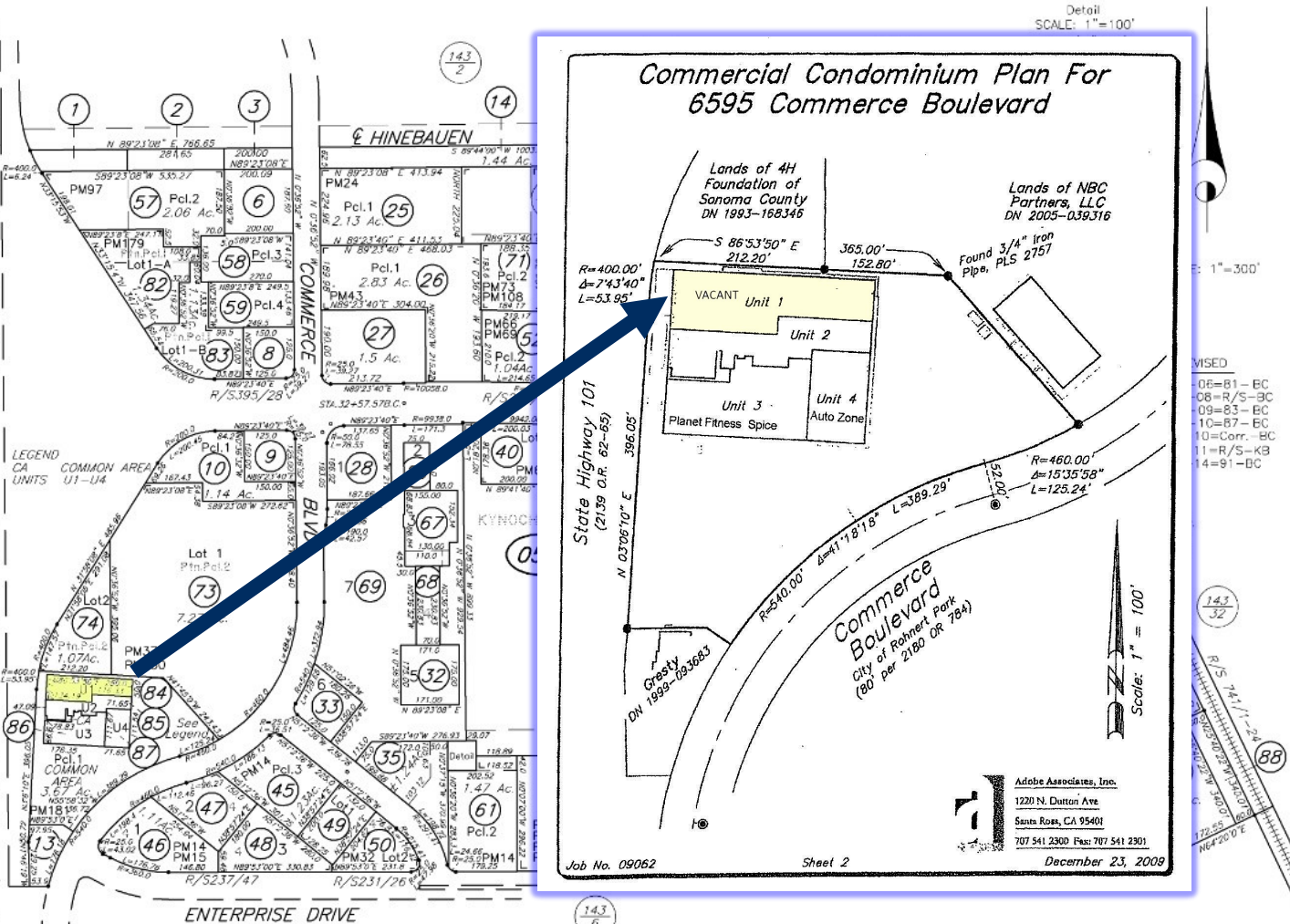
TAX RATE AREA
7-006

143-05

Detail
SCALE: 1"=100'

- Parcel Map No. 14
REC. 02-06-1976 IN BK. 230, MAPS, PGS. 19-00
- Parcel Map No. 15
REC. 05-06-1976 IN BK. 233, MAPS, PGS. 21-22
- Parcel Map No. 22
REC. 09-14-1976 IN BK. 239, MAPS, PGS. 09-10
- Parcel Map No. 24
REC. 10-05-1976 IN BK. 239, MAPS, PGS. 50-00
- Parcel Map No. 32
REC. 4-29-1977 IN BK. 249, MAPS, PGS. 46-47
- Parcel Map No. 35
REC. 05-05-1977 IN BK. 251, MAPS, PGS. 09-10
- Parcel Map No. 37
REC. 05-31-1977 IN BK. 251, MAPS, PGS. 37-38
- Parcel Map No. 41
REC. 06-23-1977 IN BK. 253, MAPS, PGS. 49-50
- Parcel Map No. 42
REC. 11-14-1977 IN BK. 260, MAPS, PGS. 30-31
- Parcel Map No. 43
REC. 11-28-1977 IN BK. 262, MAPS, PGS. 05-06
- Parcel Map No. 54
REC. 11-16-1978 IN BK. 278, MAPS, PGS. 48-00
- Parcel Map No. 60
REC. 11-17-1978 IN BK. 281, MAPS, PGS. 03-00

- Parcel Map No. 61
REC. 01-25-1979 IN BK. 282, MAPS, PGS. 25-00
 - Parcel Map No. 65
REC. 09-12-1979 IN BK. 295, MAPS, PGS. 10-00
 - Parcel Map No. 66
REC. 09-06-1979 IN BK. 295, MAPS, PGS. 01-00
 - Parcel Map No. 69
REC. 03-07-1980 IN BK. 302, MAPS, PGS. 14-15
 - Parcel Map No. 73
REC. 06-25-1980 IN BK. 307, MAPS, PGS. 37-38
 - Parcel Map No. 97
REC. 06-07-1985 IN BK. 371, MAPS, PGS. 20-21
 - Parcel Map No. 106
REC. 04-01-1986 IN BK. 383, MAPS, PGS. 27-28
 - Parcel Map No. 107
REC. 06-18-1986 IN BK. 385, MAPS, PGS. 17-18
 - Parcel Map No. 108
REC. 07-19-1989 IN BK. 441, MAPS, PGS. 04-00
 - Parcel Map No. 150
REC. 12-06-1993 IN BK. 516, MAPS, PGS. 37-39
 - Parcel Map No. 170
REC. 07-10-2002 IN BK. 636, MAPS, PGS. 12-13
 - Parcel Map No. 179
REC. 05-21-2009 IN BK. 733, MAPS, PGS. 05-07
 - Parcel Map No. 181
REC. 07-28-2010 IN BK. 741, MAPS, PGS. 38-42
- A COMMERCIAL CONDOMINIUM**
OR#10-062337 Condo Plan
OR#10-062336 CCR's



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The screenings are based on the information supplied to the Assessor (i.e. recorded survey maps recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Assessor's Map Bk. 143, Pg. 05
Sonoma County, Calif. (ACAD)
KEY 8-10-09=83 BC



PHOTOS



Warehouse / Bulk Retail



Warehouse / Bulk Retail



Roll-Up Door



Warehouse

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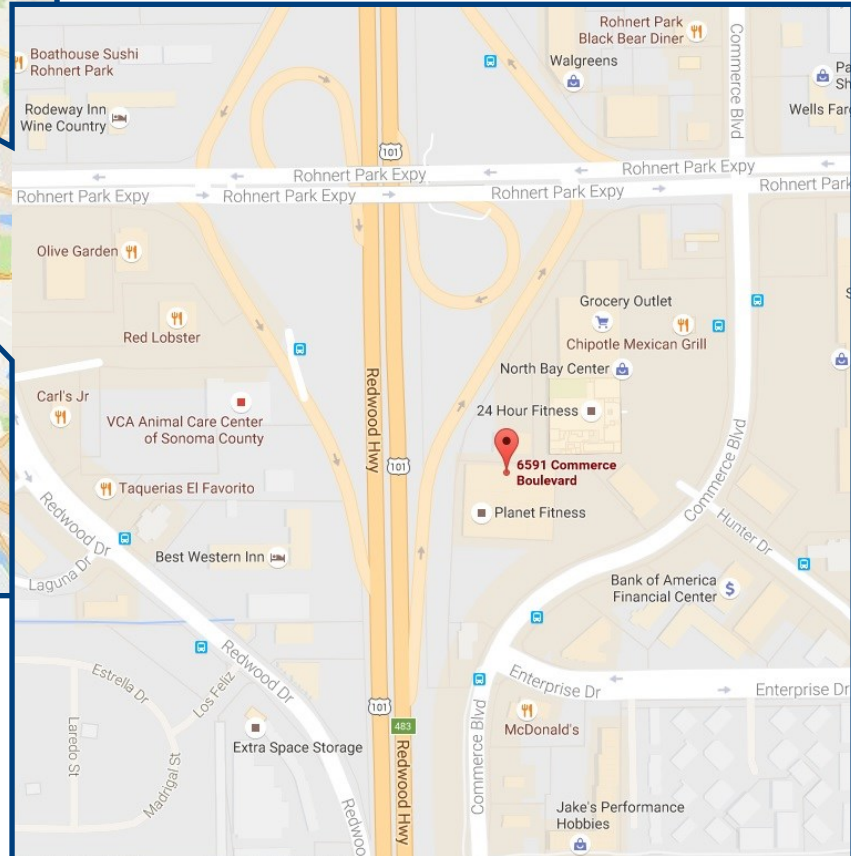
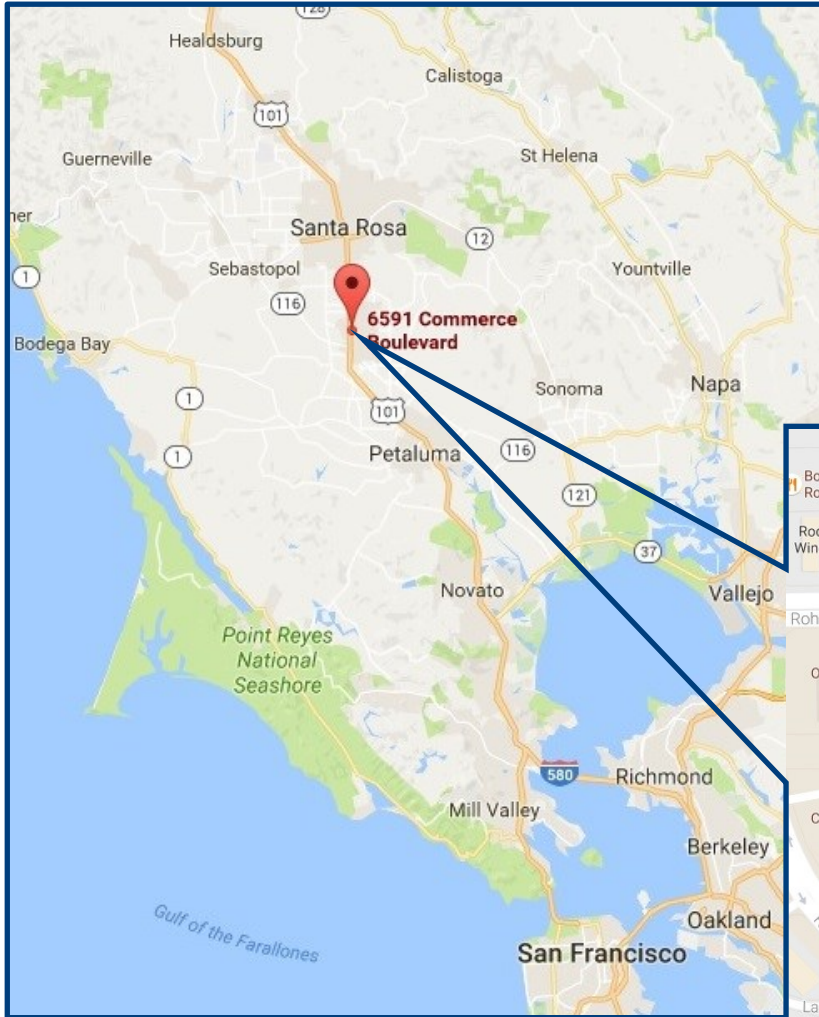
AERIAL MAP



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MAPS



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LISTING TEAM



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