



**FOR SALE**  
**Industrial Building**  
**Excess Land**



**655 Carlson Court**  
**Rohnert Park, CA 94928**



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



**ADDRESS:**

**655 Carlson Ct. Rohnert Park, CA 94928  
Apn# 143-930-053**

**LISTING PRICE.....** \$1,399,999 (\$104 psf bldg./\$5 psf land)

**BUILDING SIZE:.....** 12,121+/- Sq. Ft.

**Office:** 1,500+/- Sq. Ft.

**Warehouse:** 10,621+/- Sq. Ft.

**LOT SIZE:.....** 1.6 acres (69,696+/- S. Ft. )

**DOORS: .....** One dock high door

**SPRINKLERS.....** Yes

**DRAINS.....** Yes

**PARKING.....** On site, abundant

**ZONING.....** IL (light Industrial General Plan)



**PROPERTY SUMMARY:**

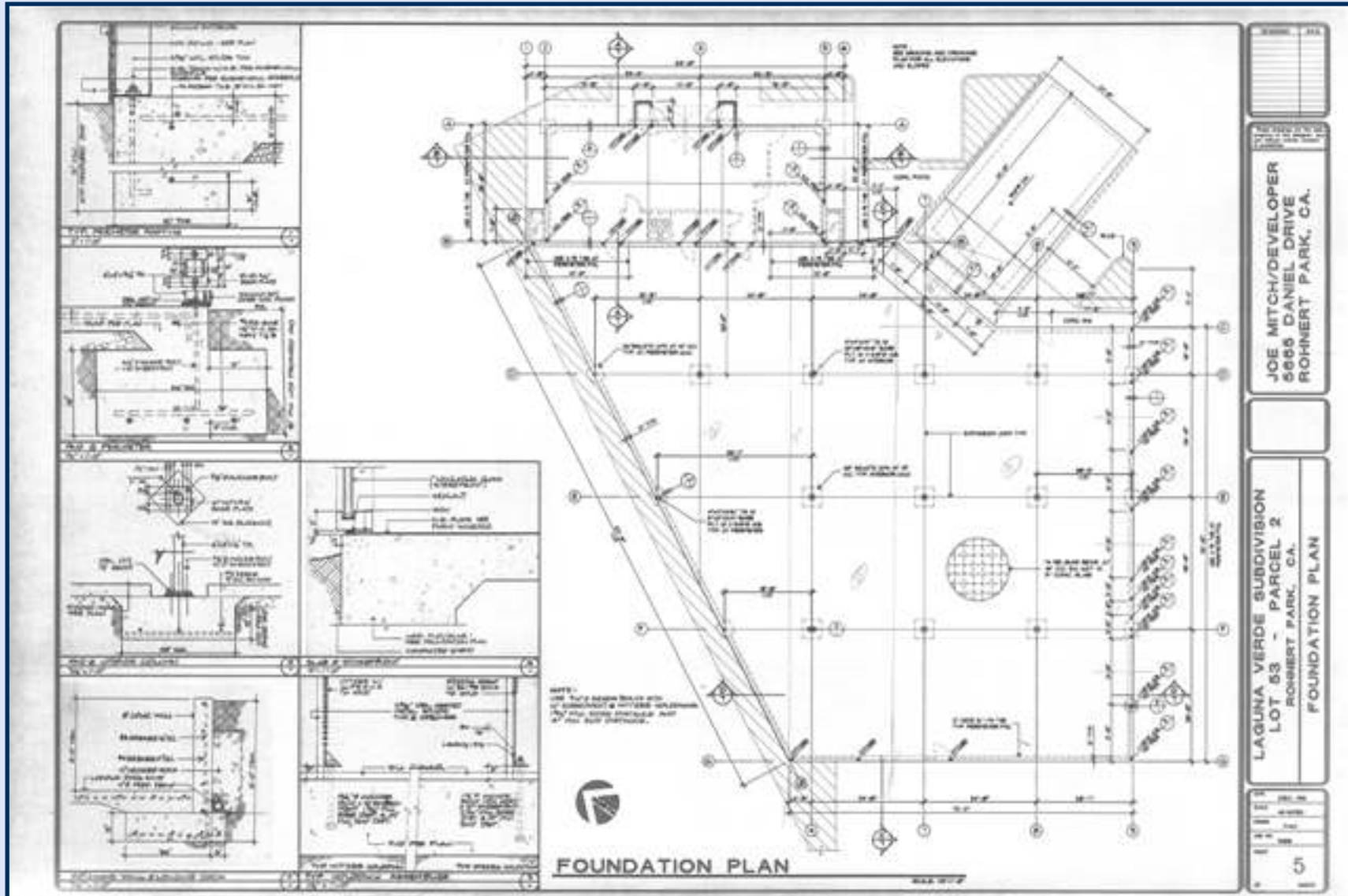
Industrial building with large double dock system. Building offers an additional four grade level doors. Warehouse space is approximately 10,621 sq. ft. Office space is 1,500+/- Sq. Ft. with three private offices, open work area, break area and two restrooms.

Building is serviced with 400 amp 3-phase power, sprinklers and nearly 18' clear height and floor drains.

Site totals 1.6 acres and offers approximately 40K sq. ft. of vacant land. Plans on hand for a previously proposed building.

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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
7-007

143-93

LAGUNA VERDE INDUSTRIAL SUBDIVISION

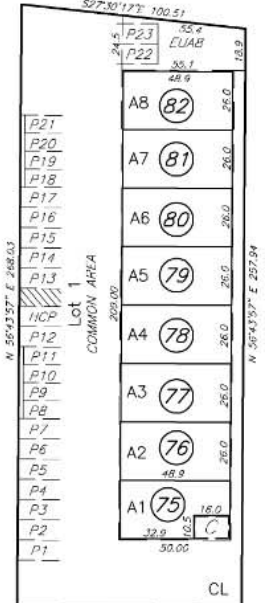
REC. 08-24-1979 IN BK.292, MAPS, PGS. 26-28  
**CHARLIE-LILIANA INDUSTRIAL PARK**  
 A INDUSTRIAL CONDOMINIUM  
 CONDO PLAN #10-041062 CCR'S #10-041063

Parcel Map No. 113  
 REC. 11-09-1987 IN BK.407, MAPS, PGS. 20-22  
 Parcel Map No. 133  
 REC. 06-07-1991 IN BK.459, MAPS, PGS. 08-10  
 Parcel Map No. 182  
 REC. 05-18-2010 IN BK.739, MAPS, PGS. 30-32

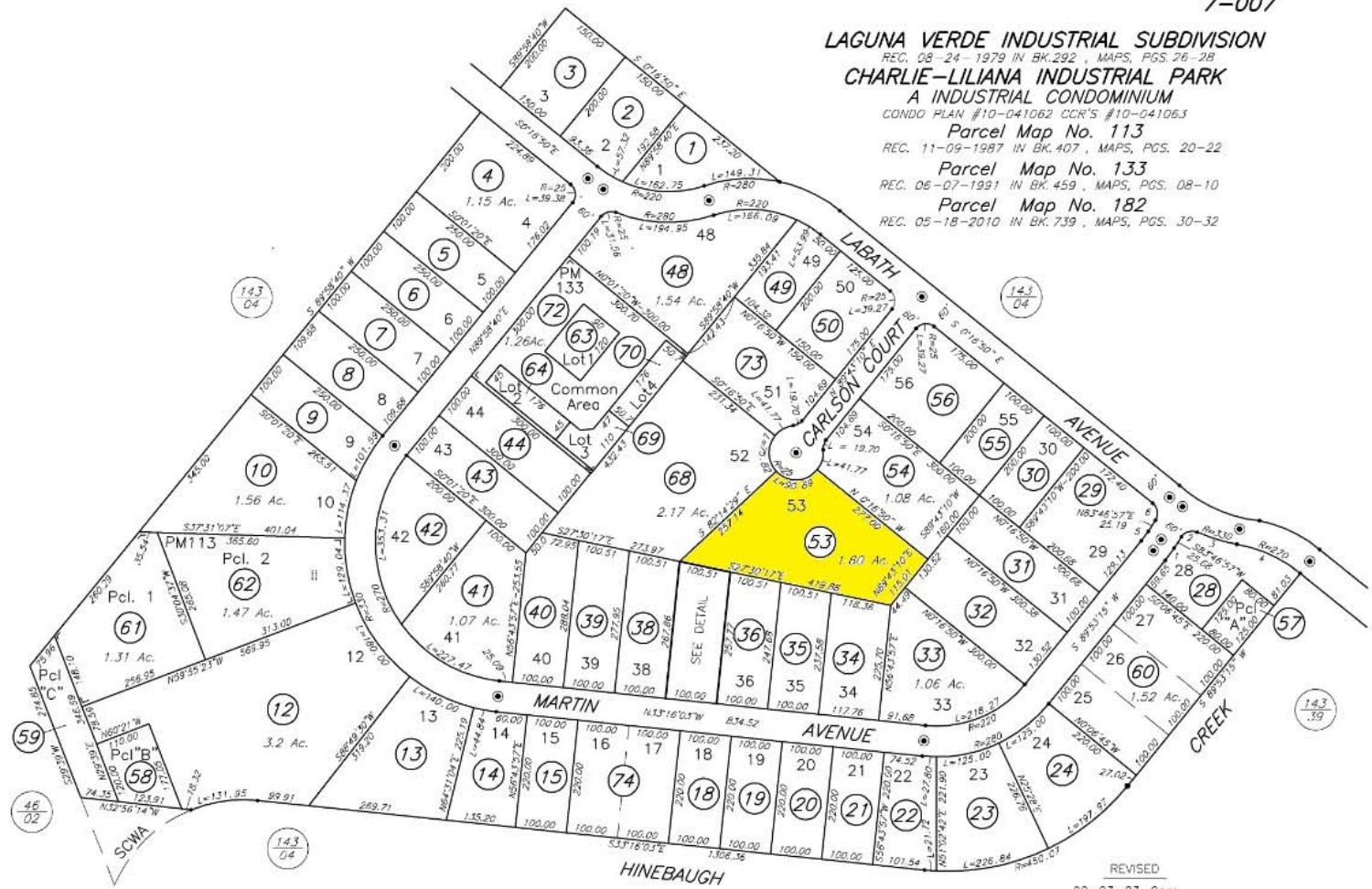


SCALE: 1"=200'

DETAIL  
SCALE: 1"=50'



**MARTIN AVENUE**  
**LEGEND**  
 C CLOSET COMMON AREA  
 EUAB EXCLUSIVE USE UNIT A8  
 HCP Handicap Parking  
 PARKING P1-P23  
 UNITS A1-A8



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.

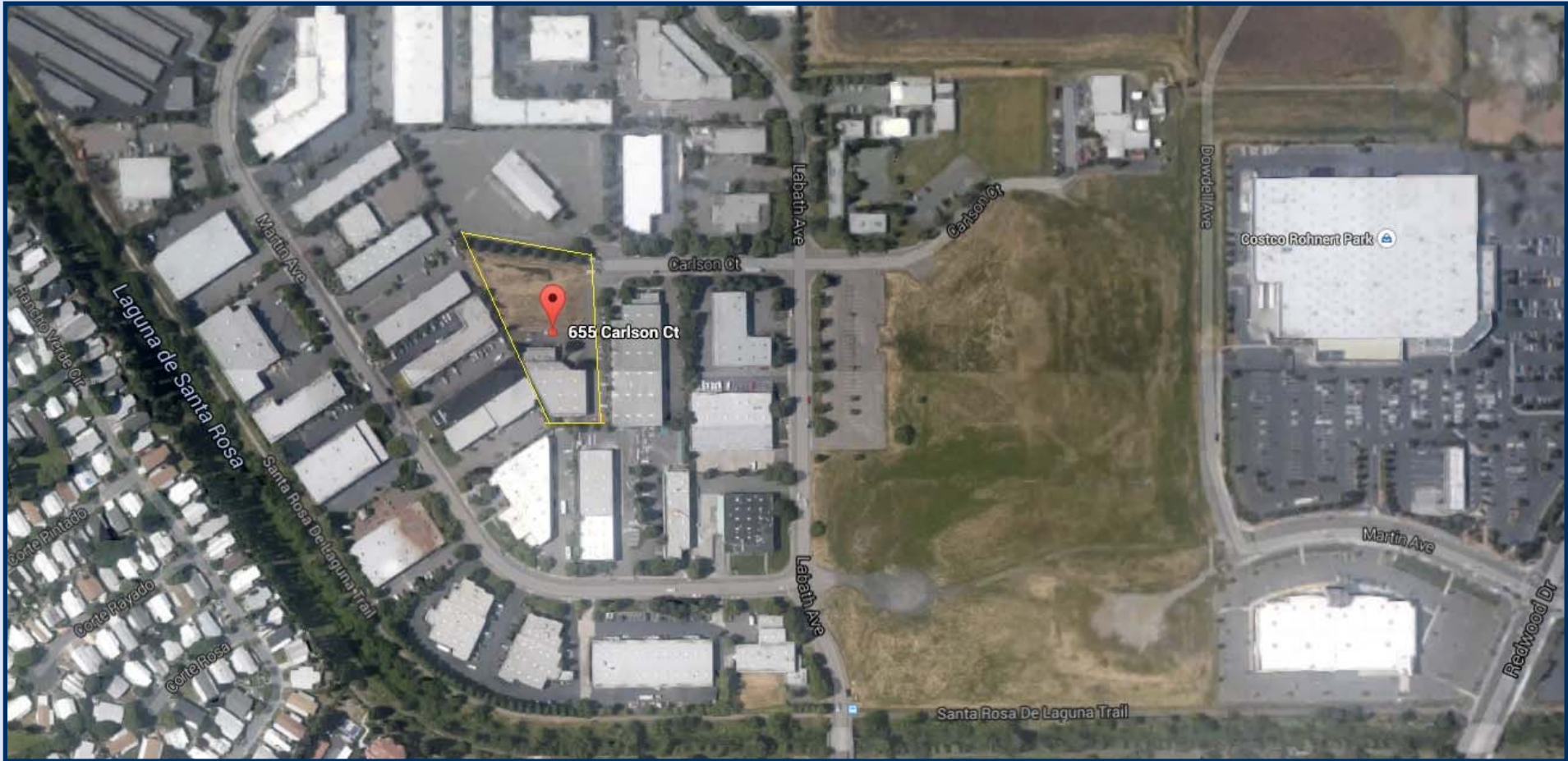
NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds,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

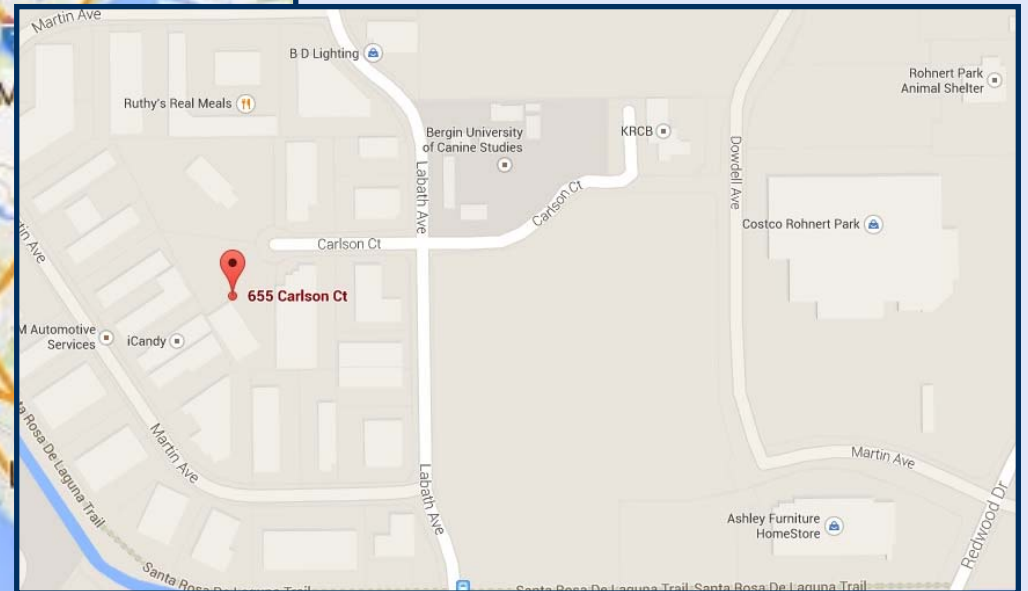
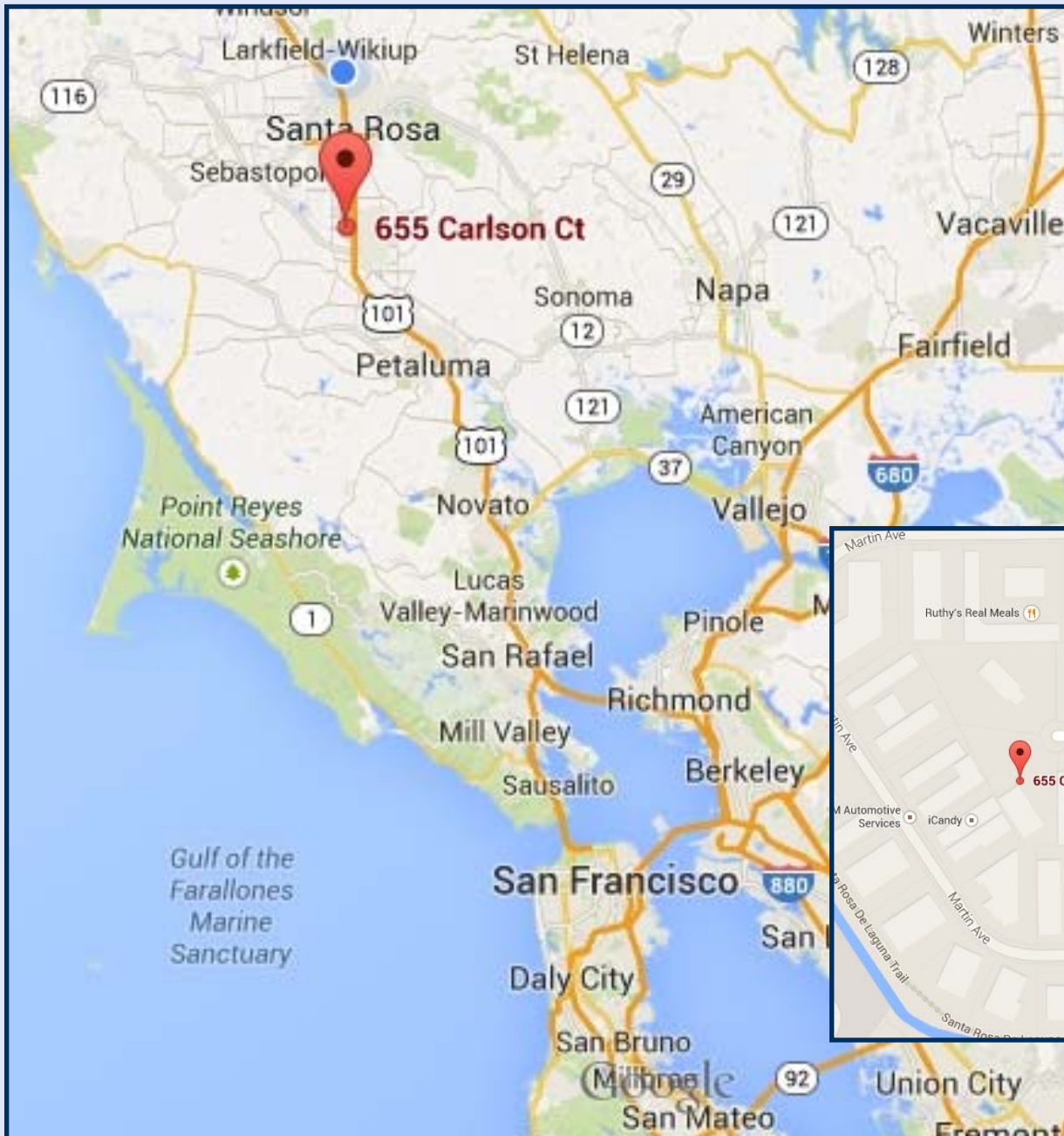
CURVE DATA	
RADIUS	LENGTH
1 280	29.83
2 25	35.38
3 330	80.89
4 270	136.65
5 220	23.44
6 25	36.68

REVISED  
 02-23-83=Corr.  
 11-12-85=60  
 12-07-87=62 KT  
 01-31-91=67 CN  
 05-08-92=71 LF  
 01-13-95=73 RM  
 07-15-99=74 LF  
 08-26-10=Corr-BC  
 08-26-10=82-BC

Assessor's Map Bk. 143, Pg. 93  
 Sonoma County, Calif. (ACAD)

KEY 4/6/10 MLH







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