



FOR SALE - HWY 101 EXPOSURE

2 STORY OFFICE / FLEX BUILDING

5810 COMMERCE BLVD, ROHNERT PARK

Northern California's Premier Commercial Real Estate Firm



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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. Any interested party should verify the status of the property and the information herein.



FOR SALE SUMMARY

PRICING - FRONT BUILDING ONLY

Asking Price:	\$1,560,000
Price per Square Foot:	\$159.18

BUILDING

Construction / Siding:	Concrete Tilt Up
Stories:	2
Approximate Building Sq. Ft.:	9,800 +/-
Loading:	1 Grade Level Roll Up
Frontage:	Along Commerce Blvd
Exposure:	US Hwy 101 Exposure
Water & Sewer:	City of Rohnert Park
Electric:	PG&E - 400 Amps with 4 separate meters, plus house panel



SITE

APN:	New APN TBD
Size:	.57 +/- Acres
Zoning:	I-L/O - Industrial with Office Overlay
Parking:	37 Paved and Striped

- **Great Cash on Cash Return - Owner/User Opportunity (See following Leave vs Own Analysis)**
- Offers two levels and great visibility onto US Hwy 101. Each floor level is approximately 4,900+/- sq. ft. The floors can operate independently of each other, or work together for a single occupant, with separate restrooms HVAC and power per floor. Sufficient parking in front, along with abundant parking in the rear. The building could be modified to have a warehouse component or remain as office.
- Seller is performing a lot split which is ready to be recorded, the subject site is approximately .57 acres.



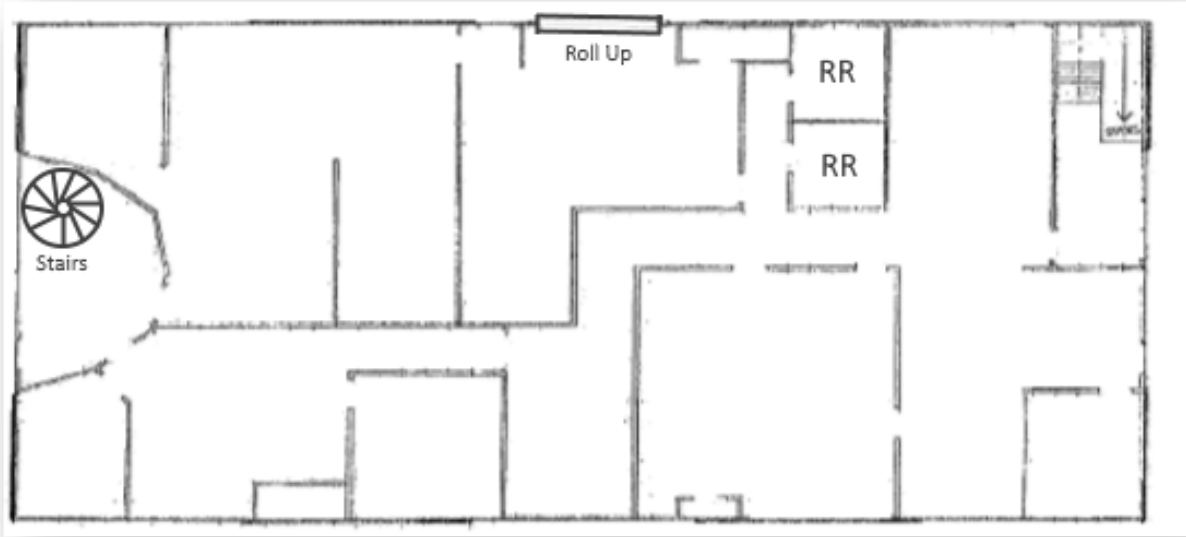
PHOTOS



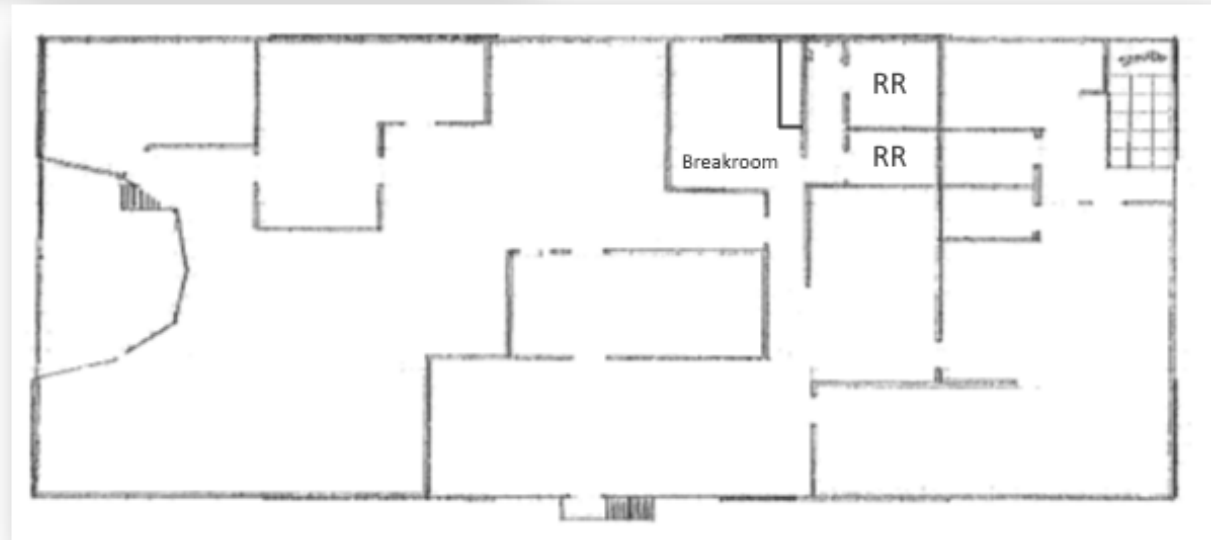
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FLOOR PLAN



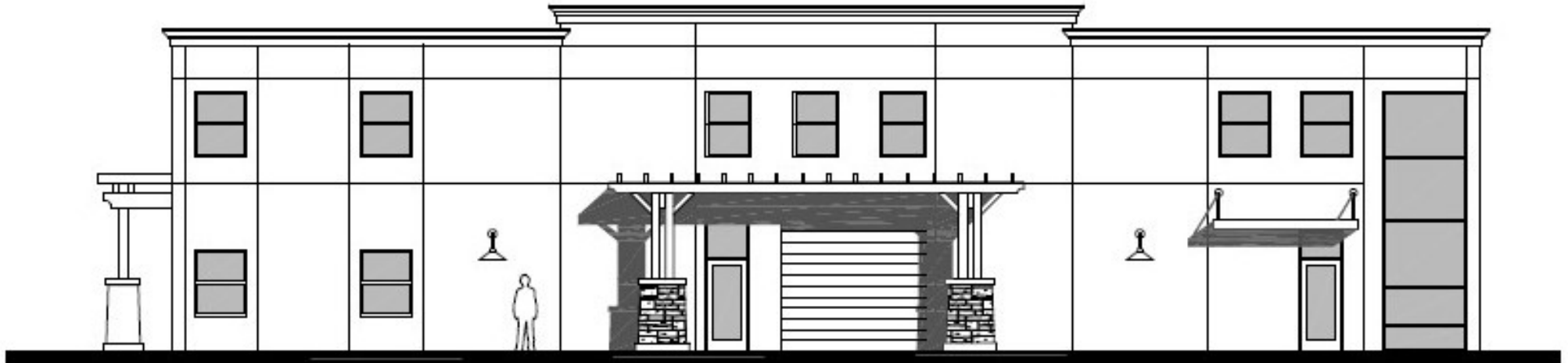
1ST FLOOR PLAN



2ND FLOOR PLAN



PROPOSED ELEVATIONS



NORTH SIDE OF BUILDING



WEST SIDE OF BUILDING

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AERIAL MAP



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BROKER TEAM



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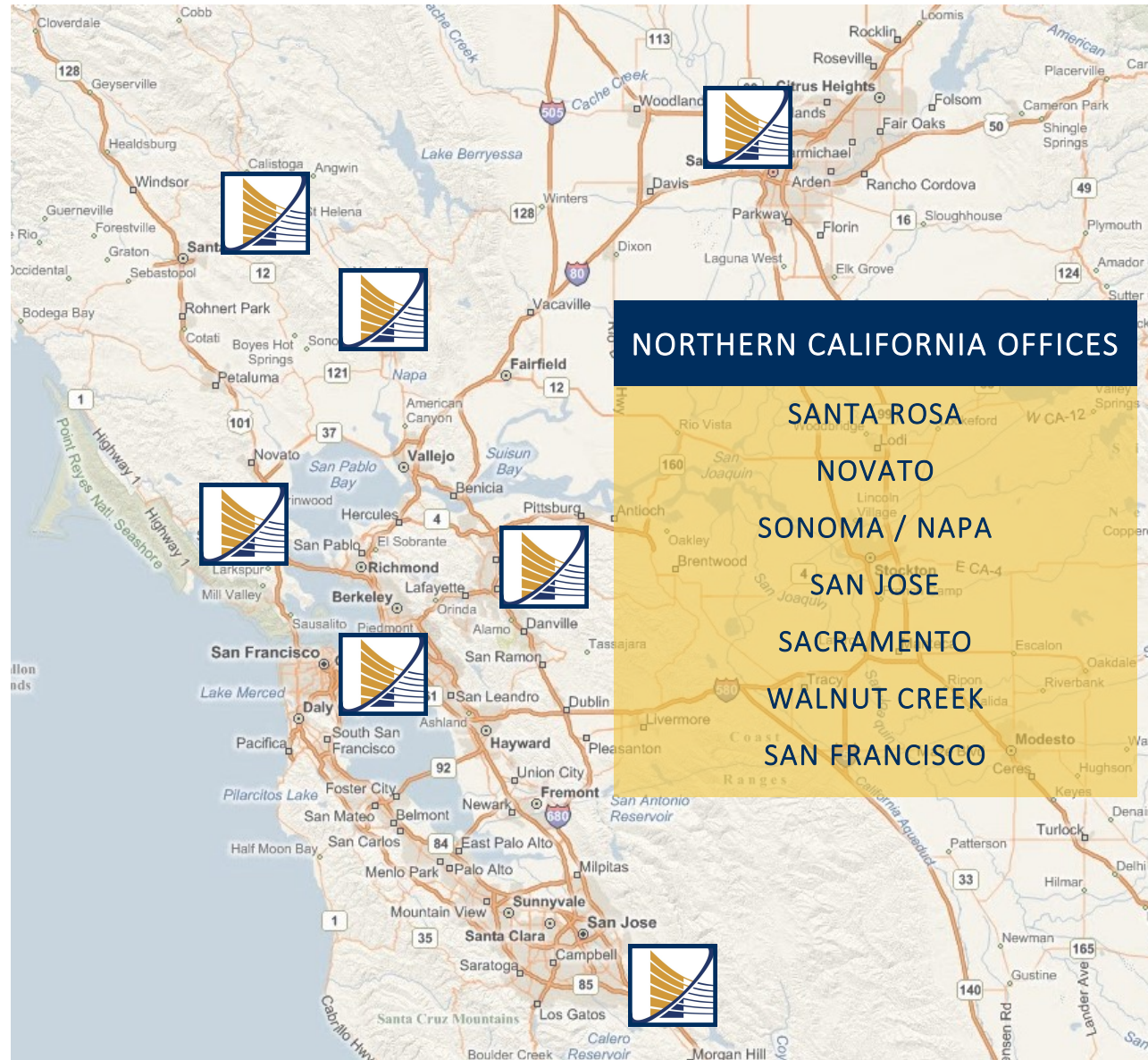
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