

AVAILABLE FOR SUBLEASE

390 Blodgett St

Cotati, CA 94931



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± 36,868 SF BLDG WITH
± 25,330 SF SECURED YARD

PROPERTY FEATURES



±36,868 SF

TOTAL BUILDING SIZE

\$1.35 PSF NNN

BUILDING RENT

±25,330 SF

TOTAL YARD SIZE

\$0.30 PSF

YARD RENT

BUILDING SPECS

DOCKS

3 EXT

DRIVE INS

2 TOT./20' W X 20' H

TERM

THROUGH MAY 31, 2033

POWER

1200 AMPS

CLEAR HEIGHT

±33'-35'

YEAR BUILT

2023

SLAB THICKNESS

9"

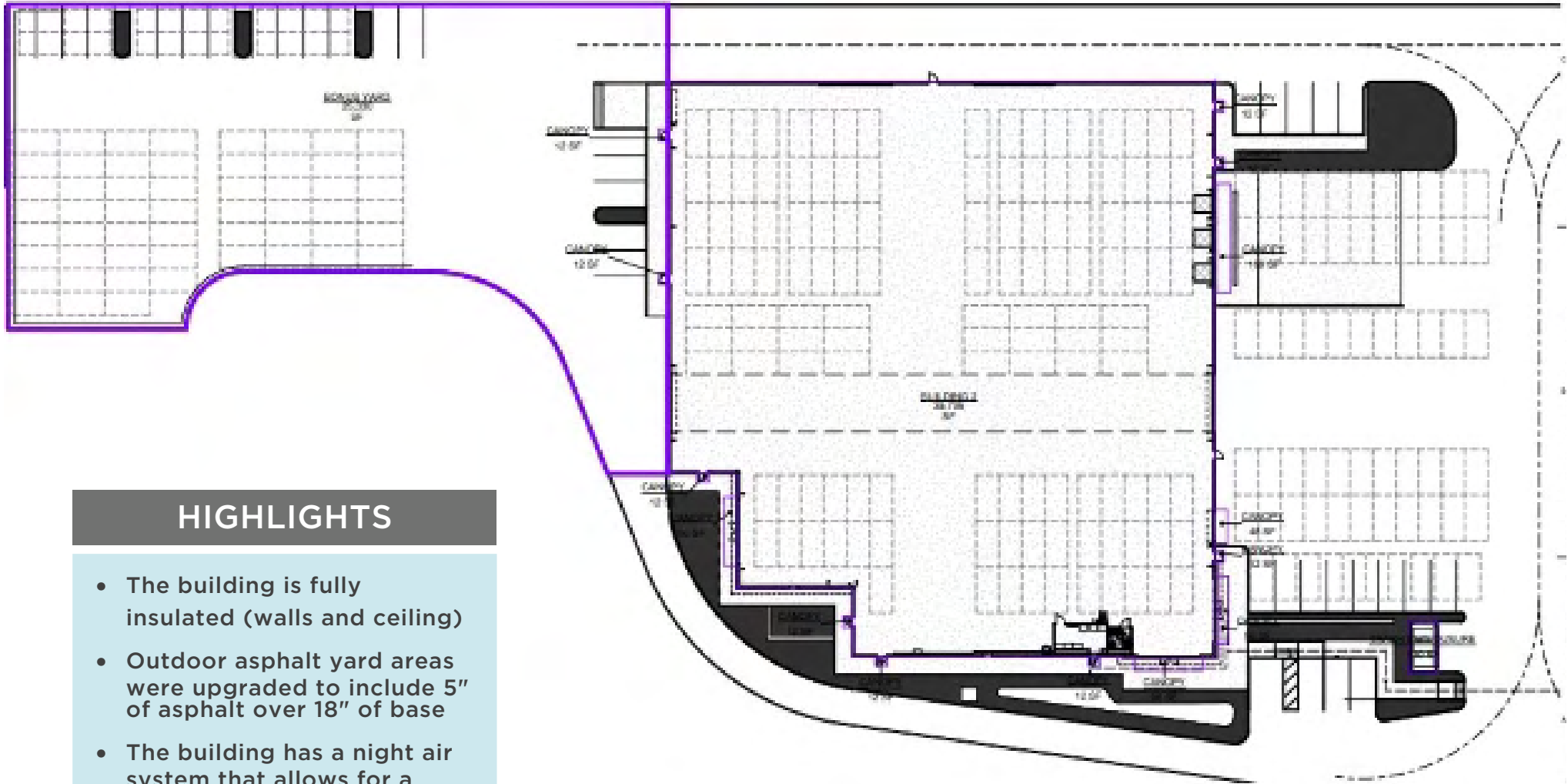
SPRINKLERS

ESFR

PROPERTY PHOTOGRAPHY



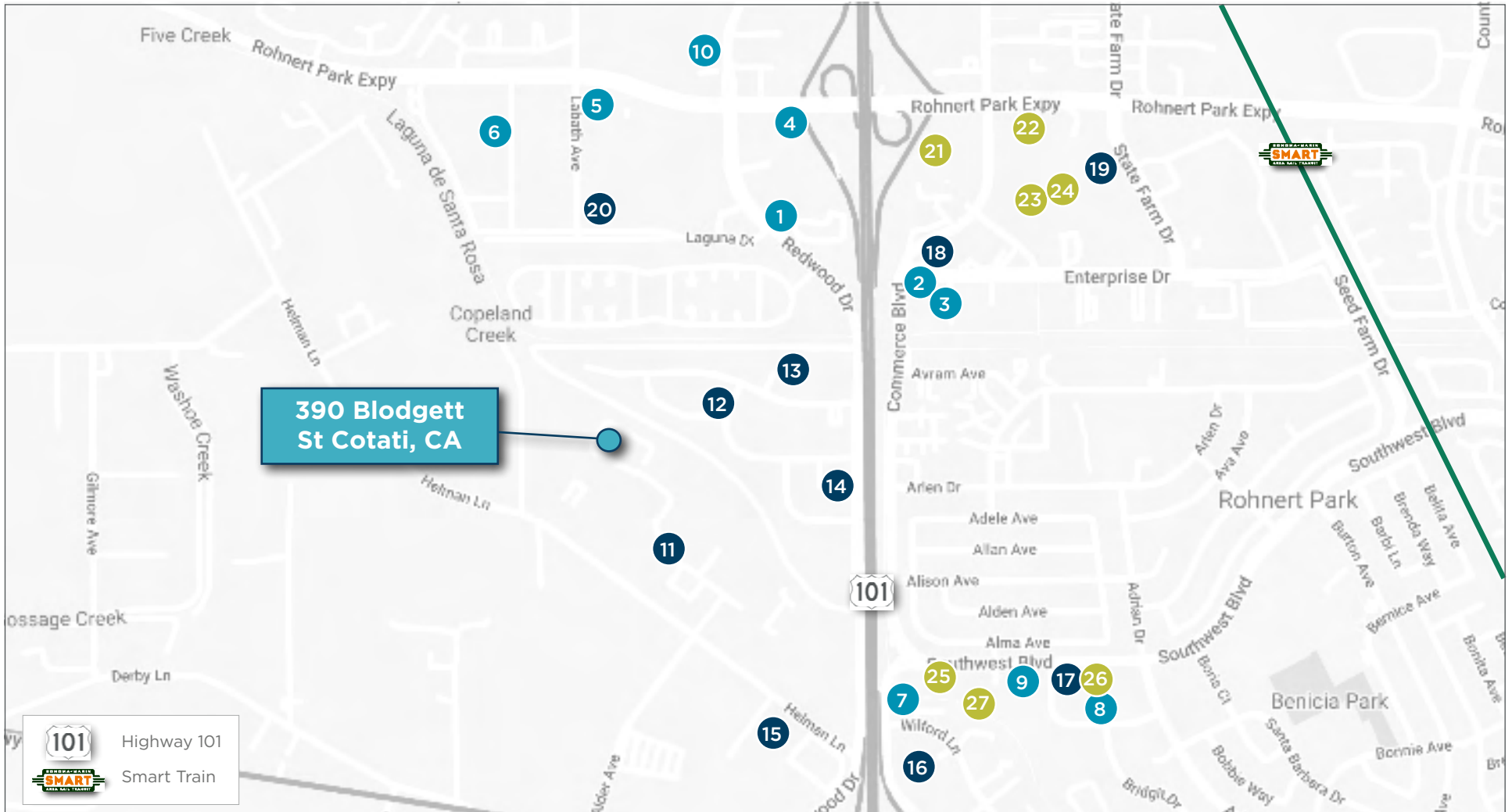
SITE PLAN



HIGHLIGHTS

- The building is fully insulated (walls and ceiling)
- Outdoor asphalt yard areas were upgraded to include 5" of asphalt over 18" of base
- The building has a night air system that allows for a complete air turnover when the outside air is cooler than the inside air

AERIAL AMENITIES MAP



FOOD/BEVERAGE

- 1. Taqueria El Favorito
- 2. McDonald's
- 3. Hunan Kitchen
- 4. Olive Garden
- 5. Cafe Mimosa
- 6. Art's Place
- 7. Mi Pueblo
- 8. Don Julio's
- 9. Better Oaxaca
- 10. Hooters

RETAIL

- 11. Kryolan
- 12. Goin' Rogue Apparel
- 13. Kelly's Appliance Center
- 14. Dunn-Edwards Paints
- 15. Lowe's Home Improvement

GROCERY/DRUG STORES

- 16. True Value Hardware
- 17. Rotten Robbie
- 18. Al Sahara Smoke Shop
- 19. Raley's Towne Centre
- 20. Target
- 21. Grocery Outlet
- 22. Safeway
- 23. CVS Pharmacy
- 24. Raley's Pharmacy
- 25. Juanita Market
- 26. Los Reyes Market
- 27. Asiana Market



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