



Industrial/Warehouse Space

522 MARTIN AVENUE, ROHNERT PARK, CA 94928

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W
COMMERCIAL



PROPERTY DESCRIPTION

Rarely available industrial warehouse space for lease in Rohnert Park!

Suite A is 6,298± SF consisting of a 1,687± SF front office, 4,611± SF warehouse, and bonus mezzanine that's 1,380± additional SF ideal for storage.

The building is zoned Light Industrial (IL) and includes fire sprinklers and separate 200 amp, 3 phase power. Onsite parking and convenient access to Highway 101 and numerous businesses nearby.

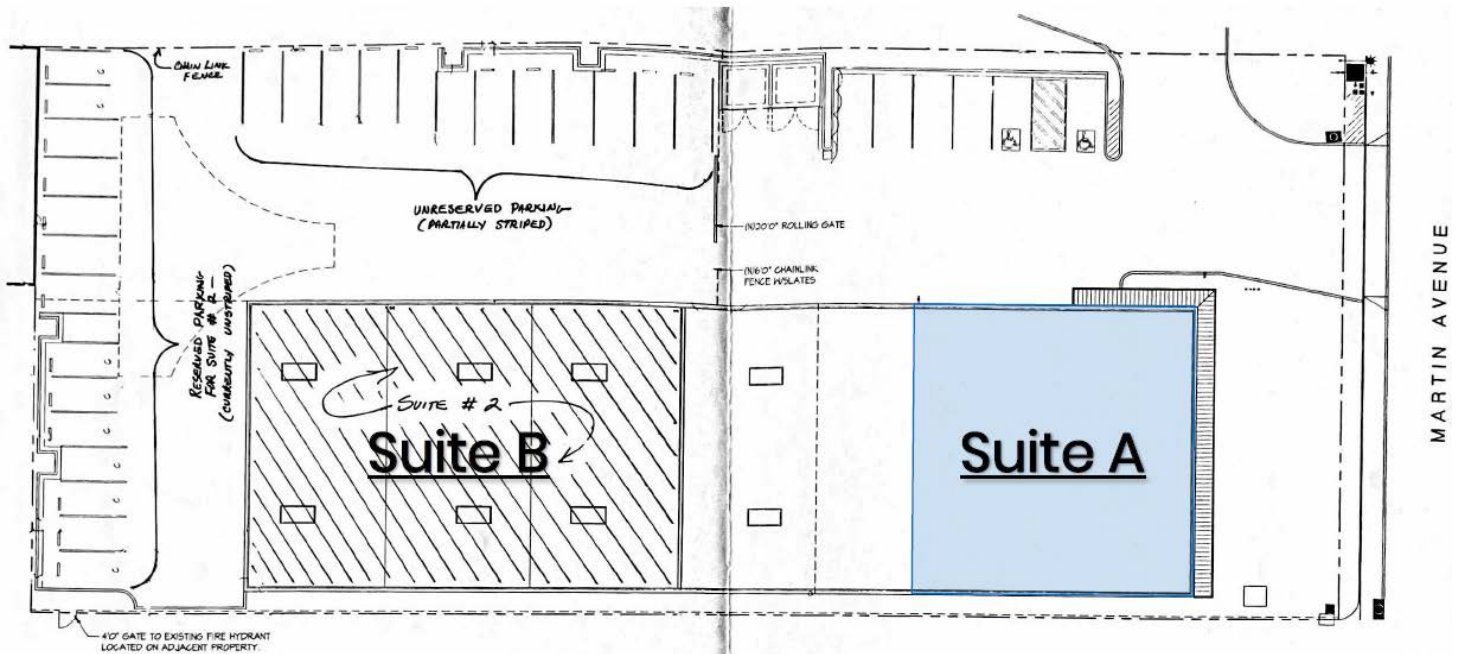
Whether you're establishing a new venture or expanding an existing one, this property offers space ready to accommodate your vision.

OFFERING SUMMARY

Lease Rate:	\$1.25 / SF / Month
Lease Type:	Modified Gross
Available SF:	6,298 SF
Lot Size:	0.89 Acres
Total Building Size:	15,306 SF
Year Built:	1987
Zoning:	IL

Site Plan

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* Floor Plan is not exact. Any modifications above are an estimate. Tenant is advised to investigate and obtain professional inspections to provide exact measurements.

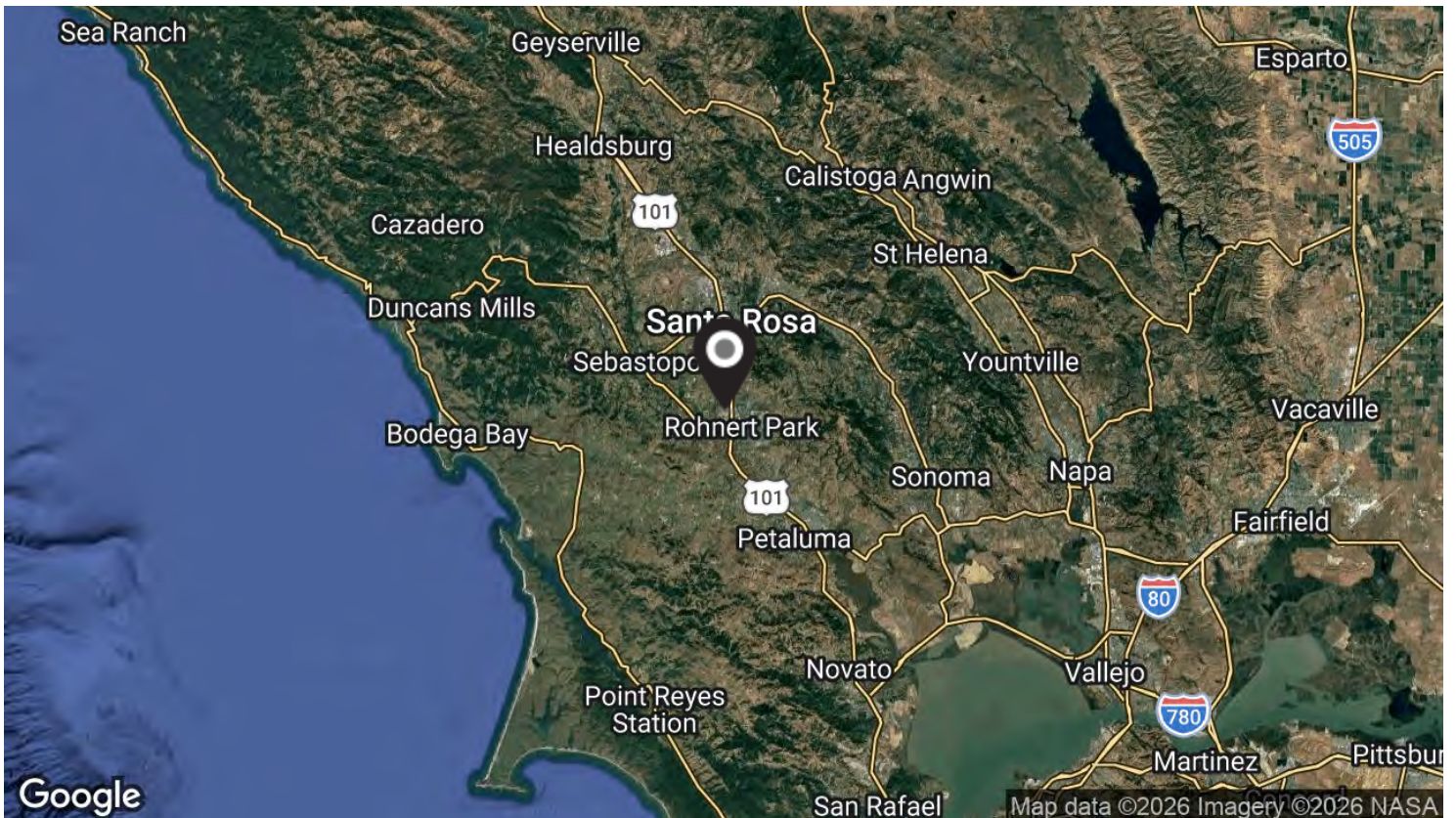
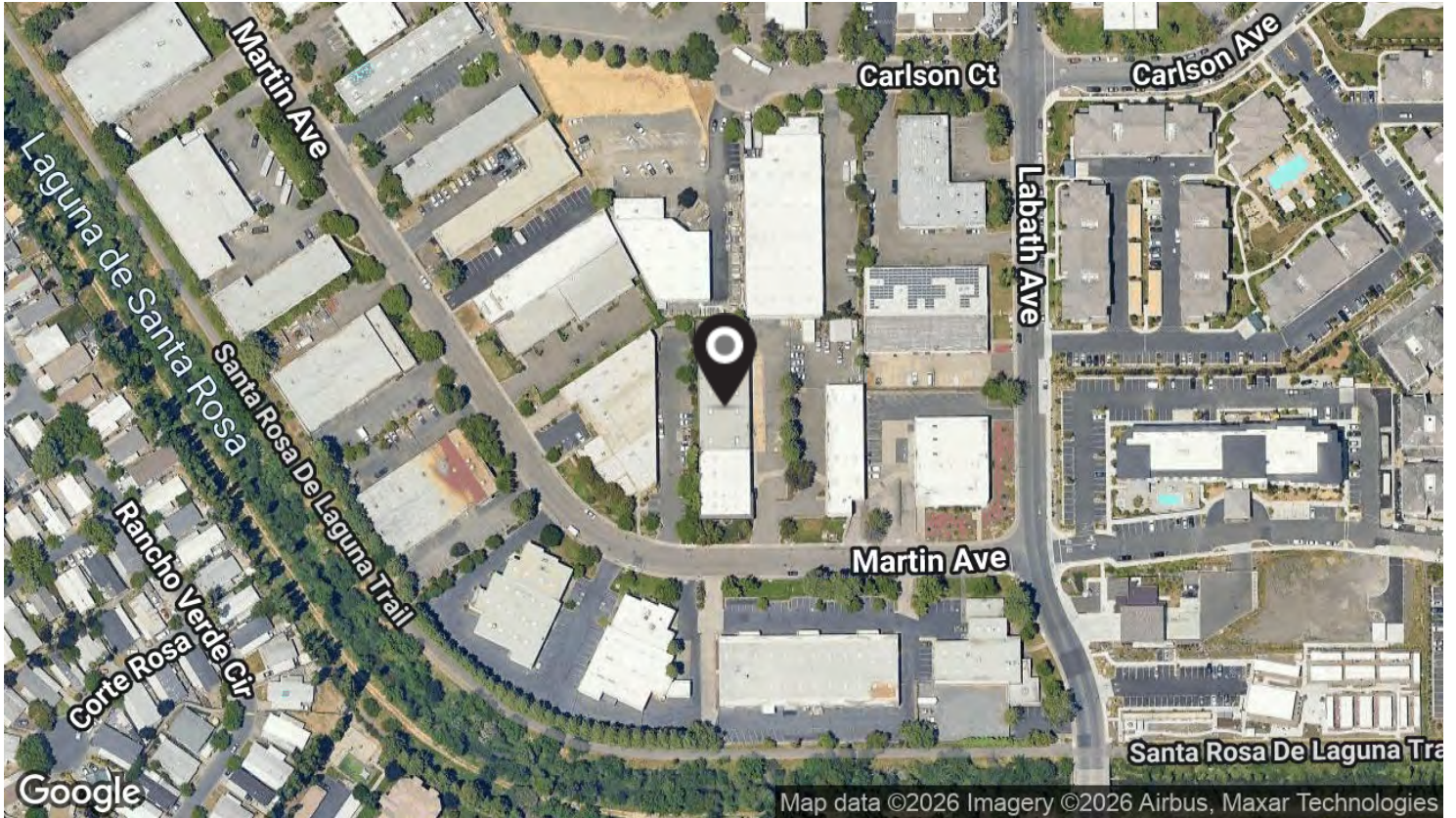
Available Spaces

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A	6,298 SF	Modified Gross	\$1.25 SF/month

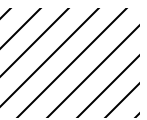
Location Map

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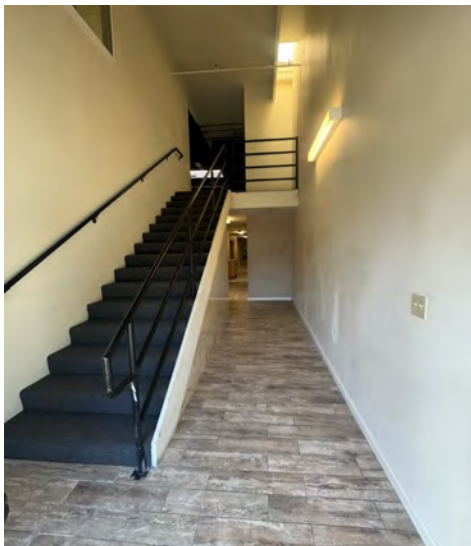






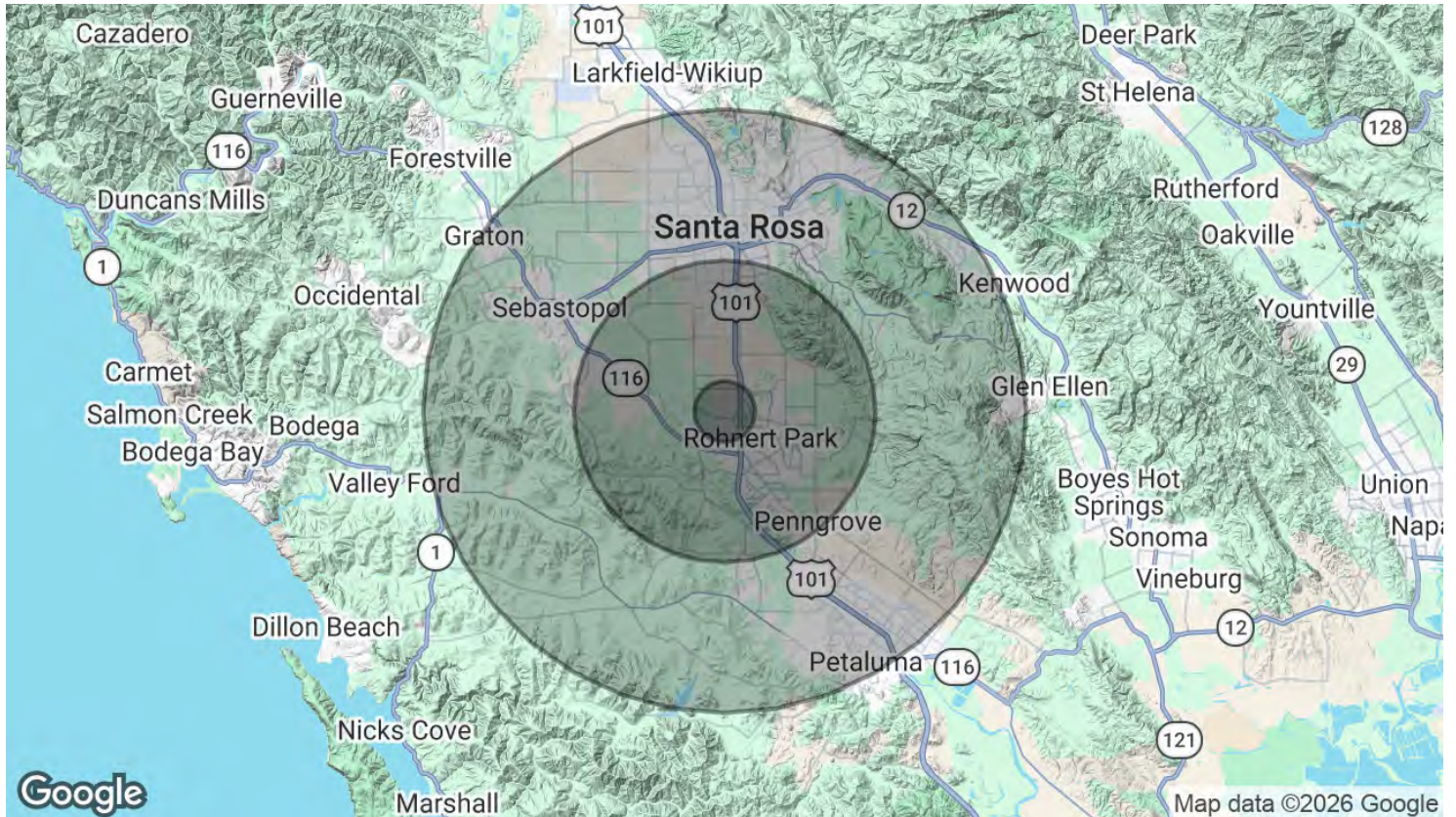
Photos – Suite A

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Demographics Map & Report

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,619	110,171	340,437
Average Age	38	39	42
Average Age (Male)	37	38	41
Average Age (Female)	39	40	43

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,215	37,897	128,355
# of Persons per HH	2.5	2.9	2.7
Average HH Income	\$98,418	\$119,373	\$133,655
Average House Value	\$745,712	\$722,209	\$816,011

2020 American Community Survey (ACS)