

# AVAILABLE FOR SUBLEASE

**380 & 390 Blodgett St**

Cotati, CA 94931



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**UP TO ±89,111 SF BLDG WITH  
±25,330 SF SECURED YARD**



# PROPERTY FEATURES



## 380 BLODGETT

**±52,243 SF**

TOTAL BUILDING SIZE

**\$1.15 PSF NNN**

BUILDING RENT

**8**

DOCKS

**4**

DRIVE INS

**MAY 31, 2033**

END OF TERM

**1200 AMPS**

POWER

## 390 BLODGETT

**±36,868 SF**

TOTAL BUILDING SIZE

**\$1.15 PSF NNN**

BUILDING RENT

**±25,330 SF**

TOTAL YARD SIZE

**\$0.30 PSF**

YARD RENT

**3**

DOCKS

**2 TOT./20' W X 20'H**

DRIVE INS

**MAY 31, 2033**

END OF TERM

**1200 AMPS**

POWER

## BUILDING SPECS

**CLEAR HEIGHT**

±33'-35'

**YEAR BUILT**

2023

**SLAB THICKNESS**

9"

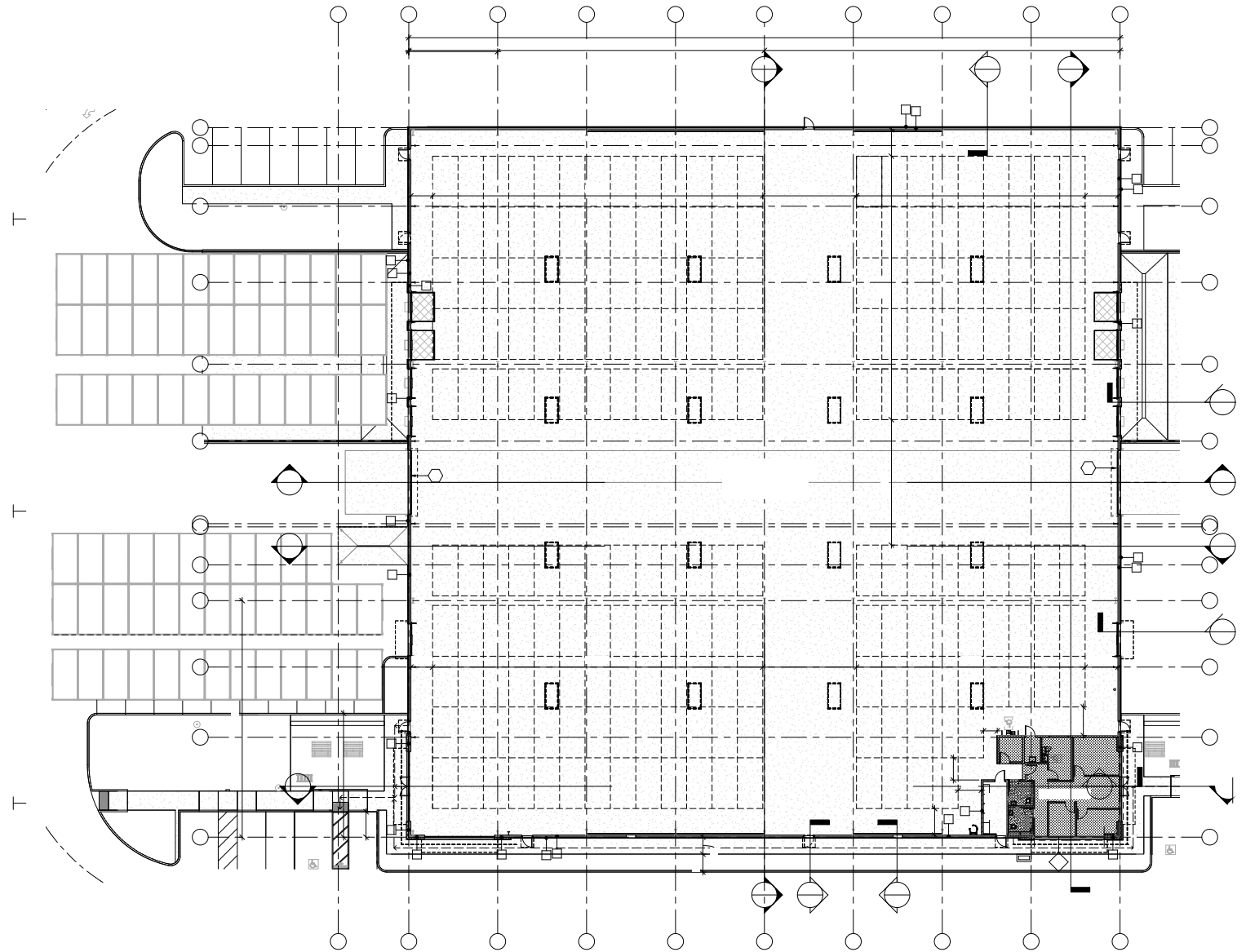
**SPRINKLERS**

ESFR

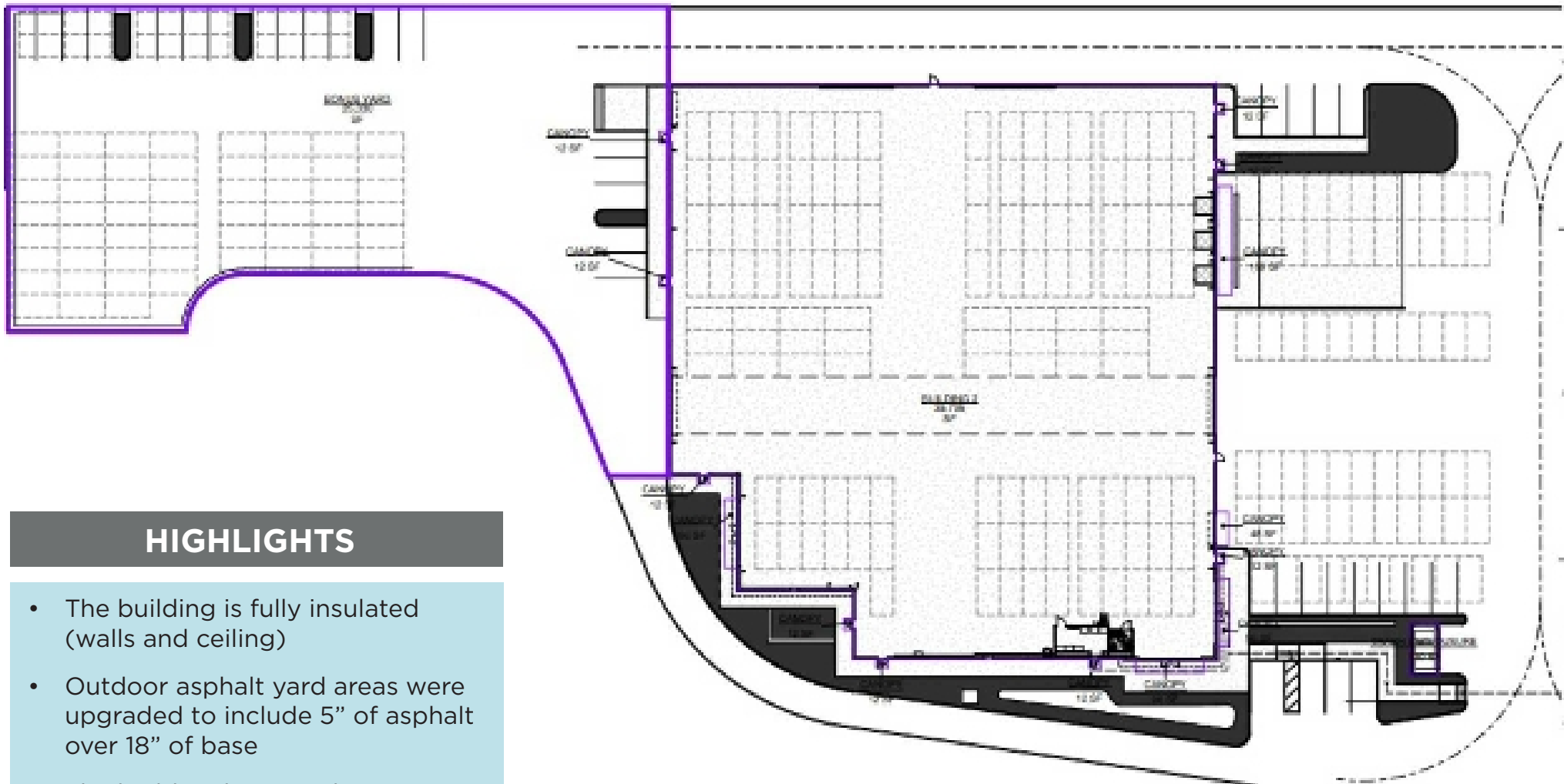
# SITE PLAN 380 BLODGETT

## HIGHLIGHTS

- Fully insulated
- Existing office space
- Dock loading on both sides & building



# SITE PLAN 390 BLODGETT



## 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

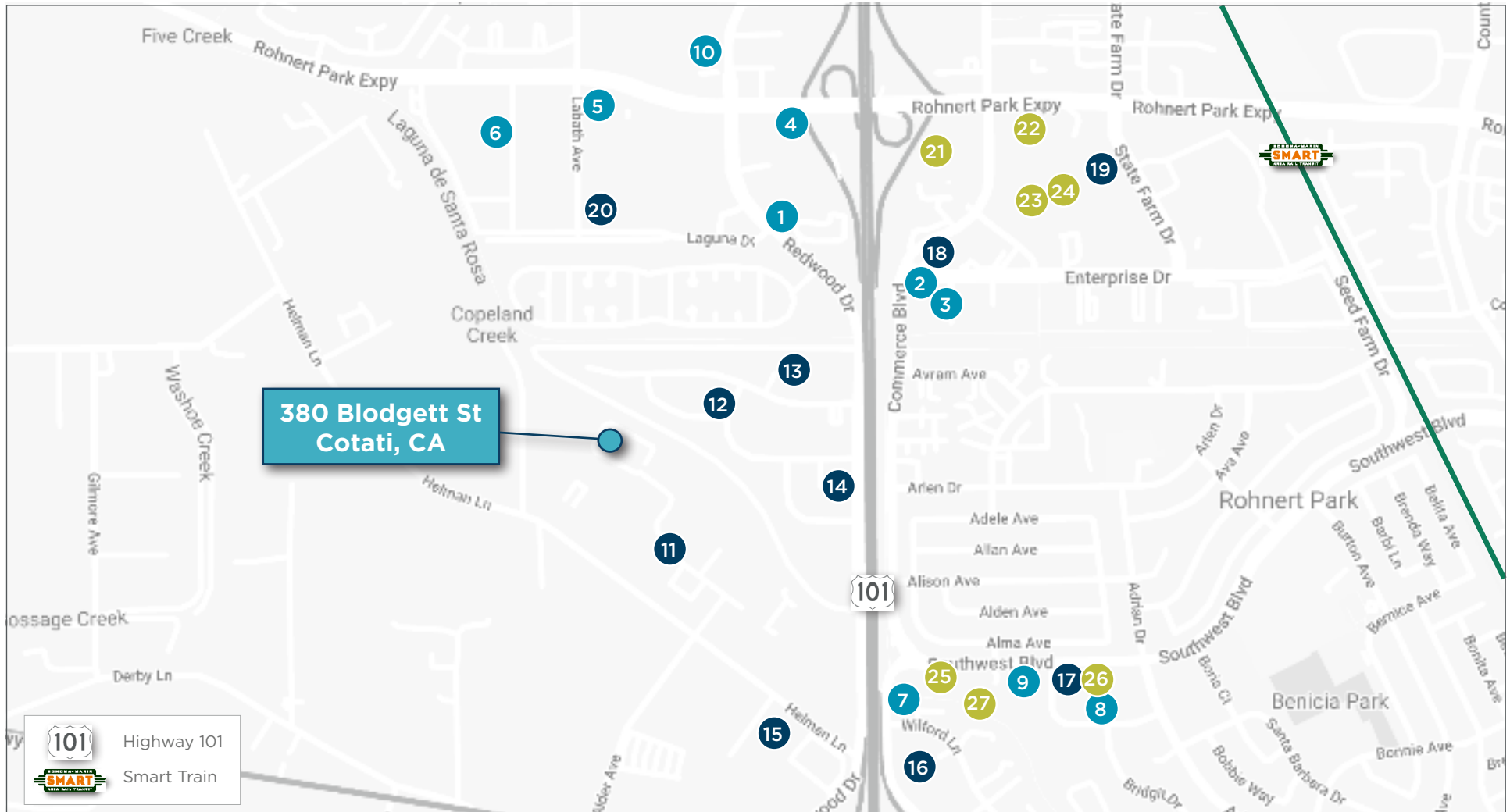


# PROPERTY PHOTOGRAPHY





# 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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