

201 Business Park Drive

Rohnert Park, California

±26,332 SF Available



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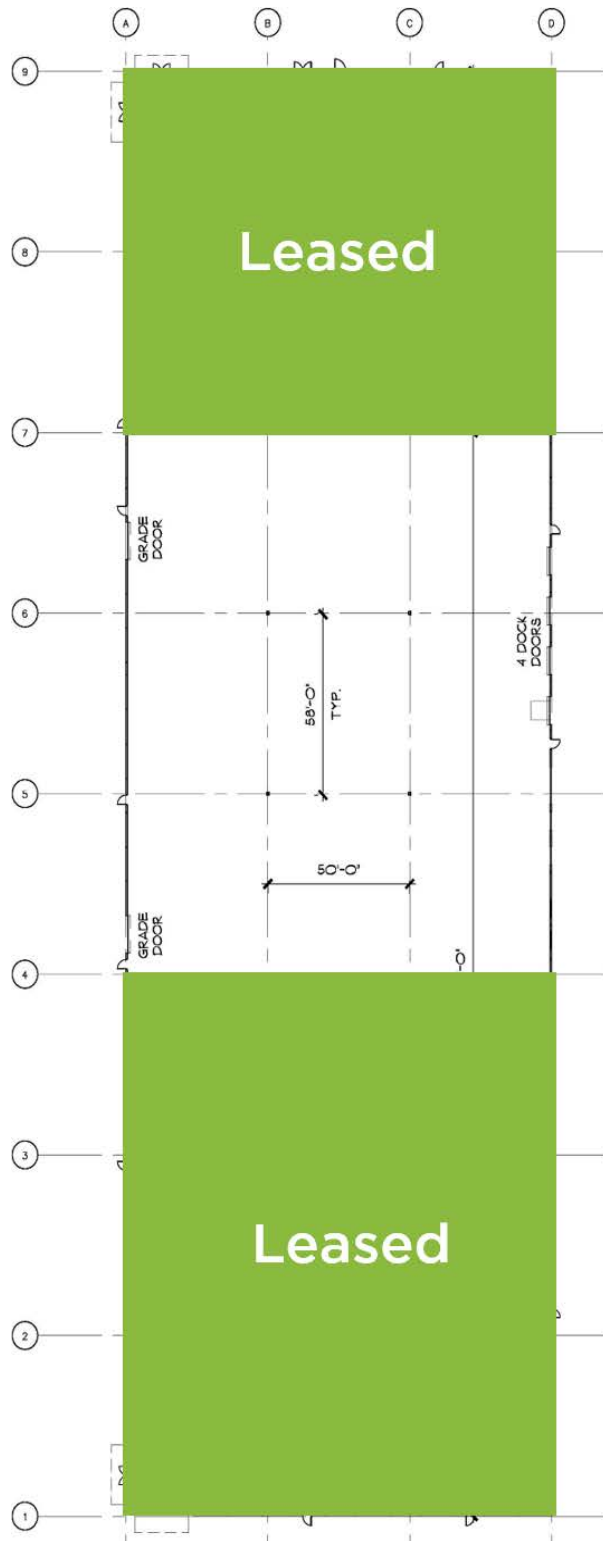
PROJECT HIGHLIGHTS

- 69,431 SQ FT Class A warehouse located in Rohnert Park
- Site visibility from Highway 101
- Direct access to Highway 101
- Opportunity to lease new construction
- 1 block from Graton Casino & Resort
- SMART train line 1 mile away
- View Site Specific COVID-19 Prevention Plan



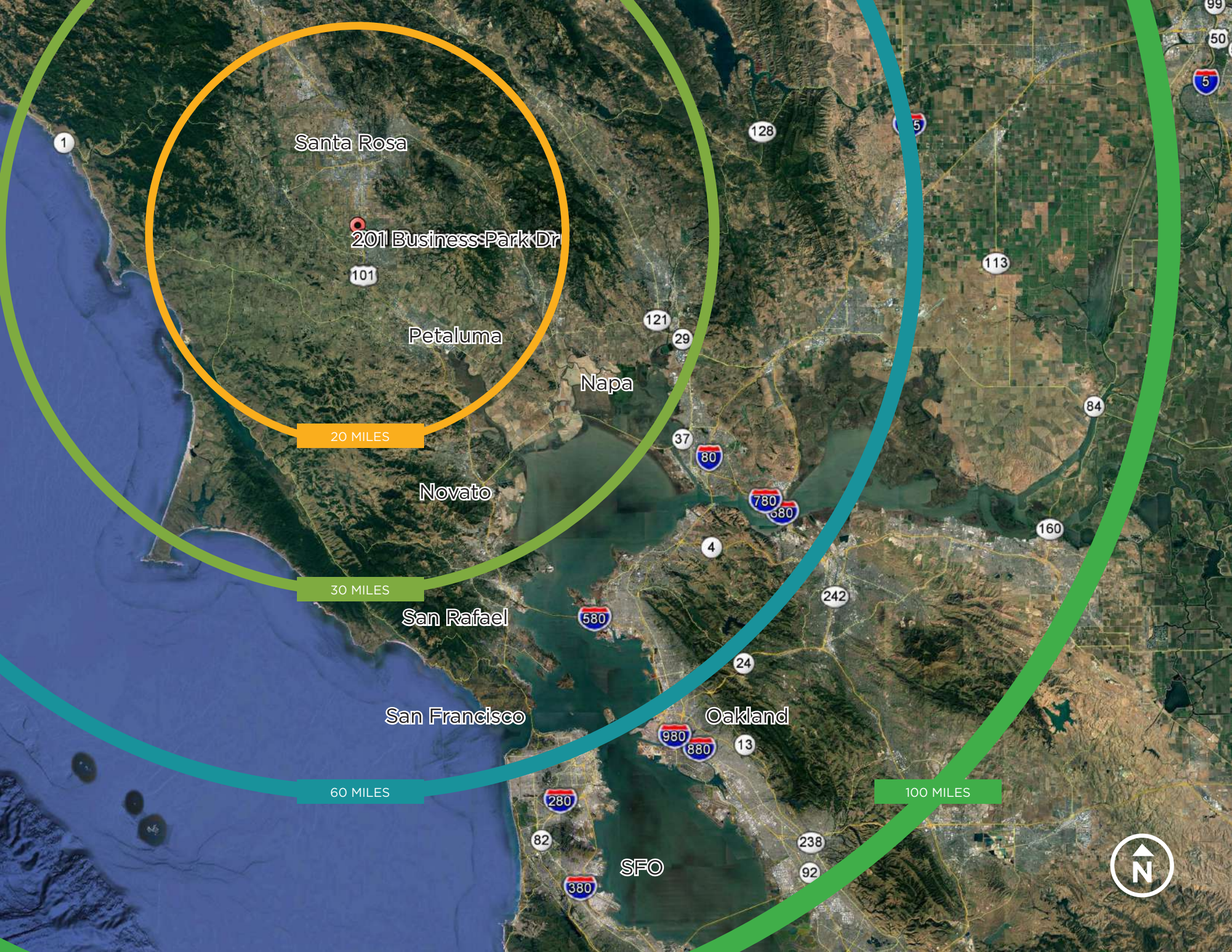
NEIGHBORING TENANTS





BUILDING SPECIFICATIONS

- Available ±26,332 SF
- Precast Concrete Panel Construction
- 24'-26' minimum clear height
- Column Spacing: 50 X 58 feet
- ESFR fire protection system
- 277/480 V, 3-Phase
6" reinforced slab
- 60 Mil TPO Roof
- 4 - 10' dock high loading doors
- 2 Grade/drive-in doors (12'x14')
- 60' concrete dock apron



Santa Rosa

201 Business Park Dr

101

Petaluma

Napa

Novato

San Rafael

San Francisco

Oakland

SFO

20 MILES

30 MILES

60 MILES

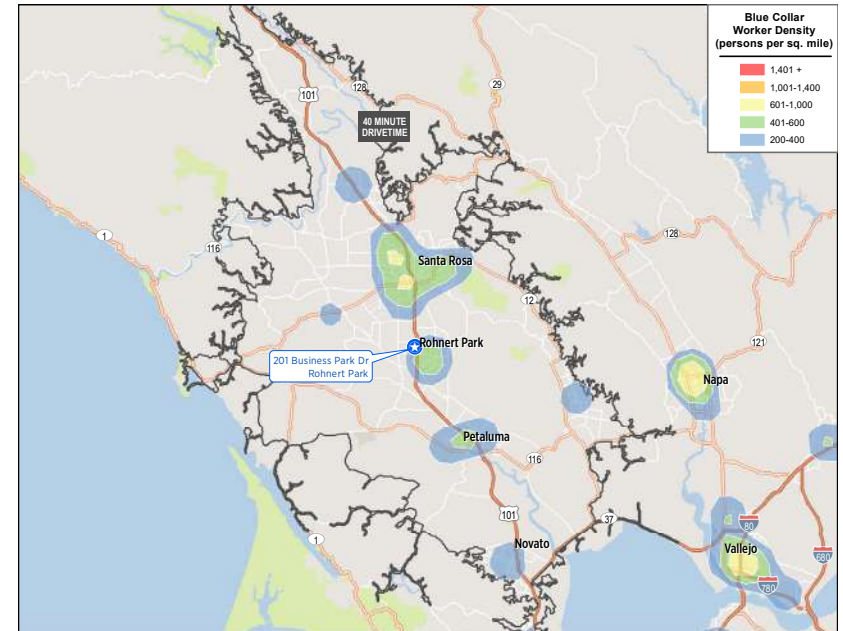
100 MILES



LABOR MARKET ANALYSIS

WAREHOUSE WORKER TARGETED DEMOGRAPHIC POOL - 2020

- Large, highly concentrated population with an above average projected growth over the next five years
- Substantial warehouse worker labor pool of approximately 56,000 individuals within a 40-minute drivetime
- Approximately 36,000 warehouse worker individuals within a 10-mile radius
- Sizable unemployed population of over 43,000 - which may suggest positive new job absorption potential
- Moderate market affluence with a higher percentage of households earning less than \$35,000 per year



Location	Population			Blue-Collar Worker Labor Pool				Current Unemployment		Area Affluence % of Households Earning < \$35k
	40-minute Drivetime	Projected 5-Year Change, All Ages	% Within 10 Miles	40-minute Drivetime	Supply/Demand Balance (if > 0, supply > demand)	Individuals Within 10 Miles	Moving Workers by Residence	Rate	Total	
201 Business Park Drive	559,283	0.9%	61%	56,680	-3,111	36,072	5,755	14%	43,632	18%
San Rafael	1,911,587	2.9%	15%	146,769	-9,570	18,573	17,504	15%	161,166	20%
Vallejo	1,723,044	2.9%	16%	148,544	12,036	22,350	17,189	15%	135,629	18%
Concord	2,192,843	3.8%	22%	184,051	21,022	39,123	22,032	15%	170,859	17%
Antioch	933,082	2.9%	38%	85,341	25,922	33,902	9,581	15%	71,413	15%
Fairfield	1,241,034	3.6%	20%	118,055	16,170	26,316	13,737	14%	95,464	17%
Vacaville	1,029,252	3.5%	23%	95,816	-4,208	26,316	11,591	14%	78,301	20%
U.S. Average	--	3.5%	--	--	--	--	--	4.2%	7,183,750	23.9%



DRAYAGE COST

WITHIN COMPARATIVE MARKET

DRAYAGE FROM PORT OF OAKLAND

	AVERAGE DRAYAGE PER CONTAINER FROM PORT OF OAKLAND	COST DIFFERENCE VS. 210 BUSINESS PARK DRIVE
VACAVILLE, CA	\$462.50	-\$62.50
VALLEJO, CA	\$489.00	-\$36.00
210 BUSINESS PARK DRIVE	\$525.00	--
SACRAMENTO, CA	\$537.50	+\$12.50
NAPA, CA	\$546.00	+\$21.00

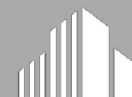
Rate quotes exclude fuel surcharges, chassis, detention, tolls, terminal/gate fees, port congestion, etc.

AREA INFRASTRUCTURE

- PORTS
- INTERMODAL FACILITIES
- FedEx/UPS LOCATIONS



**DERMODY
PROPERTIES**



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201 Business Park Drive

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