

210

CLASSIC COURT ROHNERT PARK, CALIFORNIA

210 CLASSIC COURT

5620 STATE FARM DR

FENCED YARD

**FOR LEASE ±24,238 SF
WAREHOUSE, OFFICE AND FENCED YARD SPACE**

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SUMMARY

An exceptional leasing opportunity in the heart of Rohnert Park, this unique property offers a highly functional combination of industrial warehouse space with a secure, fenced yard, complemented by a freestanding office building with abundant off-street parking.

The warehouse is designed to accommodate a wide range of operational needs, featuring grade-level loading doors for efficient access, approximately 20-foot clear ceiling height, abundant natural light from skylights, a cool roof system for improved energy efficiency, and a fully sprinklered interior. The property is equipped with 200-amp electrical service and 220-volt power, providing ample capacity for light manufacturing, fabrication, or other power-intensive uses. The secure yard area offers flexibility for outdoor storage, fleet parking, or equipment staging.

The freestanding office building includes generous on-site parking for employees and visitors—ideal for administrative functions, showroom space, or client-facing operations.

Strategically located with immediate access to US 101, the property provides seamless regional connectivity throughout Sonoma County and beyond. It is also conveniently situated near a wide array of restaurants, retail amenities, and essential business services, creating an attractive and convenient environment for both employees and clients.

This is a rare opportunity to lease a versatile, well-located industrial and office combination property in one of Rohnert Park's most accessible commercial corridors.



± 24,238 SF
Available



2
Roll-Up Doors



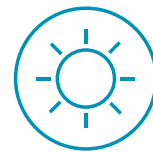
20'
Clear Height



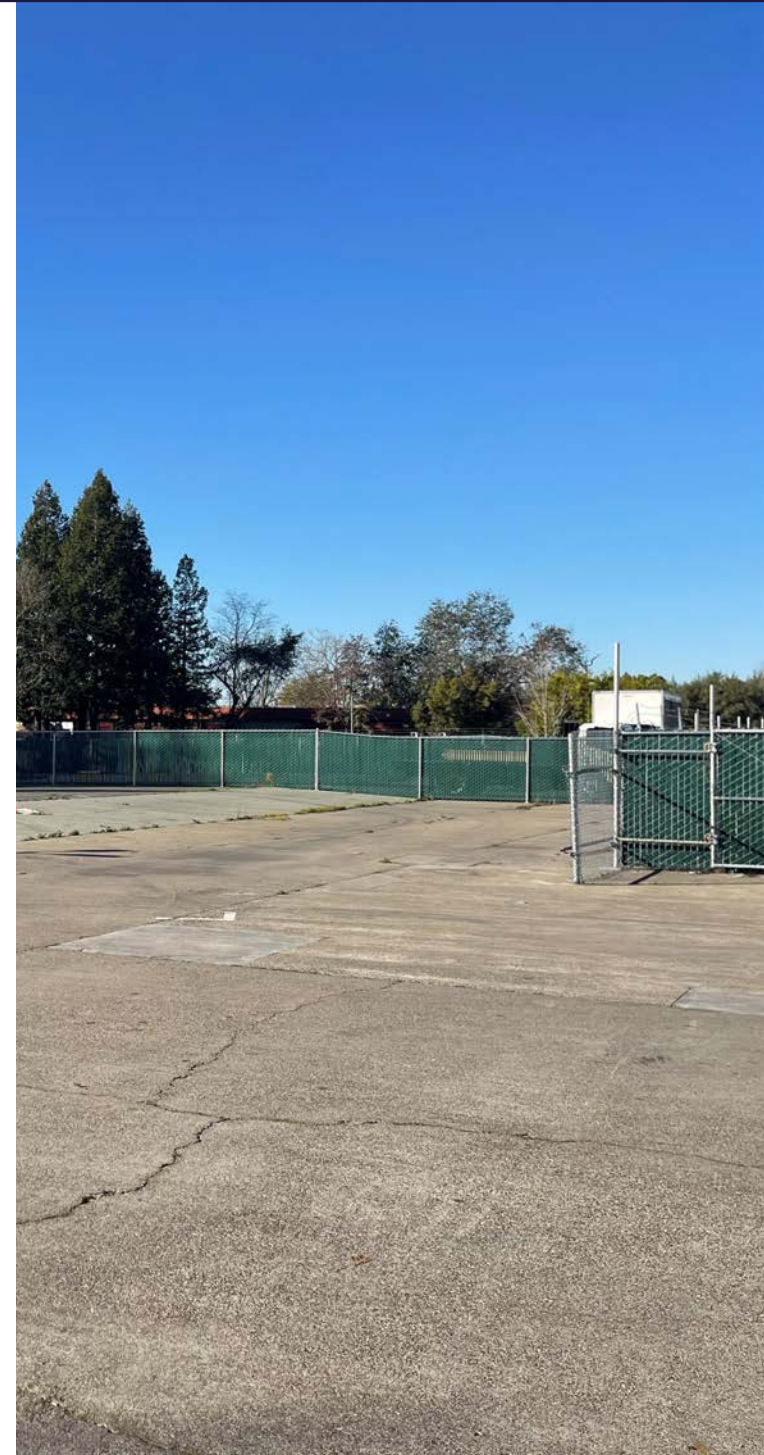
Fully
Sprinklered



200 AMP, 220 Volt
3-Phase Electric Service



LED & Skylights
Lighting



PROPERTY OVERVIEW

BUILDING INFORMATION

Address 210 Classic Court, Suite 190 | Rohnert Park, CA

Lease Rate \$1.25 PSF IG: Warehouse & Office
\$0.25 PSF IG: Yard

Warehouse Size **± 22,000 SF**
Including small office, ADA restroom and breakroom with kitchenette

Office Size **± 2,238 SF**
Private offices, break area and 2 restrooms

Yard Size **Up to ± 30,000 SF (Divisible)**
Fully paved, fenced & gated

Sprinklered Fully Fire Sprinklered

Number of Stories 1

Parking Ample parking

Zoning IL - Light Industrial

Lighting LED throughout & abundant skylights

Clear Height 20'

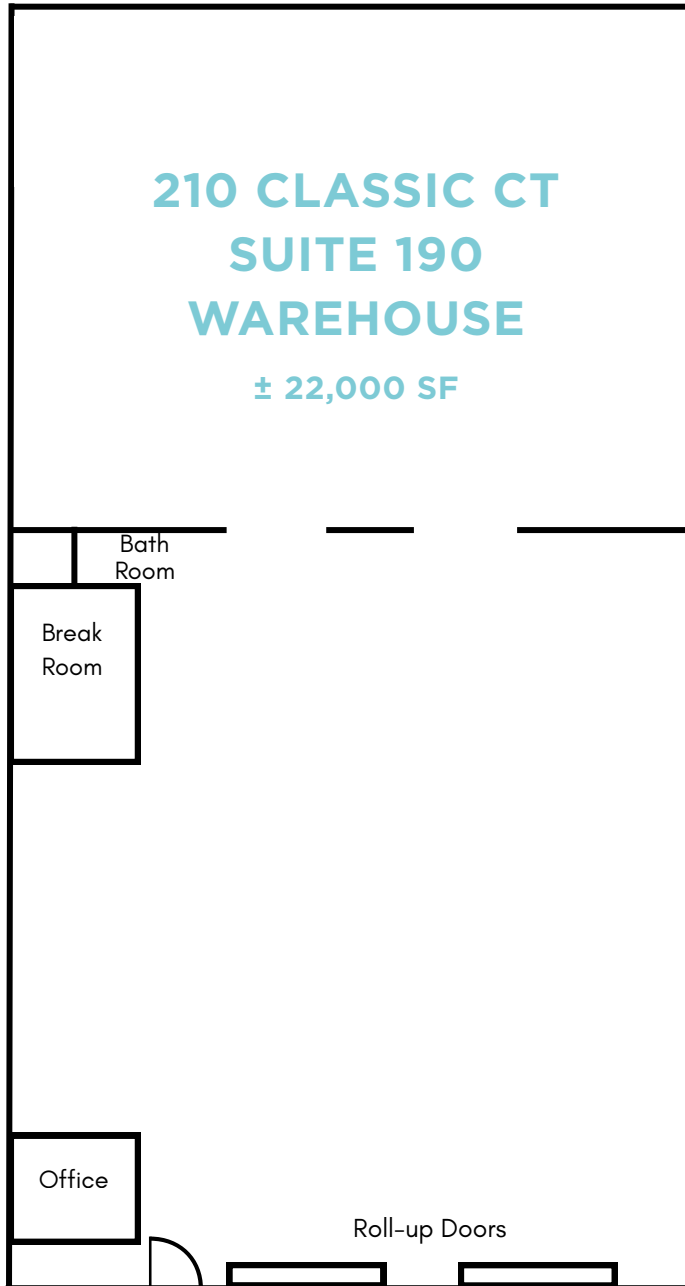
Roll-Up Doors 2 ground-level

Upgrades New Roof & ADA Restroom

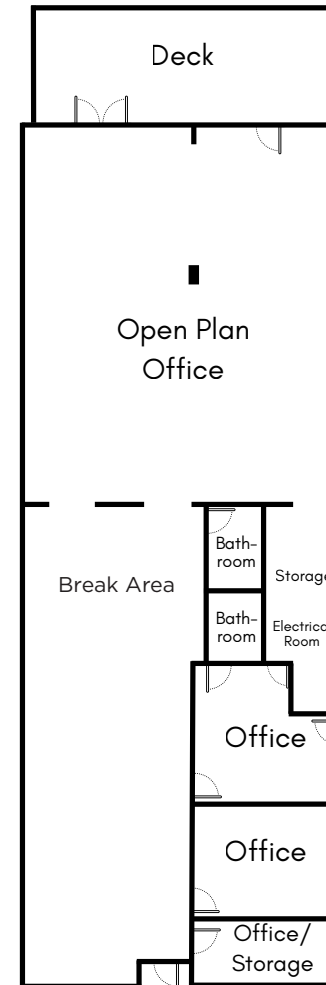
Access 24/7



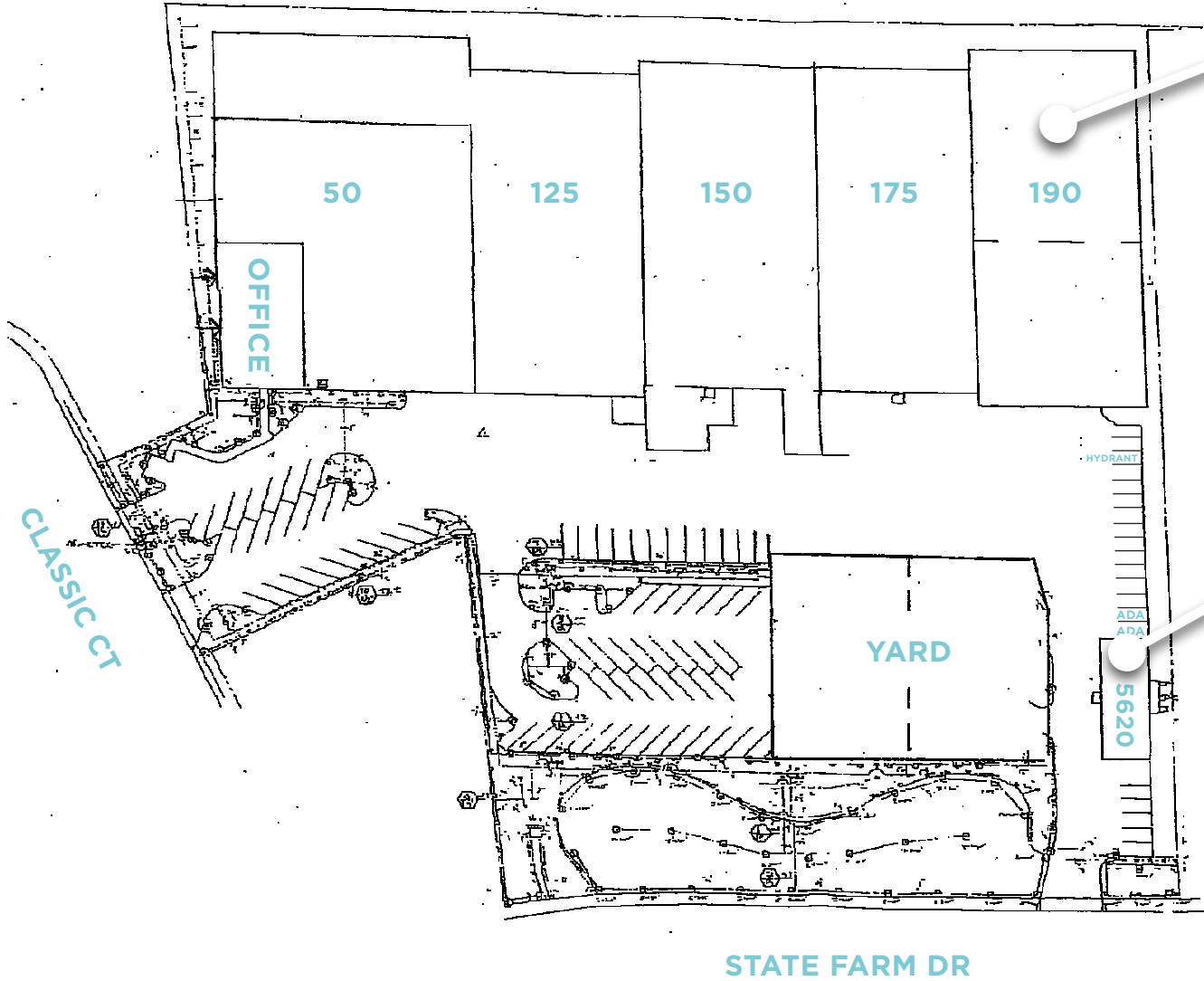
Office + Warehouse Floor Plans



**5620 STATE FARM DR
OFFICE**
± 2,127 SF



Site Plan



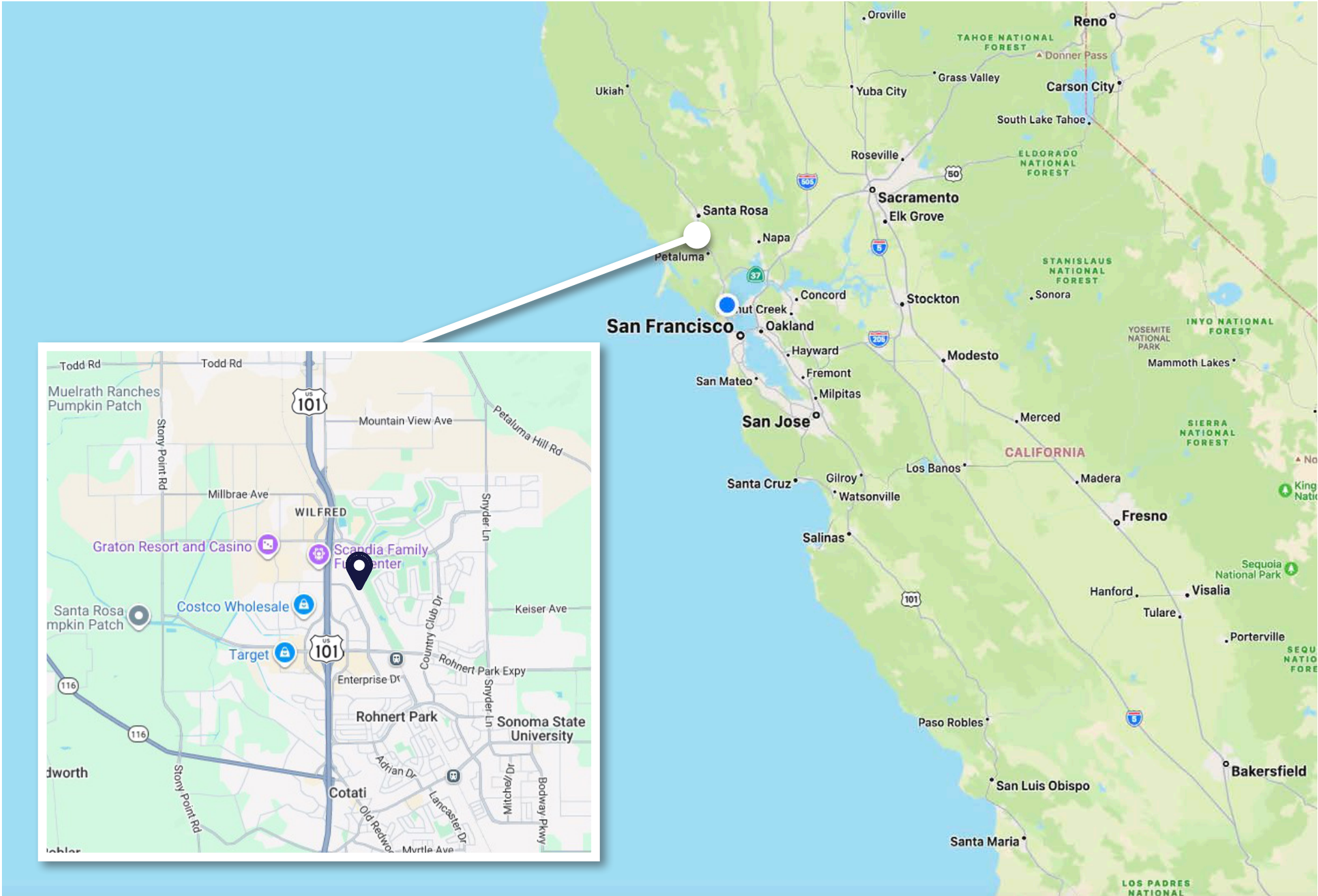


ROHNERT PARK

MARKET OVERVIEW

Rohnert Park offers a prime North Bay location with immediate access to U.S. Highway 101, ensuring fast north-south connectivity to Santa Rosa, Petaluma, Marin County, and San Francisco. The city also links easily to key east-west corridors serving Napa and the I-80 region. Its strategic position provides excellent proximity to major commercial and industrial hubs. Sonoma County Airport is just minutes away, with the Port of Oakland and San Francisco International Airport within convenient reach for broader regional and global distribution. SMART rail service enhances commuter and workforce access across the North Bay. With efficient transportation, strong industrial infrastructure, and competitive commercial real estate, Rohnert Park is a highly practical base for companies seeking reliable operations and growth in the North Bay.

ROHNERT PARK & REGIONAL MAP





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