



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

350 MORRIS STREET  
SEBASTOPOL, CA

**WAREHOUSE & OFFICE  
SPACES AVAILABLE**



Go beyond broker.

PRESENTED BY:

**BRIAN KEEGAN, PARTNER**  
LIC # 01809537 (707) 528-1400, EXT. 249  
[BKEEGAN@KEEGANCOPPIN.COM](mailto:BKEEGAN@KEEGANCOPPIN.COM)

**SUMMER JAGER, AGENT**  
LIC # 02222063 (707) 664-1400 EXT. 313  
[SJAGER@KEEGANCOPPIN.COM](mailto:SJAGER@KEEGANCOPPIN.COM)





# PROPERTY DETAILS



350 MORRIS STREET  
SEBASTOPOL, CA

## OFFICE SPACES FOR LEASE

### PROPERTY INFORMATION

#### HIGHLIGHTS

- Year Built: 1988
- Minutes away from downtown Sebastopol
- Professional setting
- Fire Sprinkler System
- No additional CAM or over base year expense pass through
- Available immediately

#### Parking

Unreserved on-site parking

#### Zoning

M - Industrial

#### LEASE TERMS

##### Rate

\$1.30 per sq ft Gross

##### Terms

Negotiable

AVAILABLE SPACE	DESCRIPTION
<b>Suite 350 A:</b> 1,864+/- sq ft	Multi level office suite with private offices, open areas, in-suite restroom, and storage areas. Ground floor window line provides excellent natural light.
<b>Suite 350 B:</b> 3,536+/- sq ft	Clear span warehouse space with approximately 16 ft. maximum clear height. Grade level roll-up door access with approximately 14 ft clearance. Three phase power distributed throughout warehouse area. Mezzanine storage area in warehouse. Suite 350 B includes an office area with 3 private offices.

\*Suites can be combined to a total of 5,400 sf.

#### PRESENTED BY:

BRIAN KEEGAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01809537 (707) 528-1400, EXT. 249  
BKEEGAN@KEEGANCOPPIN.COM

SUMMER JAGER, AGENT  
KEEGAN & COPPIN CO., INC.  
LIC #02222063 (707) 664-1400 EXT. 313  
SJAGER@KEEGANCOPPIN.COM



# AREA DESCRIPTION



350 MORRIS STREET  
SEBASTOPOL, CA

## OFFICE SPACES FOR LEASE

### DESCRIPTION OF AREA

Property is located adjacent to the Barlow district, just blocks from Highway 12. M-Industrial Zoning category provides areas for manufacturer, assembly, packaging, storage, as well as other general commercial uses that are compatible.

### NEARBY AMENITIES

The Barlow is a 12 acre outdoor market district featuring primary food and beverages. Tenants include Acre Pizza, Community Market, Crooked Goat Brewing, Fern Bar, Golden State Cider, Kosta Browne Winery, Red Bird Bakery, Sprit Works Distillery, and Wood Four Brewing.

### TRANSPORTATION ACCESS

- Immediate Access to Highway 101 & 116
- Sonoma County Transit, local and inter-city service



#### PRESENTED BY:

BRIAN KEEGAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01809537 (707) 528-1400, EXT. 249  
BKEEGAN@KEEGANCOPPIN.COM

SUMMER JAGER, AGENT  
KEEGAN & COPPIN CO., INC.  
LIC #02222063 (707) 664-1400 EXT. 313  
SJAGER@KEEGANCOPPIN.COM

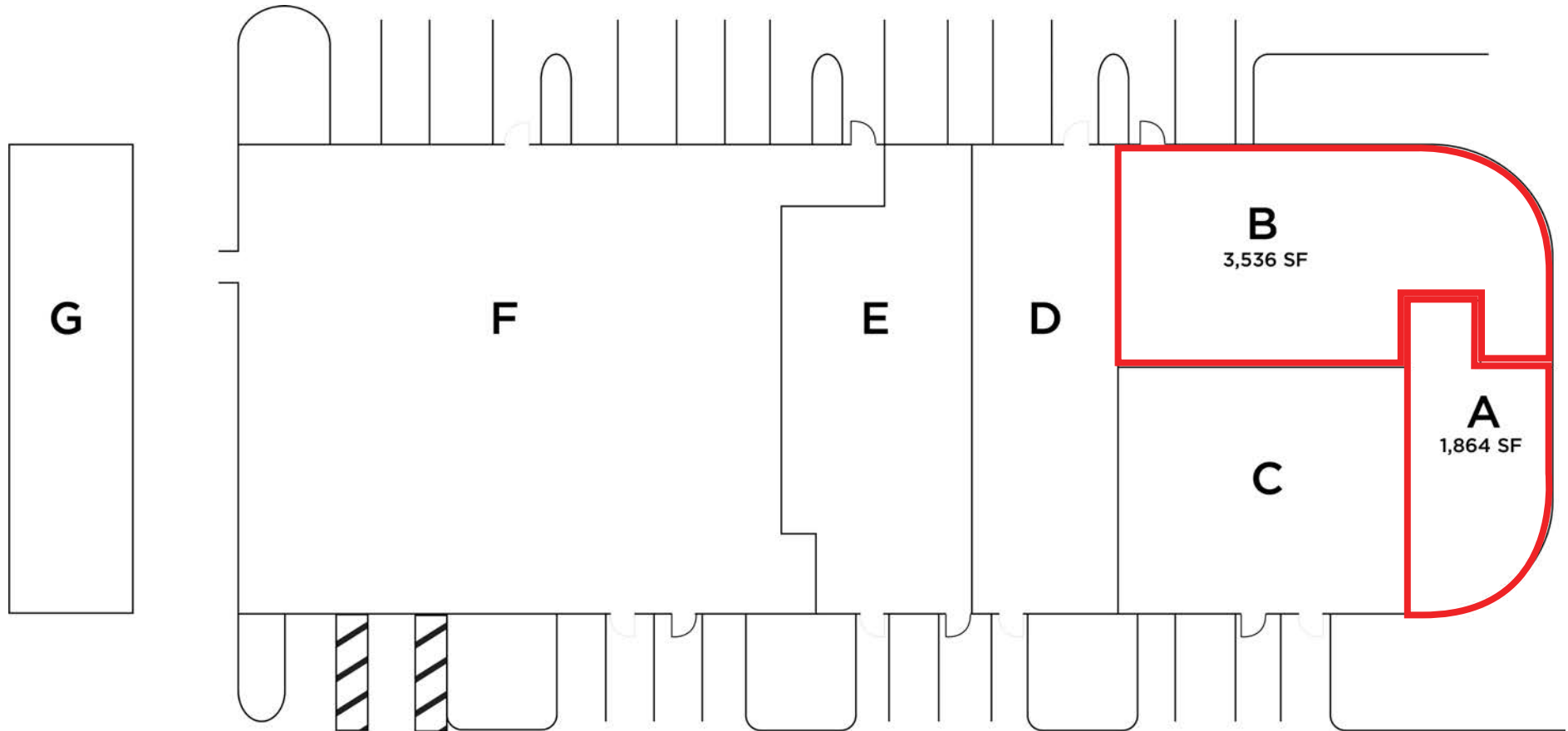


# SITE PLAN



350 MORRIS STREET  
SEBASTOPOL, CA

OFFICE SPACES  
FOR LEASE



## PRESENTED BY:

BRIAN KEEGAN, PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC # 01809537 (707) 528-1400, EXT. 249  
BKEEGAN@KEEGANCOPPIN.COM

SUMMER JAGER, AGENT  
KEEGAN & COPPIN CO., INC.  
LIC #02222063 (707) 664-1400 EXT. 313  
SJAGER@KEEGANCOPPIN.COM

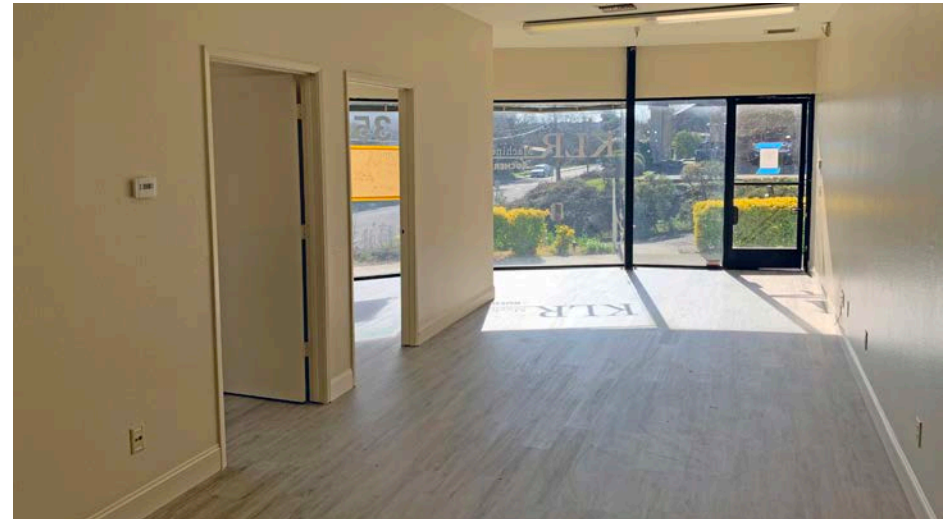


## PROPERTY PHOTOS



350 MORRIS STREET  
SEBASTOPOL, CA

**OFFICE SPACES  
FOR LEASE**



**PRESENTED BY:**

**BRIAN KEEGAN, PARTNER**  
**KEEGAN & COPPIN CO., INC.**  
LIC # 01809537 (707) 528-1400, EXT. 249  
BKEEGAN@KEEGANCOPPIN.COM

**SUMMER JAGER, AGENT**  
**KEEGAN & COPPIN CO., INC.**  
LIC #02222063 (707) 664-1400 EXT. 313  
SJAGER@KEEGANCOPPIN.COM





## PROPERTY PHOTOS



350 MORRIS STREET  
SEBASTOPOL, CA

**OFFICE SPACES  
FOR LEASE**



**PRESENTED BY:**

**BRIAN KEEGAN, PARTNER**  
**KEEGAN & COPPIN CO., INC.**  
LIC # 01809537 (707) 528-1400, EXT. 249  
BKEEGAN@KEEGANCOPPIN.COM

**SUMMER JAGER, AGENT**  
**KEEGAN & COPPIN CO., INC.**  
LIC #02222063 (707) 664-1400 EXT. 313  
SJAGER@KEEGANCOPPIN.COM





## PROPERTY PHOTOS



350 MORRIS STREET  
SEBASTOPOL, CA

**OFFICE SPACES  
FOR LEASE**



**PRESENTED BY:**

**BRIAN KEEGAN, PARTNER**  
**KEEGAN & COPPIN CO., INC.**  
LIC # 01809537 (707) 528-1400, EXT. 249  
BKEEGAN@KEEGANCOPPIN.COM

**SUMMER JAGER, AGENT**  
**KEEGAN & COPPIN CO., INC.**  
LIC #02222063 (707) 664-1400 EXT. 313  
SJAGER@KEEGANCOPPIN.COM





## LOCATION MAP



350 MORRIS STREET  
SEBASTOPOL, CA

**OFFICE SPACES  
FOR LEASE**



Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(707) 528-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

**BRIAN KEEGAN, PARTNER**  
LIC # 01809537 (707) 528-1400, EXT. 249  
[BKEEGAN@KEEGANCOPPIN.COM](mailto:BKEEGAN@KEEGANCOPPIN.COM)

**SUMMER JAGER, AGENT**  
LIC # 02222063 (707) 664-1400 EXT. 313  
[SJAGER@KEEGANCOPPIN.COM](mailto:SJAGER@KEEGANCOPPIN.COM)