



**Keegan & Coppin**  
COMPANY, INC.

SALE/LEASE

2815 DUKE COURT  
SANTA ROSA, CA

**OFFICE/WAREHOUSE BUILDING  
AVAILABLE**

**MAJOR PRICE REDUCTION**



Go beyond broker.

REPRESENTED BY:

**SHAWN JOHNSON**  
MANAGING PARTNER / SIOR  
LIC # 00835502 (707) 528-1400, EXT 238  
[SJOHNSON@KEEGANCOPPIN.COM](mailto:SJOHNSON@KEEGANCOPPIN.COM)





**Keegan & Coppin**  
COMPANY, INC.



2815 DUKE COURT  
SANTA ROSA, CA

**OFFICE/  
WAREHOUSE  
BUILDING FOR  
SALE OR LEASE**

## PROPERTY DETAILS

### PROPERTY HIGHLIGHTS

- Approximately 18,686 Sq. Ft.
  - **Ground Floor Office:** 3,012+/- SF
  - **Second Floor Office:** 2,762+/- SF
  - **Second Floor Walkway, Stairway & Mezzanine:** 1,198+/- SF
  - **Warehouse:** 11,714+/- sf
- Six (6) 16' Roll-Up Doors
- High Cube Storage with 24' Clear-Height
- Insulated and air conditioned warehouse

#### LEASE TERMS

##### Rate

\$1.30 per sq ft Industrial Gross

#### SALE TERMS

~~\$3,850,000 | \$206/psf~~

**\$3,494,000 | \$187/psf**

### DESCRIPTION OF PREMISES

Office and warehouse space with high-quality tenant improvements. Highest end finishes throughout. Operable windows. The building is currently a single tenant build-out but is designed for multi-tenant use.

#### Parking

34 On-Site Parking Spots

#### Zoning

IL - Light Industrial

#### Rentable Space

18,686+/- sf

#### Power

1,200 Amp, 3 Phase



**REPRESENTED BY:** SHAWN JOHNSON, MANAGING PARTNER / SIOR  
KEEGAN & COPPIN CO., INC.  
LIC # 00835502 (707) 528-1400, EXT 238  
SJOHNSON@KEEGANCOPPIN.COM

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.





**Keegan & Coppin**  
COMPANY, INC.



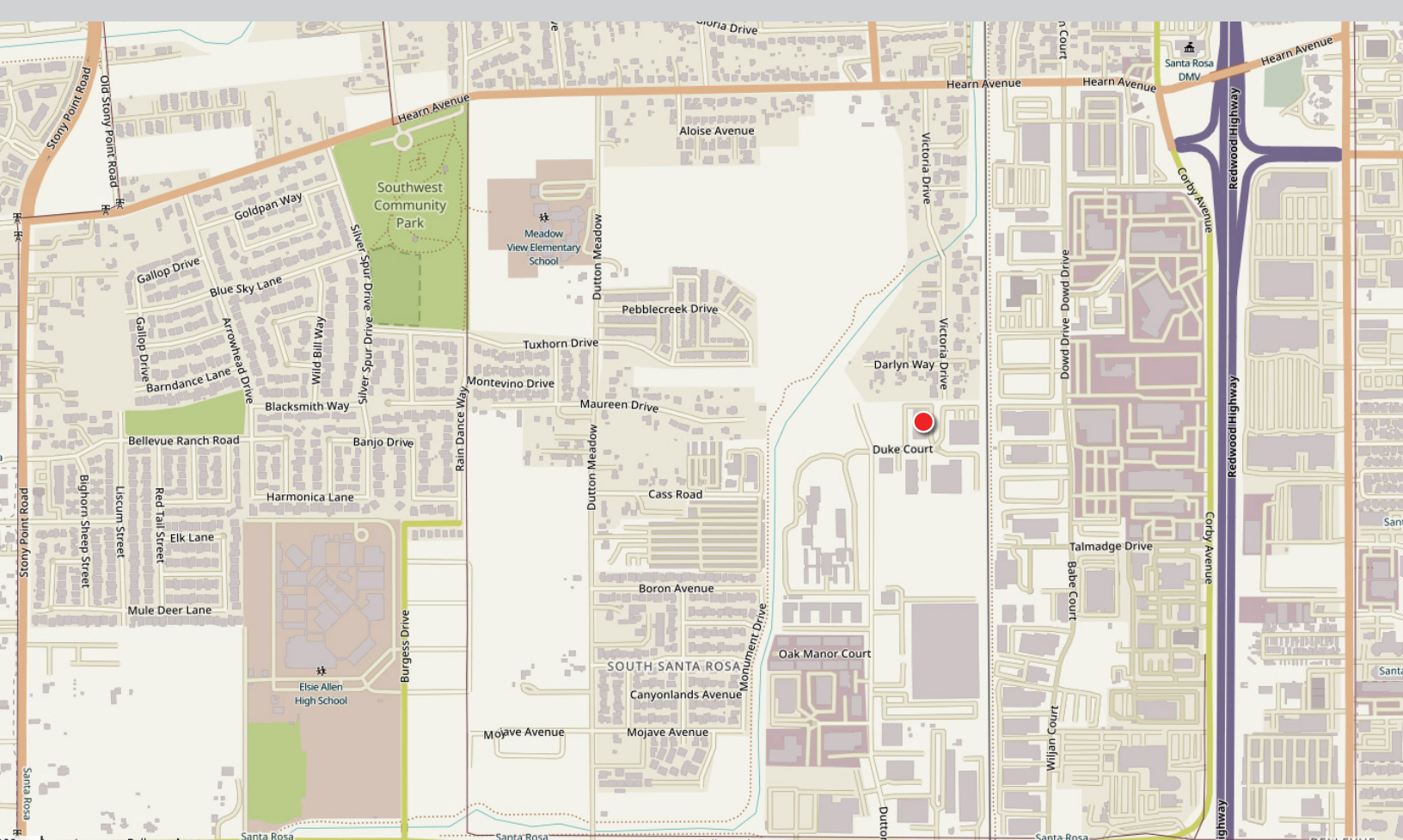
2815 DUKE COURT  
SANTA ROSA, CA

**OFFICE/  
WAREHOUSE  
BUILDING FOR  
SALE OR LEASE**

## AREA DESCRIPTION

### DESCRIPTION OF AREA

The property is located behind the Corby Auto Row and provides ready access to U.S. 101 via Hearn Avenue or Todd Road. Other businesses in the area include: Pace Supply, Shakley Bros., Canine Companions, American Storage, Wright Contracting, G&C Auto, and DaDa's Delicatessen.



**REPRESENTED BY:** SHAWN JOHNSON, MANAGING PARTNER / SIOR  
KEEGAN & COPPIN CO., INC.  
LIC # 00835502 (707) 528-1400, EXT 238  
SJOHNSON@KEEGANCOPPIN.COM

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.



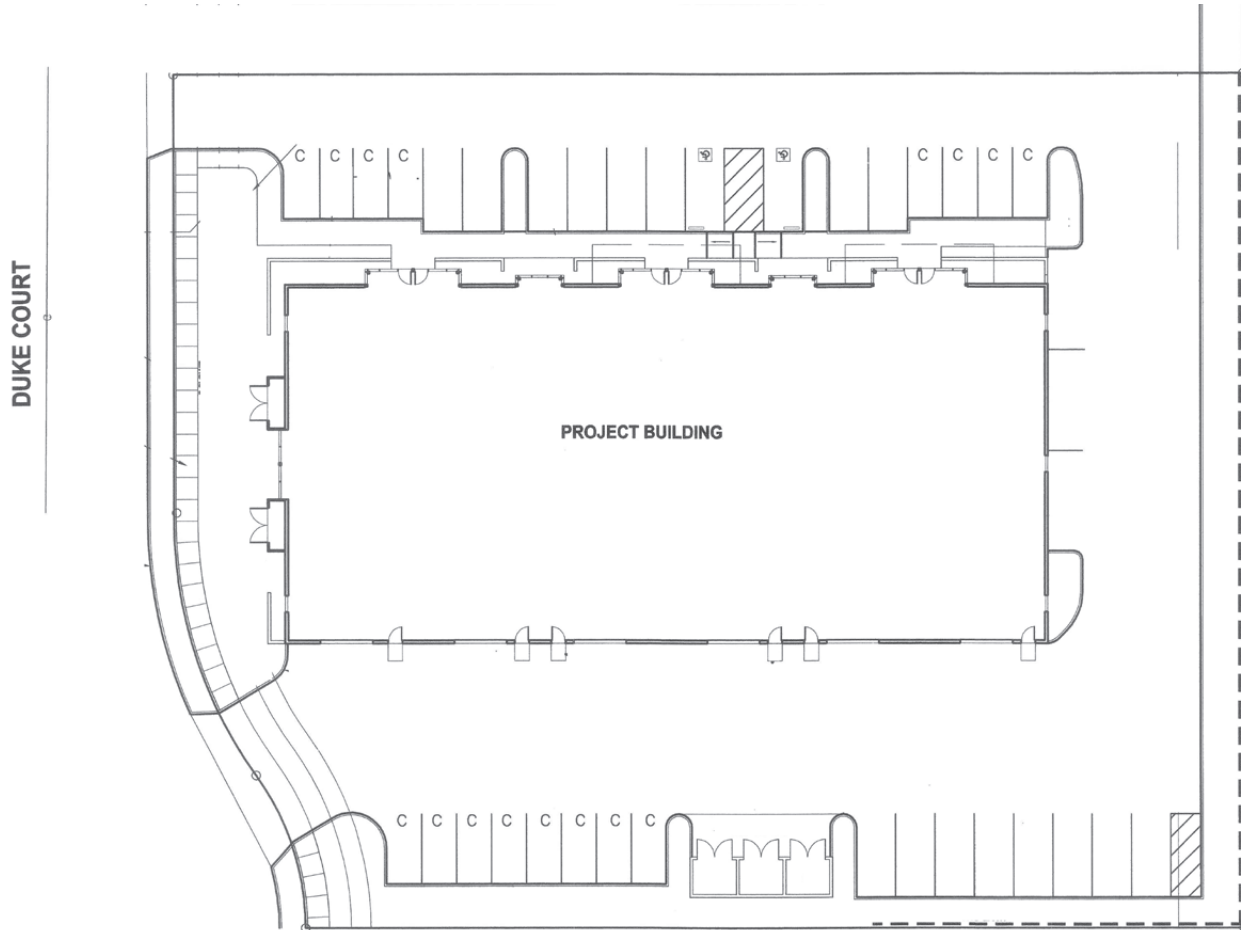
**Keegan & Coppin**  
COMPANY, INC.



2815 DUKE COURT  
SANTA ROSA, CA

**OFFICE/  
WAREHOUSE  
BUILDING FOR  
SALE OR LEASE**

## SITE PLAN



**REPRESENTED BY:** SHAWN JOHNSON, MANAGING PARTNER / SIOR  
KEEGAN & COPPIN CO., INC.  
LIC # 00835502 (707) 528-1400, EXT 238  
SJOHNSON@KEEGANCOPPIN.COM

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.



**Keegan & Coppin**  
COMPANY, INC.



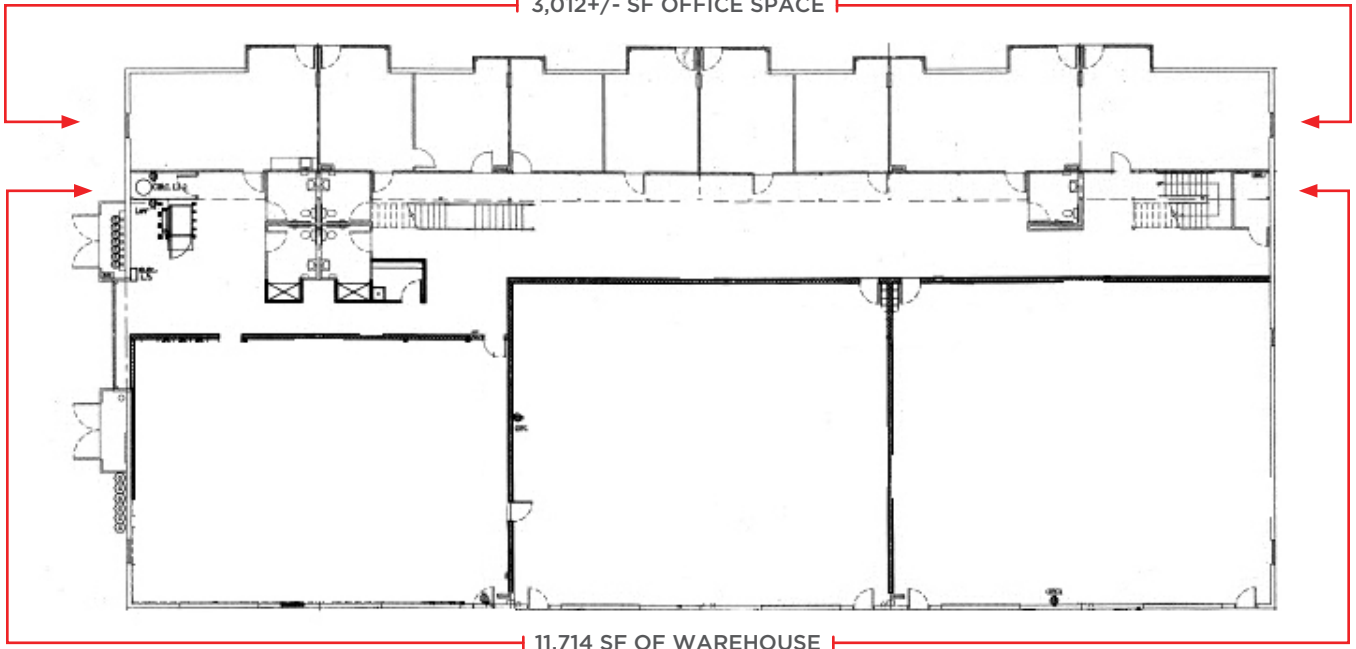
2815 DUKE COURT  
SANTA ROSA, CA

**OFFICE/  
WAREHOUSE  
BUILDING FOR  
SALE OR LEASE**

## FLOOR PLANS

### FIRST FLOOR

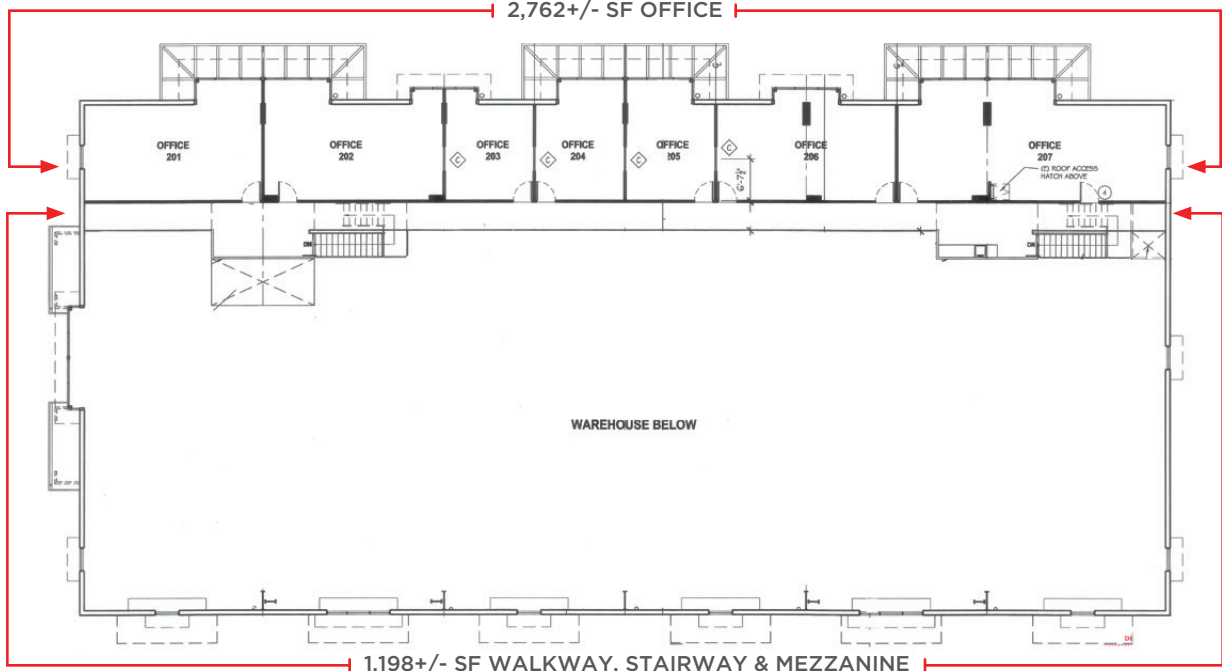
3,012+/- SF OFFICE SPACE



11,714 SF OF WAREHOUSE

### SECOND FLOOR

2,762+/- SF OFFICE



WAREHOUSE BELOW

1,198+/- SF WALKWAY, STAIRWAY & MEZZANINE

**REPRESENTED BY:** SHAWN JOHNSON, MANAGING PARTNER / SIOR  
KEEGAN & COPPIN CO., INC.  
LIC # 00835502 (707) 528-1400, EXT 238  
SJOHNSON@KEEGANCOPPIN.COM

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.





**Keegan & Coppin**  
COMPANY, INC.



2815 DUKE COURT  
SANTA ROSA, CA

**OFFICE/  
WAREHOUSE  
BUILDING FOR  
SALE OR LEASE**

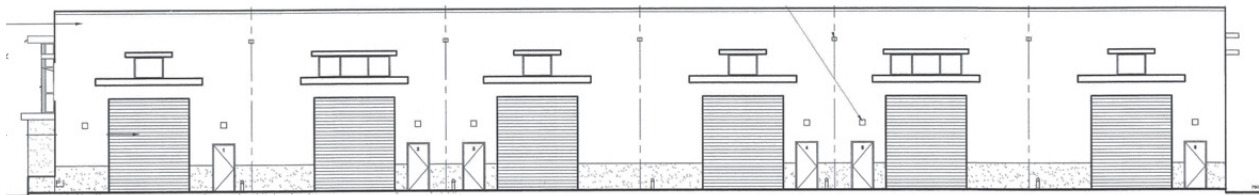
## ELEVATIONS



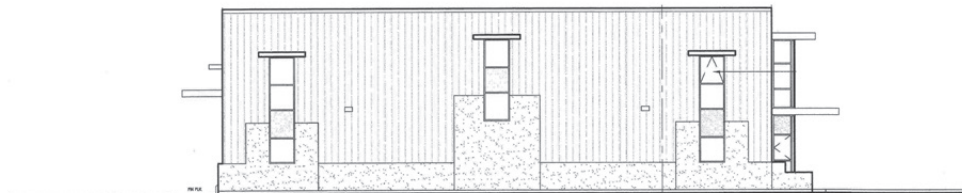
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

**REPRESENTED BY:** SHAWN JOHNSON, MANAGING PARTNER / SIOR  
KEEGAN & COPPIN CO., INC.  
LIC # 00835502 (707) 528-1400, EXT 238  
SJOHNSON@KEEGANCOPPIN.COM

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.





**Keegan & Coppin**  
COMPANY, INC.



2815 DUKE COURT  
SANTA ROSA, CA

**OFFICE/  
WAREHOUSE  
BUILDING FOR  
SALE OR LEASE**

## VICINITY MAP



Keegan & Coppin Co., Inc.  
1355 N Dutton Ave., Suite 100  
Santa Rosa, CA 95401  
keegancoppin.com  
P: (707) 528-1400

REPRESENTED BY:

**SHAWN JOHNSON**  
**MANAGING PARTNER / SIOR**  
LIC # 00835502 (707) 528-1400, EXT 238  
**SJOHNSON@KEEGANCOPPIN.COM**