



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

960 HOPPER AVENUE  
SANTA ROSA, CA

**FLEX WAREHOUSE/  
COMMERCIAL SERVICES SPACE  
IN DIVIDEND BUSINESS PARK**



Go beyond broker.

PRESENTED BY:

**ERLINA O. D'ARGENZIO, SREA**  
LIC # 01985519 (707) 528-1400 EXT 241 CELL: (707) 483-4783  
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## PROPERTY SUMMARY

- 3,450+/- sf Conditioned warehouse with 12' ft tall roll-up
- Close Proximity to Food and Transportation Services
- Easy Access to Highway 101 off Hopper Avenue
- Traffic Count at 20,000+/- Cars/Day
- Zoned 'IL' (Light Industrial)
- Signage and Abundant Parking On Site
- Nightly Security Patrol service included
- Truck loading access area

## LEASE RATE

**\$1.25 PSFT INDUSTRIAL GROSS**

(Plus common use of all utilities of trash, water, sewer, & exterior lighting)

## PARKING

Abundant On-Site

2.5 Acres with On-site Parking

## IDEAL USES

'IL' Zone uses, can include related commercial services, office, and light production areas.

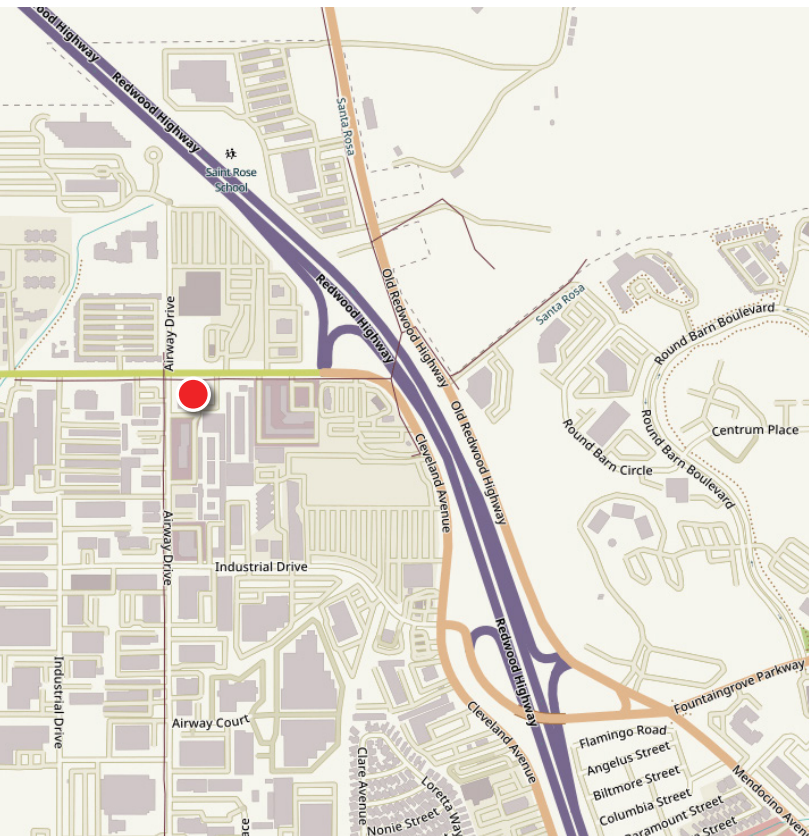
## DESCRIPTION OF PREMISES - FEATURES

3,450+/- sf of showroom/office & light manufacturing space with 10'x12' roll-up door. Contemporary property with modern architecture includes a showroom space, large open space layout, good natural light with 2 skylights, air conditioning, one 12'x16' office/private room, one bathroom, and large parking lot. Signage is available on monument sign fronting Hopper & Airway Drive.

Space is adaptable for many uses, Commercial Services that include warehouse, light assembly and bulk retail uses.

## DESCRIPTION OF LOCATION - AREA

Dividend Business Park is a safe, well lighted area, provided easy access to Highway 101 off southbound Hopper Avenue exit or from south on Airway Drive. Surrounding businesses include: Kohl's Department Store, Taco Bell, Applebee's, Starbucks, and several hotels. Compatible neighboring uses include: Firebrand Safety Services, Coit, Custom Home Builder, Jason Krist Electric, & Vitalant.



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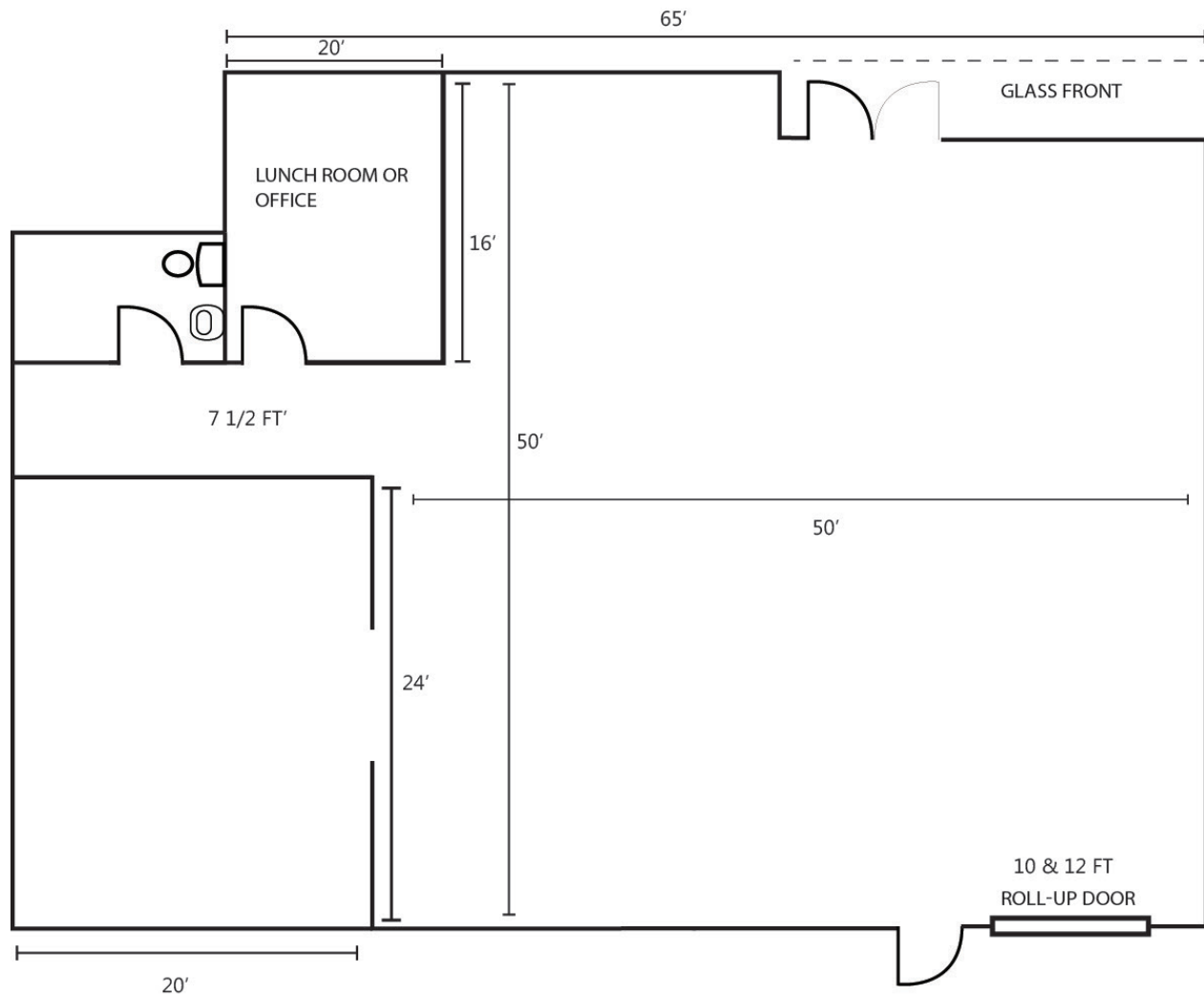
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**FLOOR PLAN  
SUITE 960**



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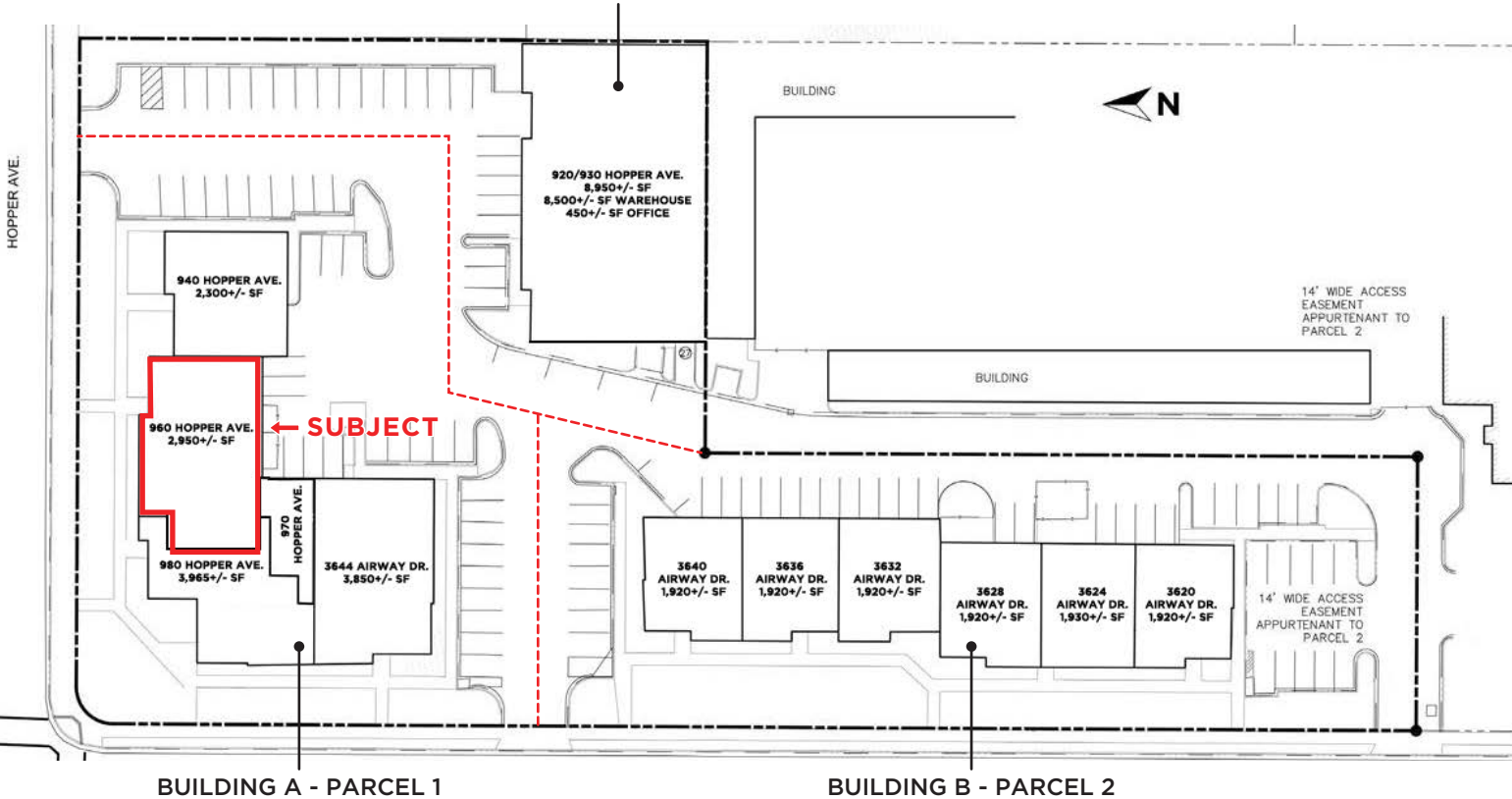


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# DIVIDEND BUSINESS PARK SITE PLAN

BUILDING C - PARCEL 3



BUILDING A - PARCEL 1

BUILDING B - PARCEL 2

BLDGS A & C	TENANT
Bldg C - 920/930 Hopper Ave	Blood Bank/Vitalant
940 Hopper Ave	UCFW Office
<b>960 Hopper Ave</b>	<b>3,450 SF Available</b>
970 Hopper Ave	Professional Services
980 Hopper Ave	Permit Services
<b>3644 Airway Dr</b>	<b>3,850 SF Available</b>

BLDG B	TENANT
3640 Airway Dr	Lab.
3636 Airway Dr	COIT
3632 Airway Dr	Airway Carretero Construction
3628 Airway Dr	Fire Brand Systems
3624 Airway Dr	Krist Electric
3620 Airway Dr	T.O.R.

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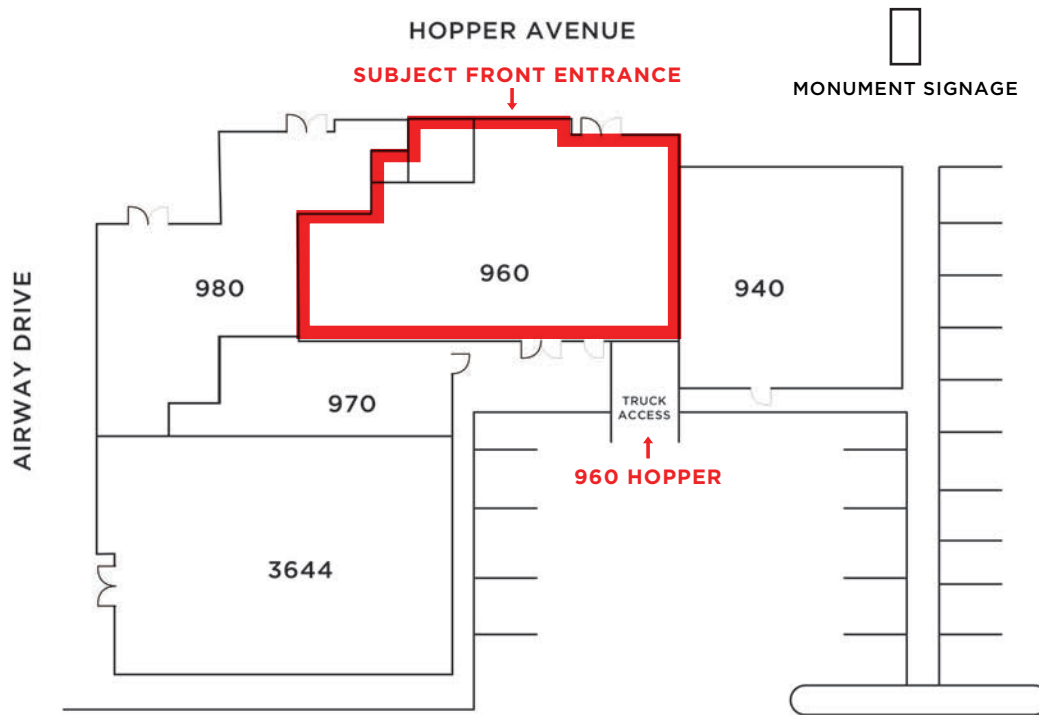
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# DIVIDEND BUSINESS PARK SITE PLAN - BUILDINGS A & C



BLDGS A & C	TENANT
Bldg C - 920/930 Hopper Ave	Blood Bank/Vitalant
940 Hopper Ave	UCFW Office
<b>960 Hopper Ave</b>	<b>3,450 SF AVAILABLE</b>
970 Hopper Ave	Professional Services
980 Hopper Ave	Permit Services
<b>3644 Airway Dr</b>	<b>3,800 SF AVAILABLE</b>

BLDG B	TENANT
3640 Airway Dr	Lab.
3636 Airway Dr	COIT
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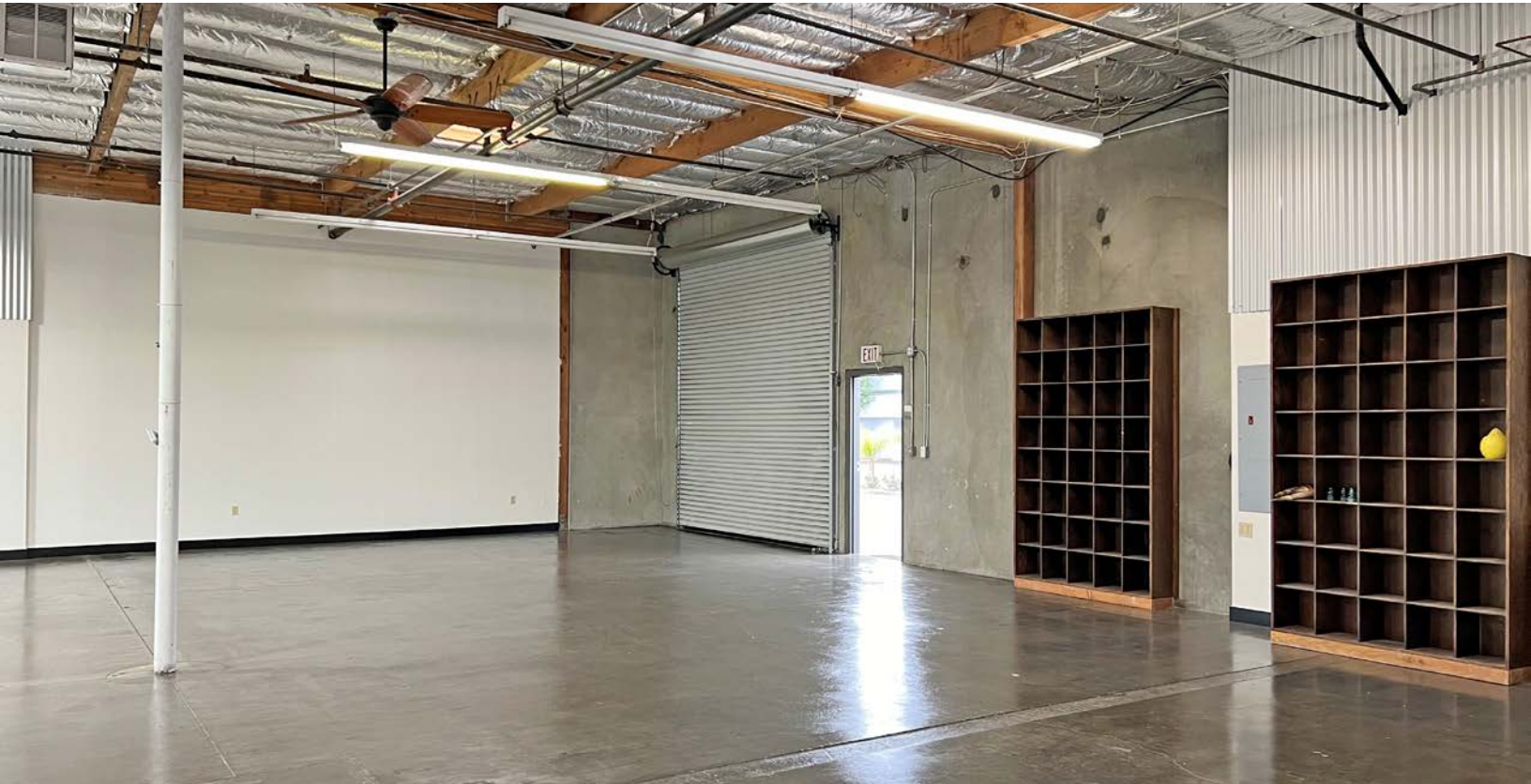


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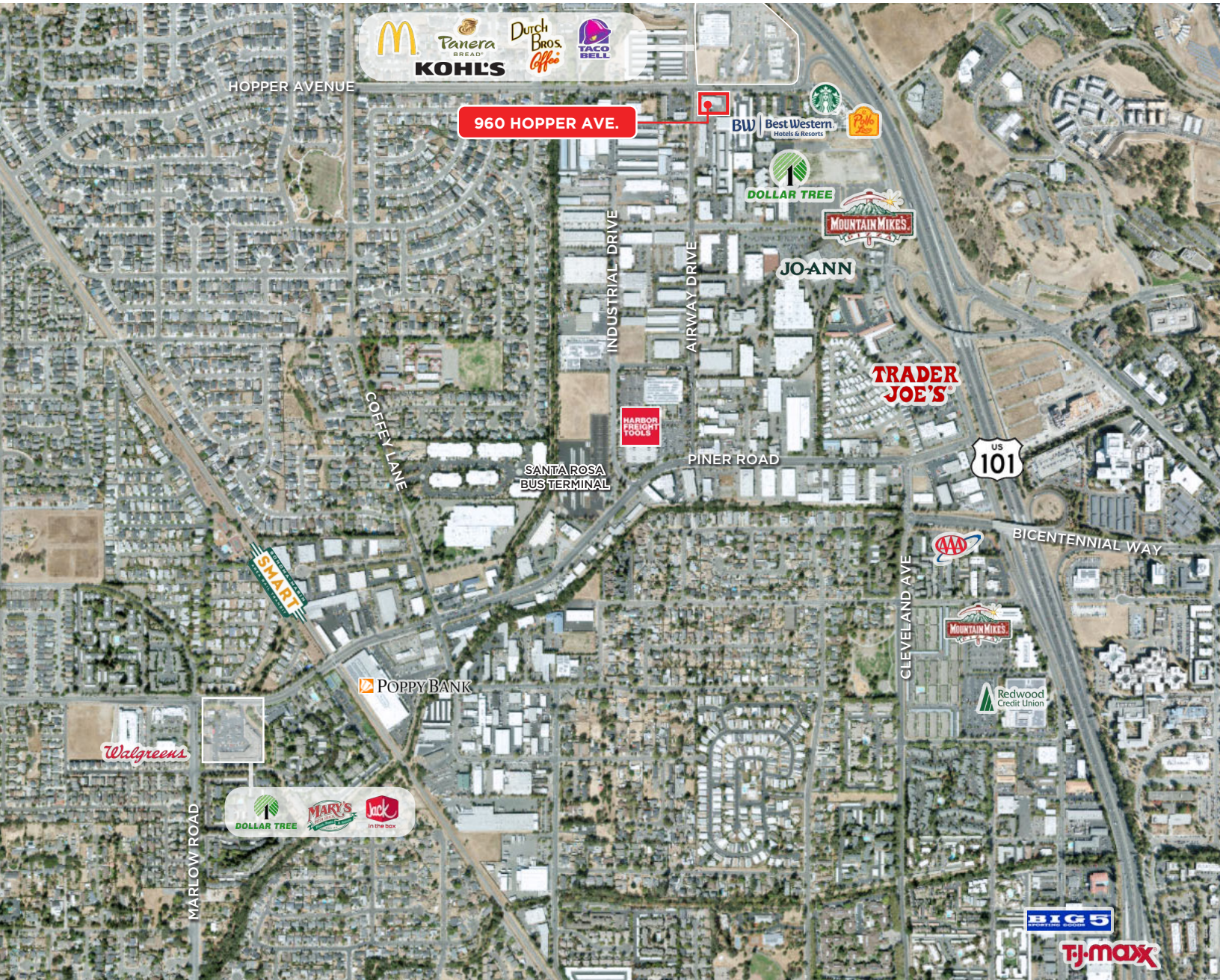
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## VICINITY MAP



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