



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

3161 COFFEY LANE  
SANTA ROSA, CA

**WAREHOUSE/OFFICE FLEX SPACE**



IN HOUSE INSTALL

PERMITS

Go beyond broker.

PRESENTED BY:

**PETER BRICEÑO, SENIOR RE ADVISOR**  
LIC # 01885655 (707) 528-1400, EXT 255  
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# PROPERTY DETAILS



3161 COFFEY LANE  
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## PROPERTY INFORMATION

### HIGHLIGHTS

- 2,980+/- sf of flex space
- 2,165 sf warehouse with 815 sf of office/breakroom
- 16ft ceilings in warehouse with power roll-up door
- T8 Lighting in Warehouse
- Excellent Visibility on Coffey Lane
- Zoning - IL (Light Industrial)
- Close proximity to shopping and access to HWY 101

### LEASE TERMS

#### Rate

\$1.30/SF IG (Industrial Gross)

## DESCRIPTION OF PREMISES

High visibility office plus warehouse in the heart of Piner Road/Coffey Lane's best industrial area. Great location for signage and easy access for busy distribution business or any business requiring warehouse space.

With IL (Light Industrial) zoning, this property offers diverse opportunities for businesses in an industrial setting. Its strategic location near shopping amenities and swift access to HWY 101 ensures seamless connectivity for logistical operations and customer access. In essence, it's an ideal choice for businesses in search of a well-located, adaptable space with modern amenities to flourish in the industrial sector.

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# AREA DESCRIPTION



3161 COFFEY LANE  
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## DESCRIPTION OF AREA

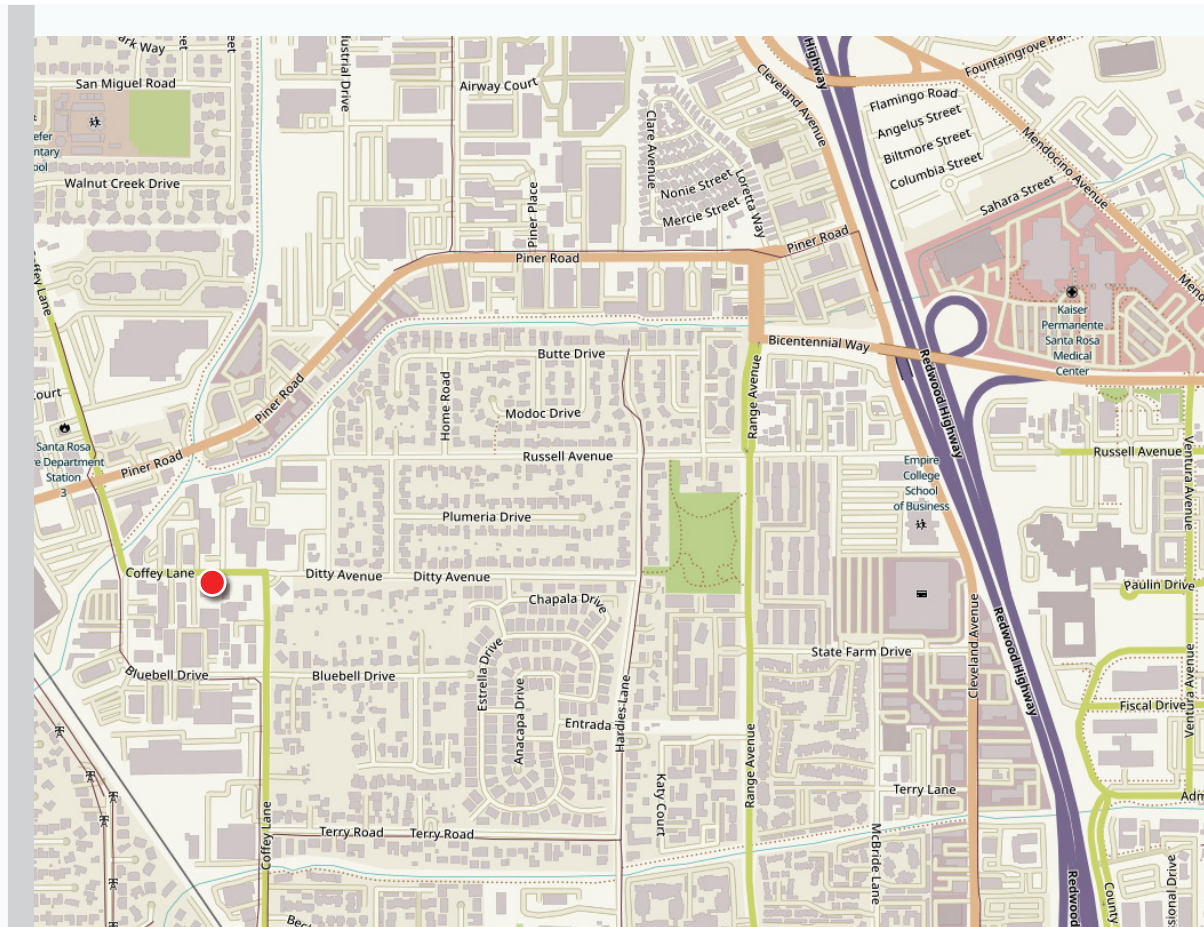
Santa Rosa truly fosters an entrepreneurial spirit, providing a supportive environment for startups and small businesses to thrive. The city's encouragement of innovation and creativity attracts aspiring entrepreneurs seeking opportunities to bring their ideas to life. Additionally, businesses in Santa Rosa prioritize community support, often sourcing products locally, engaging in community events, and collaborating with one another to bolster the local economy. This commitment to the community not only strengthens local businesses but also fosters a sense of connection and solidarity among residents.

## NEARBY AMENITIES

- Community Services: Amenities such as libraries, community centers, post offices, and public transportation services are available to serve the needs of the community
- Hiking, picnicking, fishing, and other outdoor activities

## TRANSPORTATION ACCESS

- Easy access to major roadways such as Highway 12 and Highway 101, facilitating travel to nearby cities like Sebastopol, Petaluma, and Sonoma, as well as the broader San Francisco Bay Area
- Sonoma County Transit (SCT) bus routes, with nearby stops providing connections to destinations throughout Santa Rosa and the wider county



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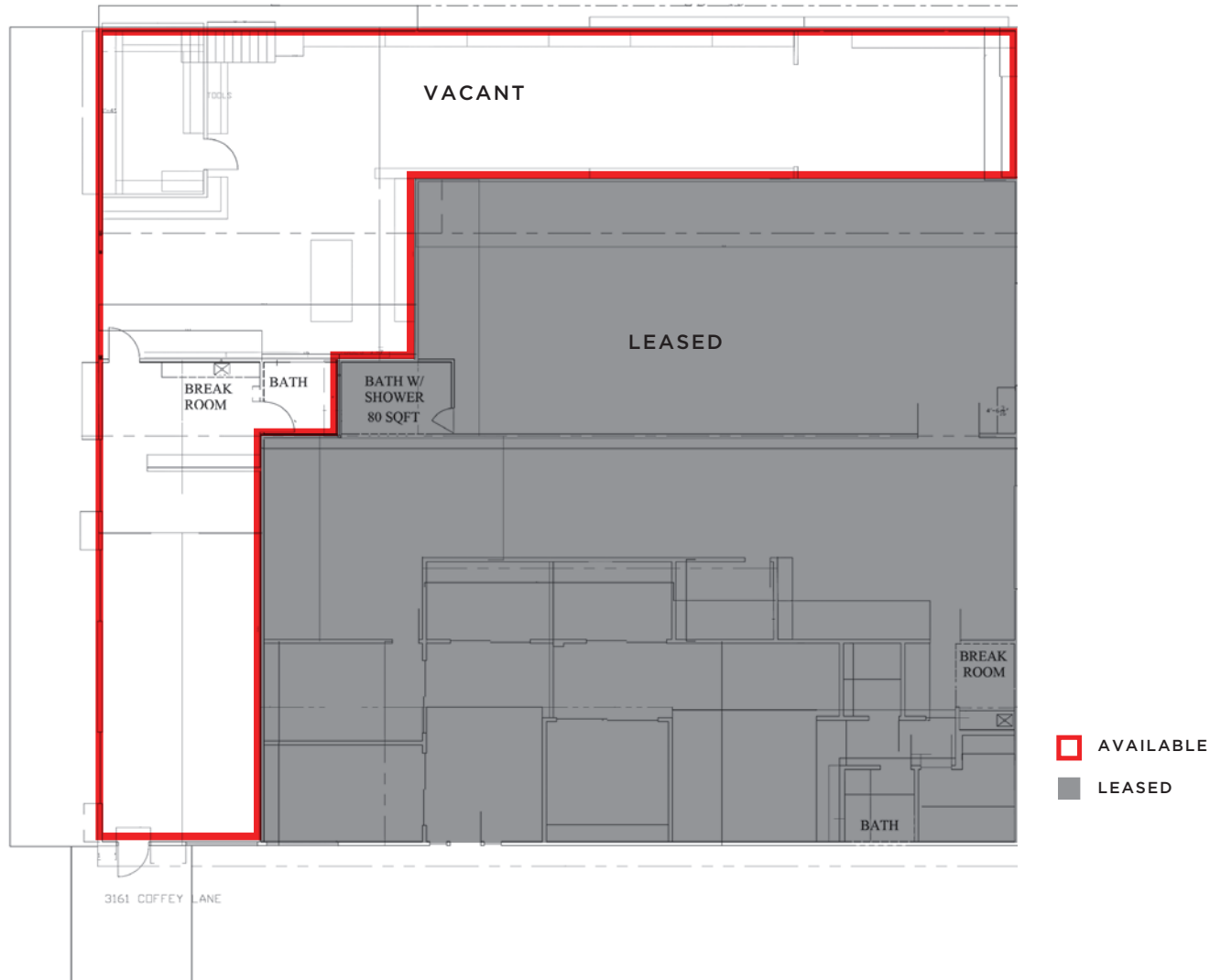


# FLOOR PLAN



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# PROPERTY PHOTOS



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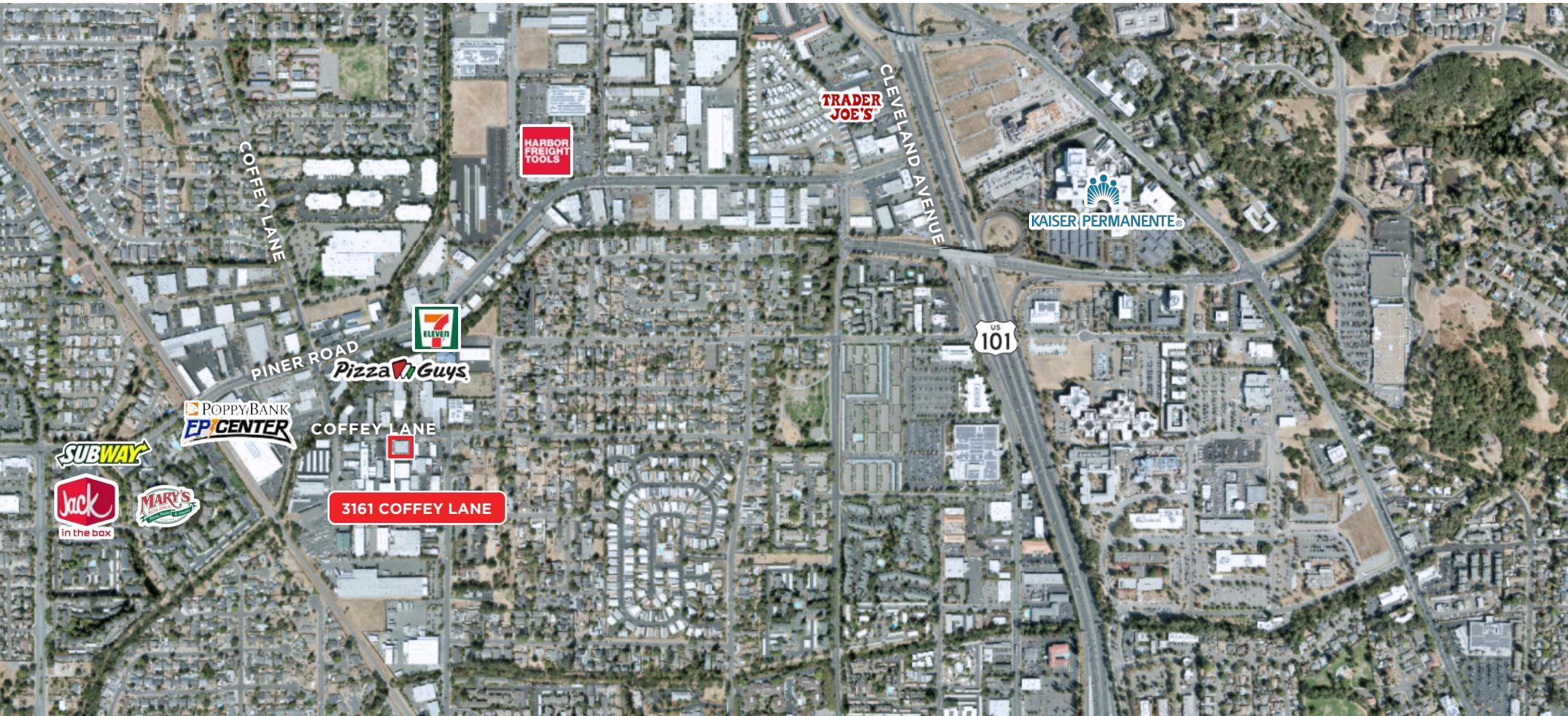


# LOCATION MAP



3161 COFFEY LANE  
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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.

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