



Keegan & Coppin
COMPANY, INC.

FOR SALE

3321 INDUSTRIAL DRIVE
SANTA ROSA, CA

FREESTANDING INDUSTRIAL BUILDING
WITH DOCK & FENCED YARD



Go beyond broker.

PRESENTED BY:

PETER BRICEÑO, SENIOR RE ADVISOR
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EXECUTIVE SUMMARY



3321 INDUSTRIAL DRIVE
SANTA ROSA, CA

**FREESTANDING
INDUSTRIAL BUILDING
FOR SALE**

Excellent industrial building including approximately 1,825 sf of air conditioned office and 13,175 sf of warehouse with space heaters. Fully sprinklered. Includes 400 A, 120/208 V, 3-phase electrical service (according to Mike of O'Rourke Electrical Service), with 4 diameter in-ground conduit (for expansion of voltage lines in). Transformer in front of property line. 14' to 16' clear height, heavy warehouse lighting, dock-high and grade-level truck access.

- 15,000+/- sf including approximately 1,825+/- sf Office with HVAC; 13,175+/- sf Warehouse with space heaters
- Approximately 7,000 sf enclosed yard
- 400 A 120/208 V, 3-phase electrical service
- Total roof replacement completed in October 2024
- Dock high and grade level truck doors
- Fully sprinklered
- 14' - 16' Clear Height
- Excellent Industrial area with easy access to freeways - all directions
- Possible bulk retail or winery uses allowable



PRICE REDUCED!

NEW Sale Price	\$2,865,000
Price PSF	\$191

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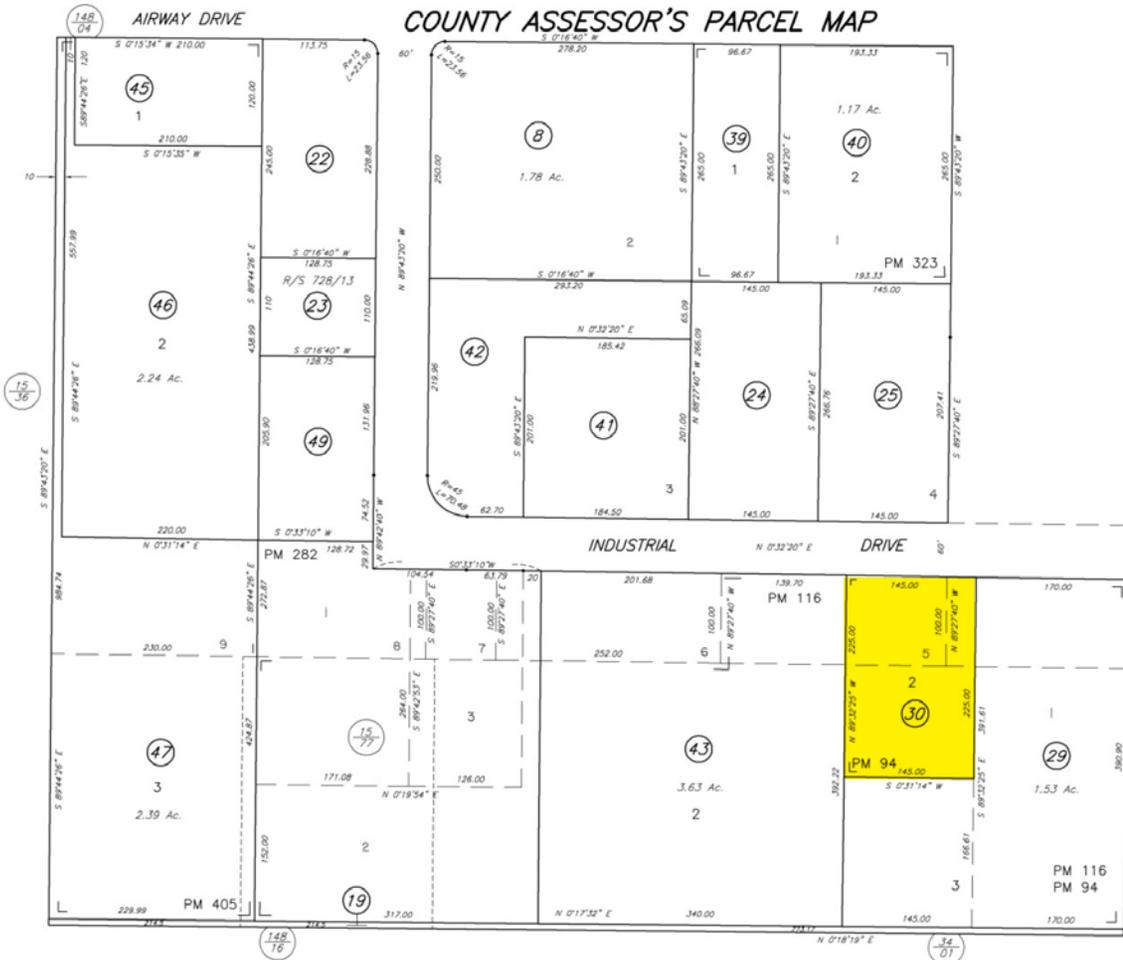


PROPERTY DESCRIPTION



3321 INDUSTRIAL DRIVE
SANTA ROSA, CA

**FREESTANDING
INDUSTRIAL BUILDING
FOR SALE**



TOTAL BUILDING S.F.
15,000+/- SF

APN
015-650-030

YEAR BUILT
1973

STORIES
1

PARKING
On-site

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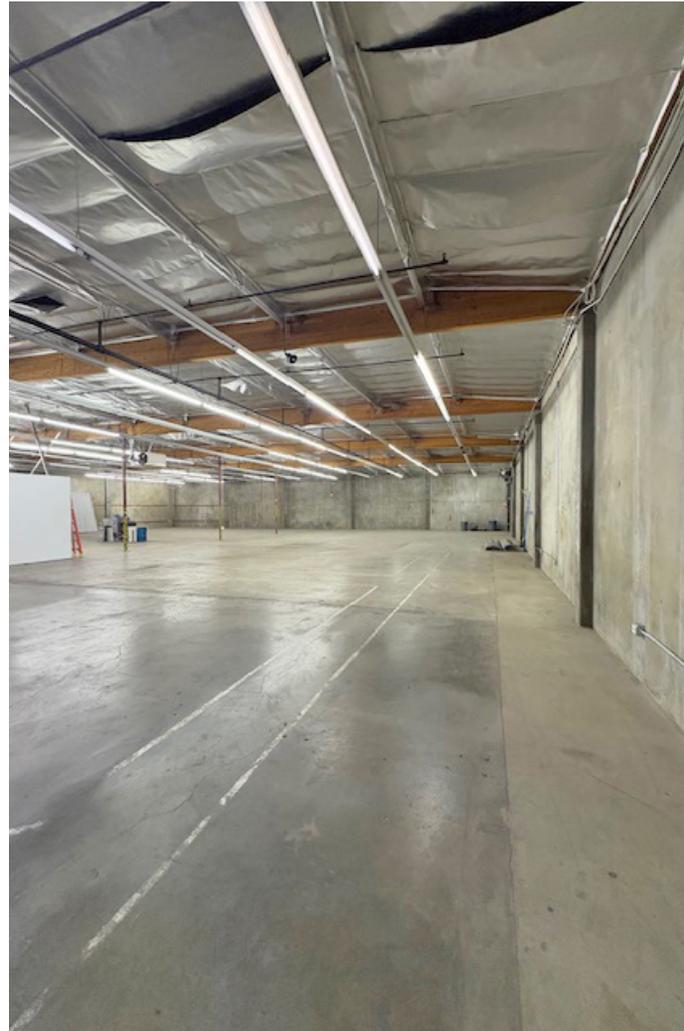


PROPERTY PHOTOS



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AREA DESCRIPTION



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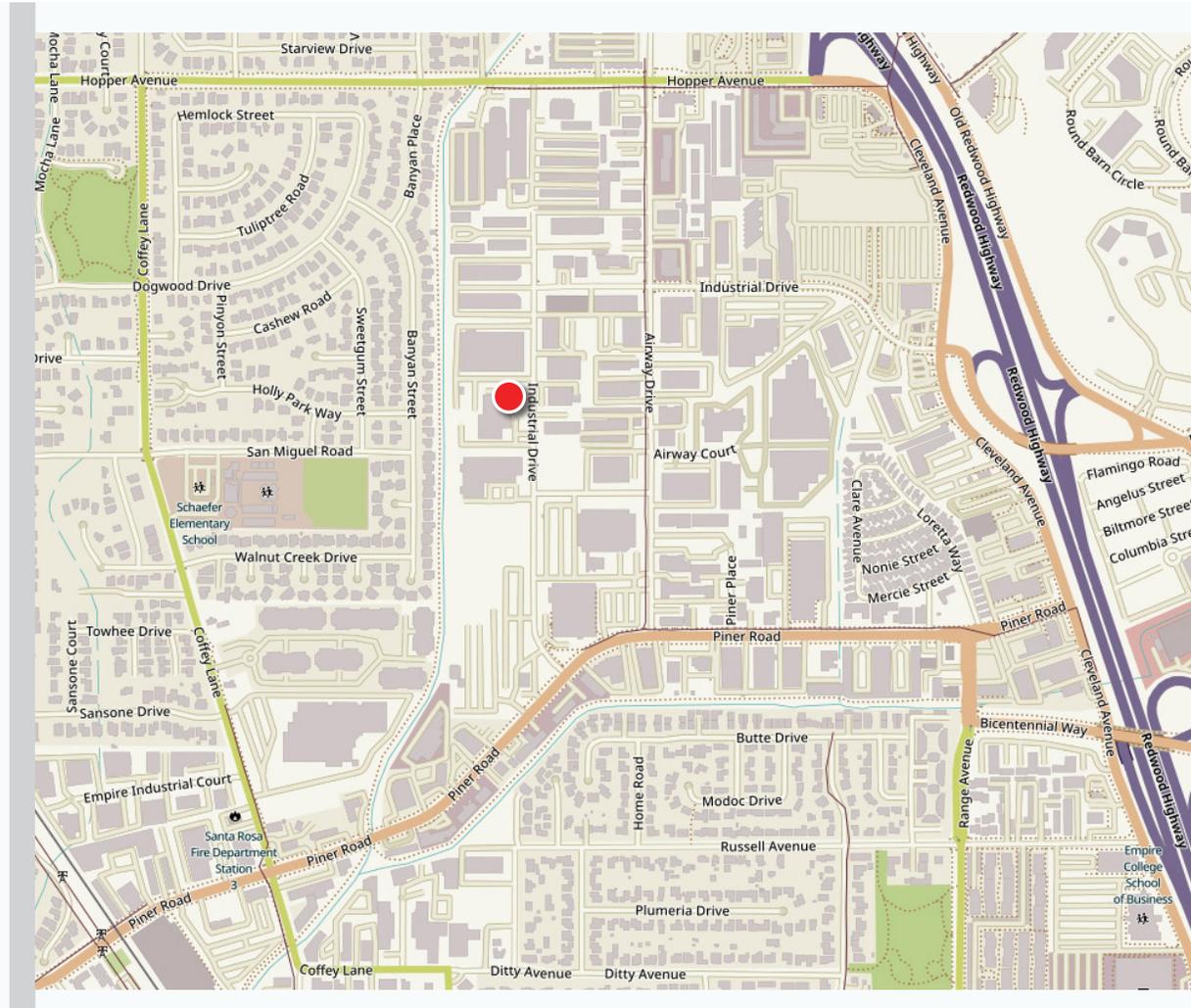
The lot is approximately 0.25 acre and is located in the Piner Area, one of Santa Rosa's prime industrial areas. Access to and from Highway 101 is quick and easy.

NEARBY AMENITIES

- Montgomery Village
- Coddington Mall
- Santa Rosa Plaza
- Luther Burbank Center for the Arts

TRANSPORTATION ACCESS

- U.S. Route 101 is right nearby, offering easy north-south travel through Santa Rosa and into the broader Bay Area.
- Several CityBus and Sonoma County Transit routes serve the nearby Piner Rd & Industrial Dr area



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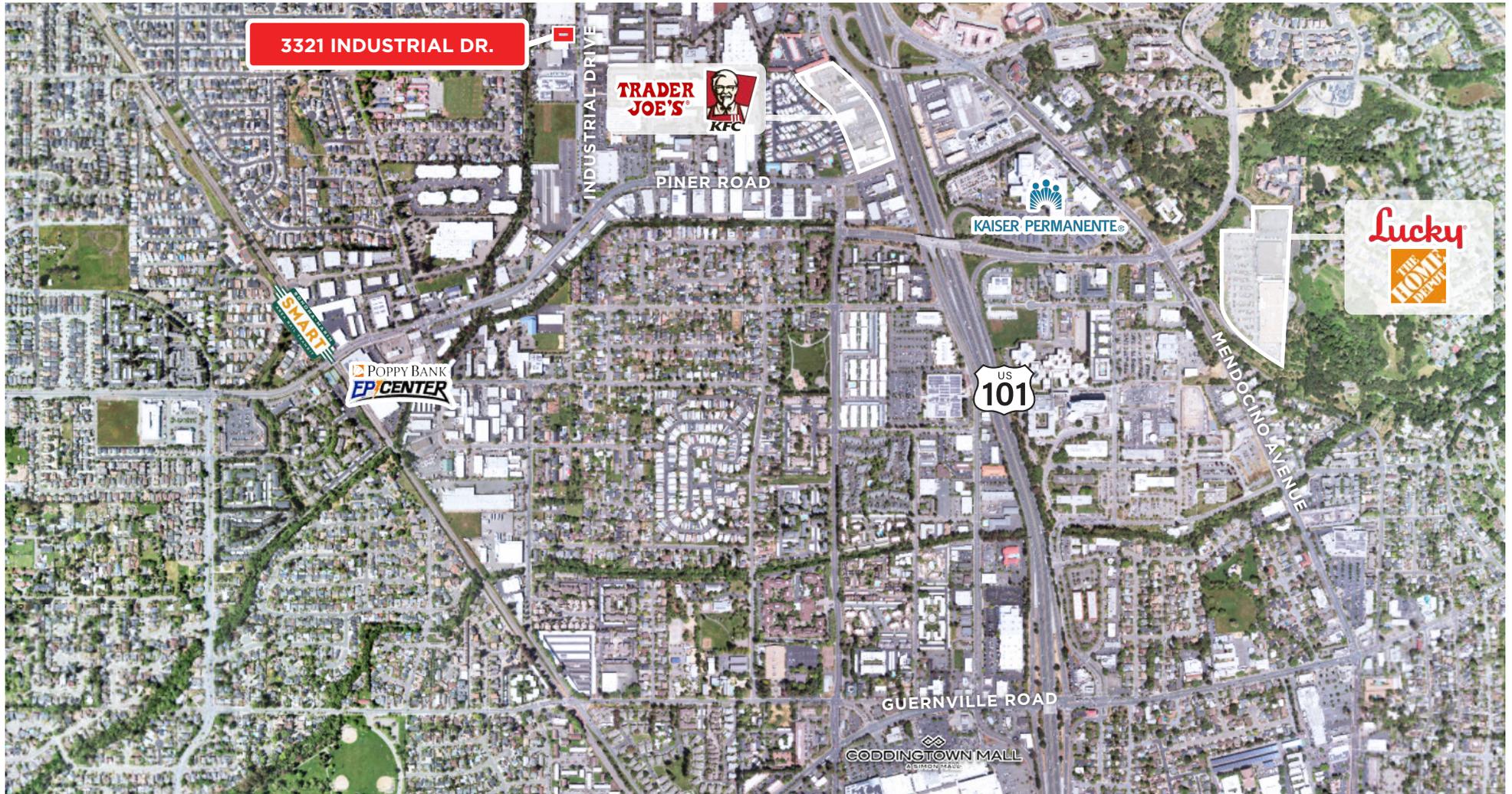


AERIAL MAP



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MARKET SUMMARY



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SANTA ROSA, CA

FREESTANDING INDUSTRIAL BUILDING FOR SALE



SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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