



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

840 - 880 PINER ROAD  
SANTA ROSA, CA

**TURN-KEY INCUBATOR  
WAREHOUSE UNIT**



G & L GRANITE

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Go beyond broker.

REPRESENTED BY:

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

**PETER BRICEÑO, SREA**  
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## PROPERTY SUMMARY

### FEATURES

**UNIT 25/26/27/28:**

**5% COMMISSION TO PROCURING BROKER ON  
A 3 YEAR LEASE!**

- 2,738 +/- SF Industrial Space
- \$3,400/Month
- Showroom with Piner frontage, warehouse, restroom

**UNIT 52:**

- 1,038 +/- SF Warehouse
- \$1,250/Month
- Warehouse with office and restroom
- Available 1/1/26

### ZONING

IL Light Industrial

### PARKING

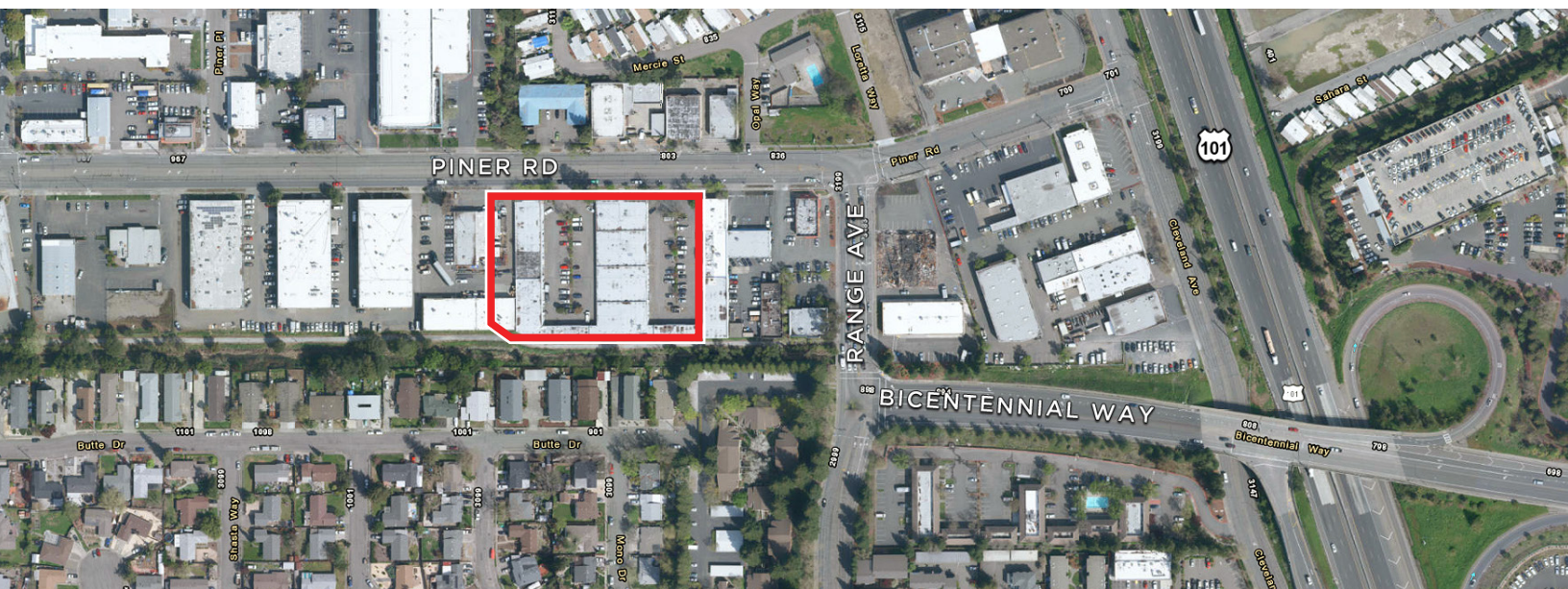
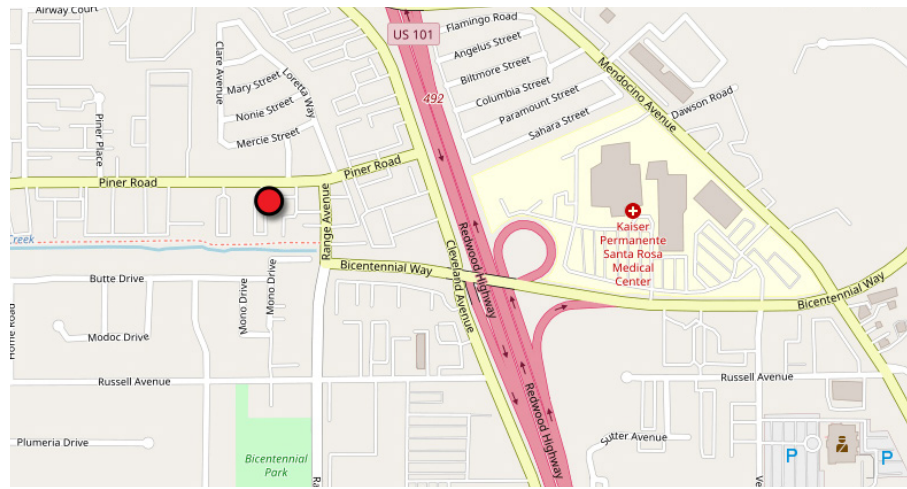
- Pro-rata share of on-site parking.
- No overnight parking

### DESCRIPTION OF PREMISES - FEATURES

Small warehouse with roll-up door, man door and restroom. multi-use small business space with 14+/- ft. clear height. Concrete floors, power outlets, fluorescent lighting, competitively priced and very rare in Santa Rosa.

### DESCRIPTION OF LOCATION - AREA

North Santa Rosa location with convenient access one block from Highway 101.



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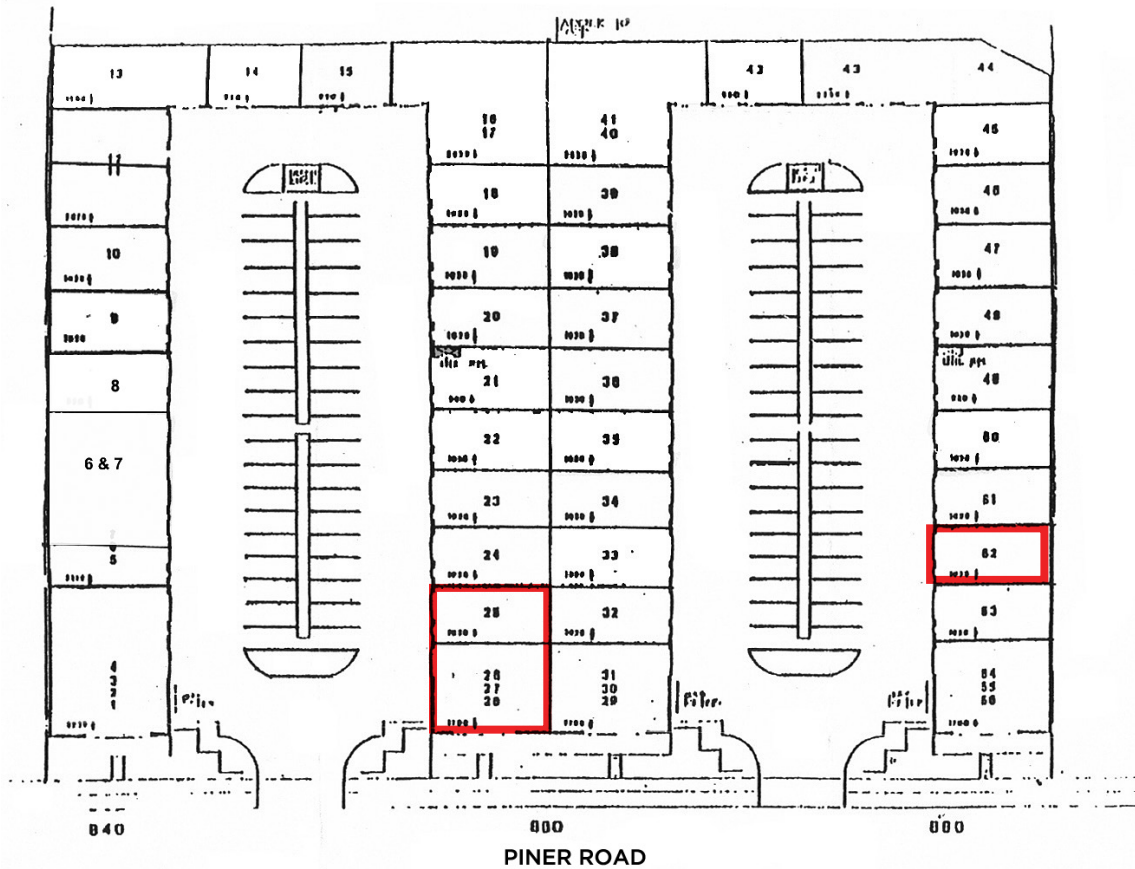
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## SITE PLAN



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