



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

100 ADOBE ROAD  
PENNGROVE, CA

INDUSTRIAL YARD, WAREHOUSE,  
& OFFICE

ADOBE ROAD

OLD REDWOOD HWY N

Go beyond broker.

PRESENTED BY:

**DAVE PETERSON, SENIOR PARTNER**  
LIC #01280039 (707) 528-1400, EXT 210  
DPETERSON@KEEGANCOPPIN.COM





# PROPERTY DETAILS



100 ADOBE ROAD  
PENNGROVE, CA

**INDUSTRIAL YARD,  
WAREHOUSE, & OFFICE**

## PROPERTY INFORMATION

### HIGHLIGHTS

- 7.22 Acre Site
- Useable area of 5+/- Acres Paved/Crushed Rock
- 5,000+/- sq. ft. warehouse with 3 roll-up doors, drive-through access, and 14' clear-height at center of building
- 1,056+/- sq. ft. office building with 4 private offices & open space
- 3,312+/- sq. ft. storage building
- Truck wash pad with high pressure water and drainage system with oil separator.
- Flexible County of Sonoma M1 Zoning

#### **Parking**

Ample On-site Parking

#### **Zoning**

M1 Industrial

### LEASE TERMS

#### **Rate**

Call listing agent  
Gross Lease includes tax/hazard insurance.

#### **Terms**

5 - 10 years



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# AREA DESCRIPTION



100 ADOBE ROAD  
PENNGROVE, CA

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## DESCRIPTION OF AREA

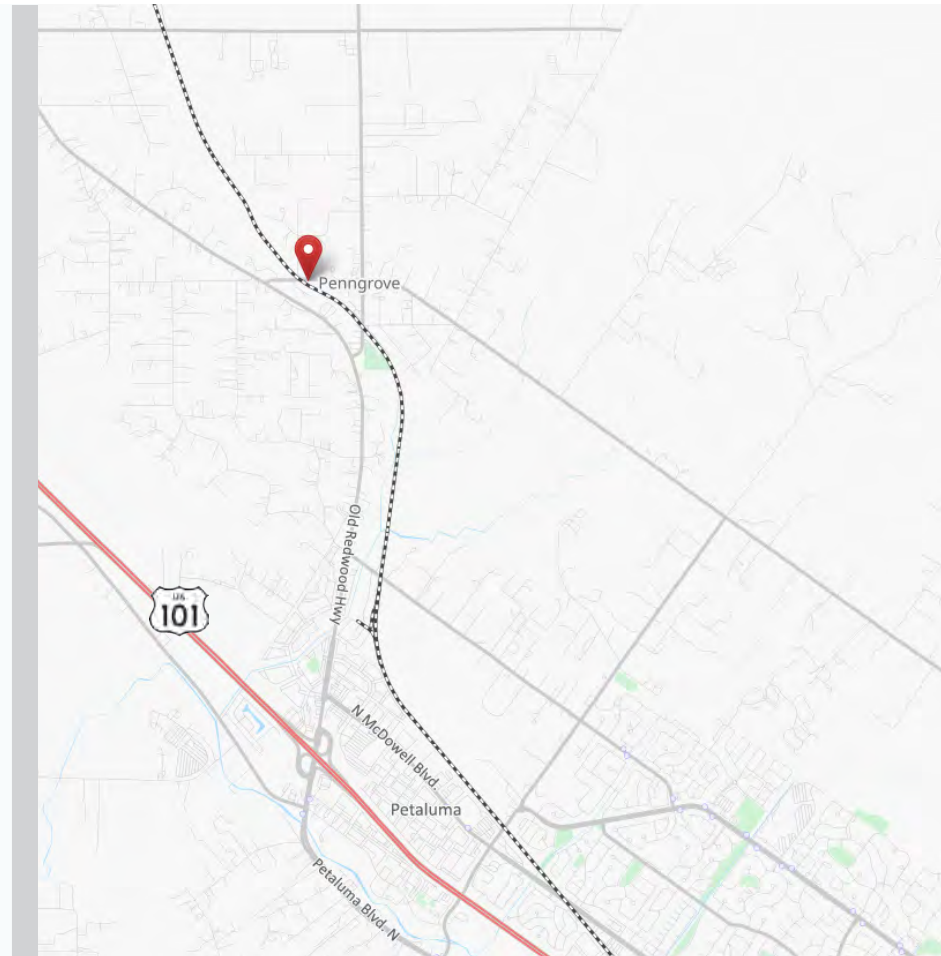
Adobe Road at Old Redwood Hwy N is in the heart of Penngrove and minutes from the downtown area. A great central location with access to Old Adobe Road, Petaluma Hill Road, and Highway 101.

## NEARBY AMENITIES

- Food & cafe downtown
- Penngrove Market
- The Grove shopping center

## TRANSPORTATION ACCESS

- Highway 101 access via Old Redwood Highway
- Direct access to Petaluma Hill Road



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# SITE MAP



100 ADOBE ROAD  
PENN GROVE, CA

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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.





# PROPERTY PHOTOS



100 ADOBE ROAD  
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# LOCATION MAP



100 ADOBE ROAD  
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Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
www.keegancoppin.com  
(707) 528-1400

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