



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

975 CORPORATE CENTER PKWY  
SANTA ROSA, CA

**WAREHOUSE/OFFICE  
SPACE FOR LEASE**



Go beyond broker.

REPRESENTED BY:

**SHAWN JOHNSON,**  
**MANAGING PARTNER / SIOR**  
LIC # 00835502 (707) 528-1400, EXT 238  
[SJOHNSON@KEEGANCOPPIN.COM](mailto:SJOHNSON@KEEGANCOPPIN.COM)



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## PROPERTY DETAILS

### PROPERTY HIGHLIGHTS

- Year Built: 2000
- Minutes Away from Downtown Santa Rosa
- Professional Business Park Setting
- ESFR Sprinkler System
- 2,000 AMP, 3 Phase, 277/480 Power Available to the Building
- Available 9/1/2025
- Conveniently Located Near Hwy 12 & 101
- Secured Truck Access and Parking in Rear

### PROPERTY INFORMATION

#### Lease Rate

\$1.35 per sq ft Industrial Gross

#### Lease Term

Negotiable

#### Parking

2.6/1,000 On-Site Parking

#### Zoning

BP - Business Park

PREMISES	OFFICE SPACE DESCRIPTION	WAREHOUSE SPACE DESCRIPTION
<b>Suite 130:</b> 12,807+/- SF	Multiple Offices, Supply Room, Private Restrooms, & Breakroom.	Dock Doors and Grade-Level Doors (24' Max Clear Height in Warehouse).
<b>Suite 140 B:</b> 12,667+/- SF	Private Restrooms. No Office.	Dock Doors and Grade-Level Doors (24' Max Clear Height in Warehouse).
<b>Suite 165:</b> 8,917+/- SF	Open Office with a Supply Room, Private Restrooms, & Breakroom.	Dock Doors and Grade-Level Doors (24' Max Clear Height in Warehouse).

Keegan & Coppin Co., Inc.  
1355 N Dutton Ave., Suite 100  
Santa Rosa, CA 95401  
keegancoppin.com  
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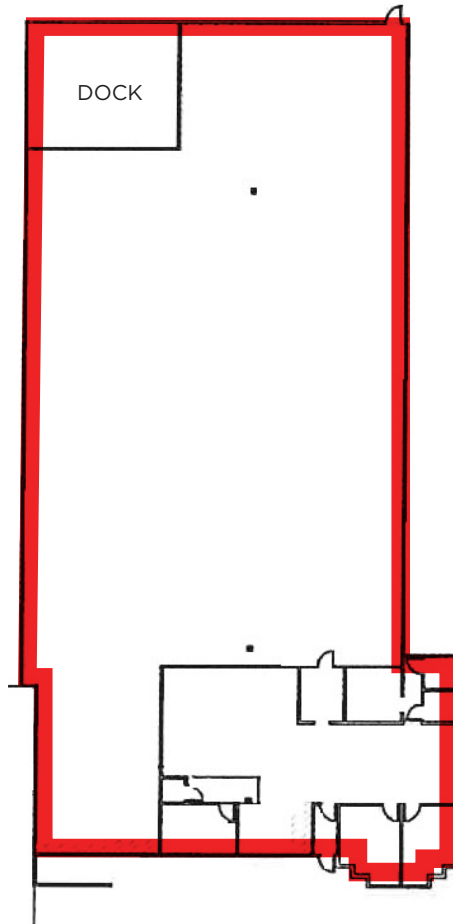
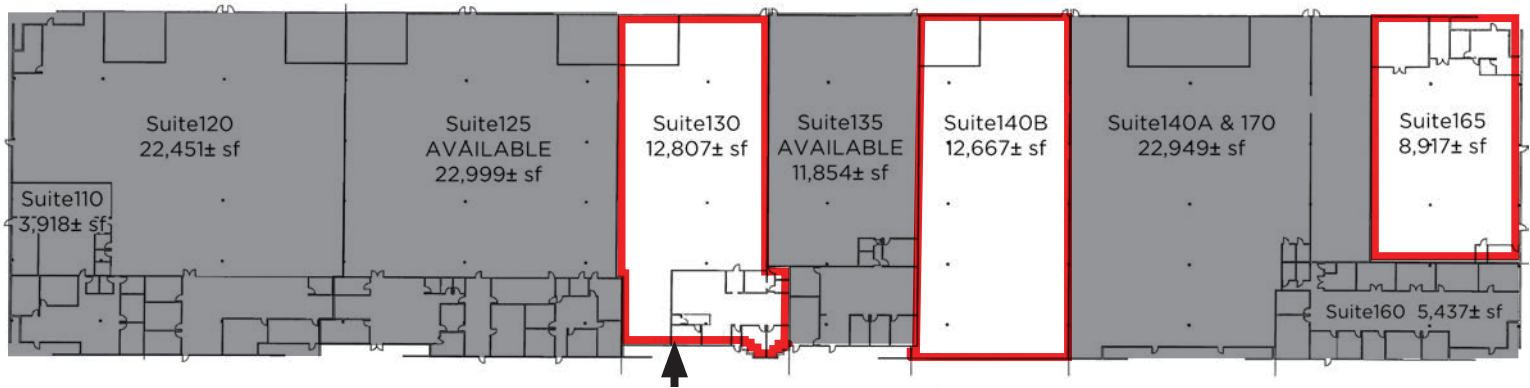
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## FLOOR PLAN - SUITE 130



**SUITE 130: 12,807+/- SF**  
AVAILABLE 5/1/2026

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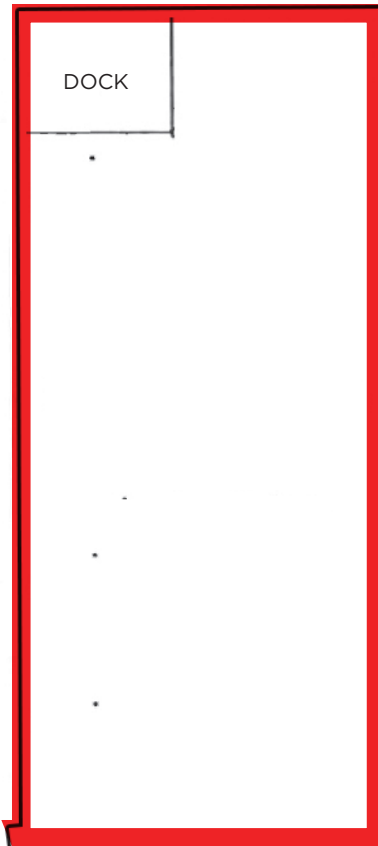
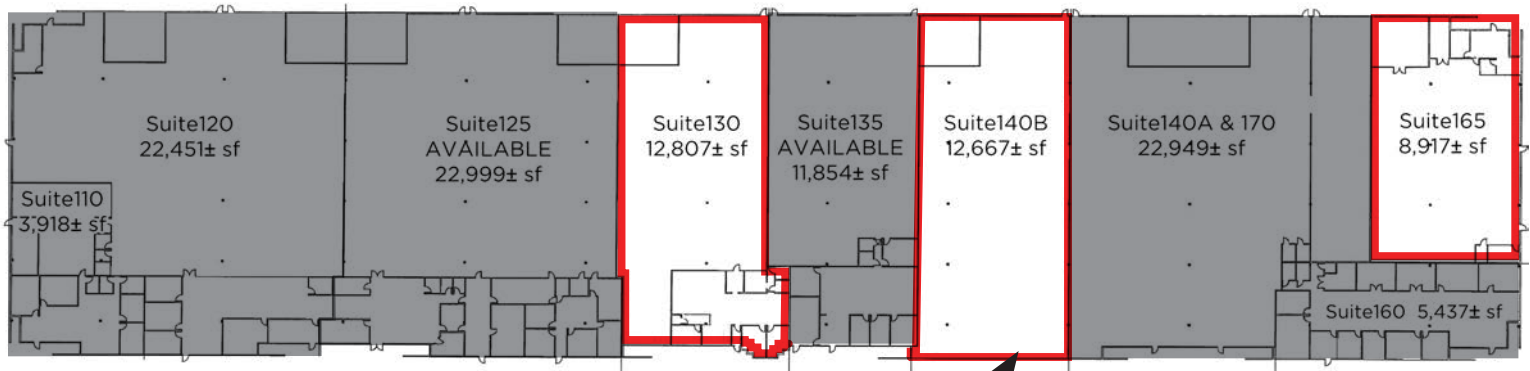
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## FLOOR PLAN - SUITE 140B



**SUITE 140B: 12,667+/- SF**  
AVAILABLE 3/1/2026

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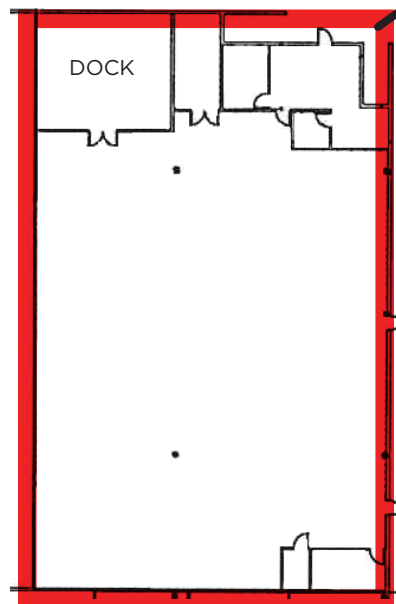
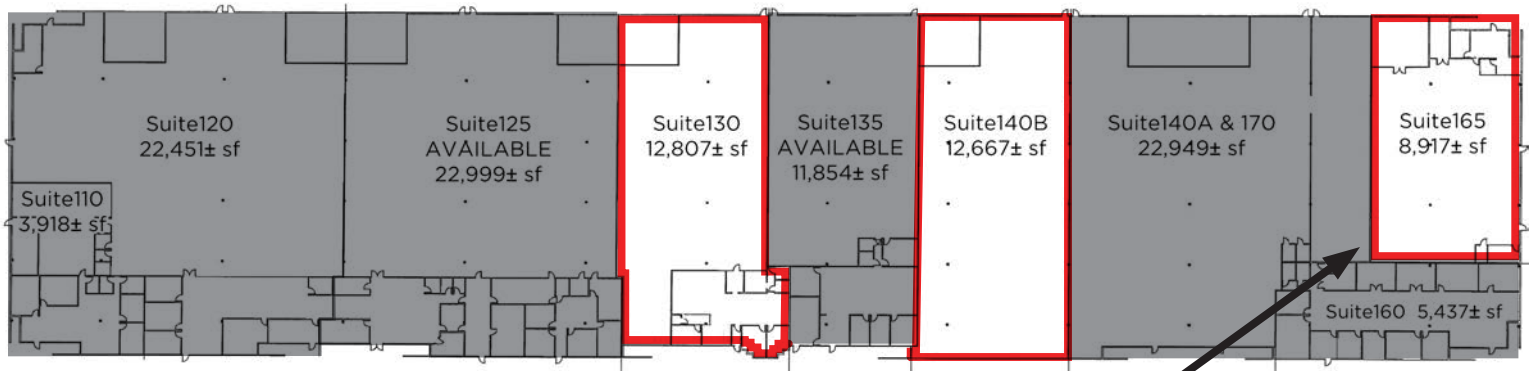
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## FLOOR PLAN - SUITE 165



**SUITE 165: 8,917+/- SF**

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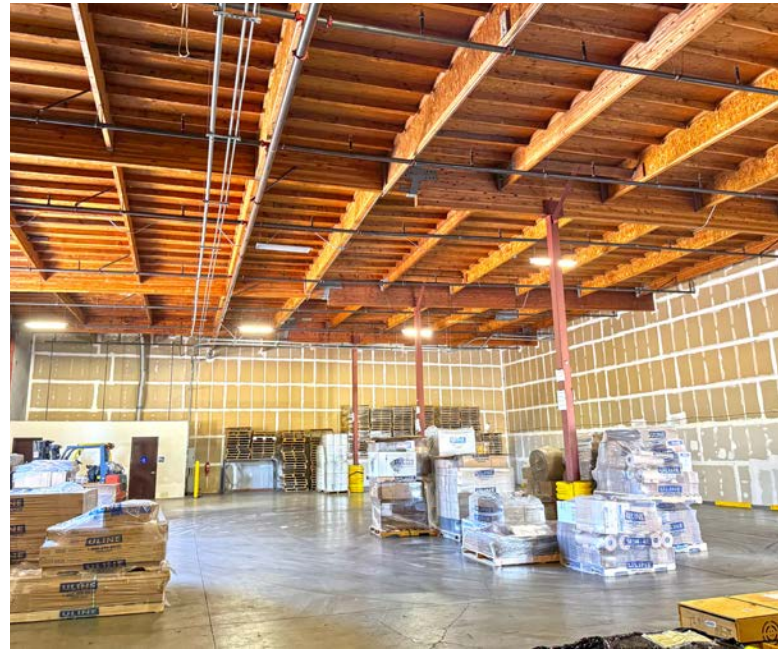
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## PROPERTY PHOTOS



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## AERIAL MAP



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