



Keegan & Coppin
COMPANY, INC.

FOR LEASE

3381 MCMAUDE PLACE
UNIT A
SANTA ROSA, CA

WAREHOUSE AVAILABLE



Go beyond broker.

PRESENTED BY:

BRIAN KEEGAN, PARTNER
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PROPERTY DETAILS



3381 MCMAUDE PLACE
UNIT A
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WAREHOUSE FOR LEASE

PROPERTY INFORMATION

UNIT A HIGHLIGHTS

- Clear span warehouse with generous clear height
- Mezzanine-level workspace for additional office or storage use
- Two 14ft grade level roll up doors
- Dedicated workshop/storage area
- One small private office with natural light
- One clean restroom
- Fire sprinklers
- Insulated metal building construction
- 200 amps of 3 phase power + 220v power outlet

DESCRIPTION OF PREMISES

Unit A at 3381 McMaude Place offers approximately 4,400 square feet of versatile industrial space, ideal for businesses needing a blend of storage, light manufacturing, or operational flexibility. The warehouse is clear span with ample height, featuring two grade-level roll-up doors for seamless access. Inside, the unit is thoughtfully designed with a small private office, a mezzanine workspace, and a separate storage/workshop area. The space is well-lit, thanks to skylights and overhead fixtures. Infrastructure includes 200 amps of 3-phase power, insulated metal construction, and fire sprinklers for added safety.

The unit also includes a private restroom and shared on-site parking. Located within a well-established industrial hub, this property provides easy access to key transportation routes, making it a prime choice for businesses seeking functionality and convenience.

LEASE TERMS

Rate

Unit A: \$1.30 psf Modified Gross (4,400+/- SF)

FEATURES

Parking

On-Site

Zoning

M2 (Heavy Industrial)

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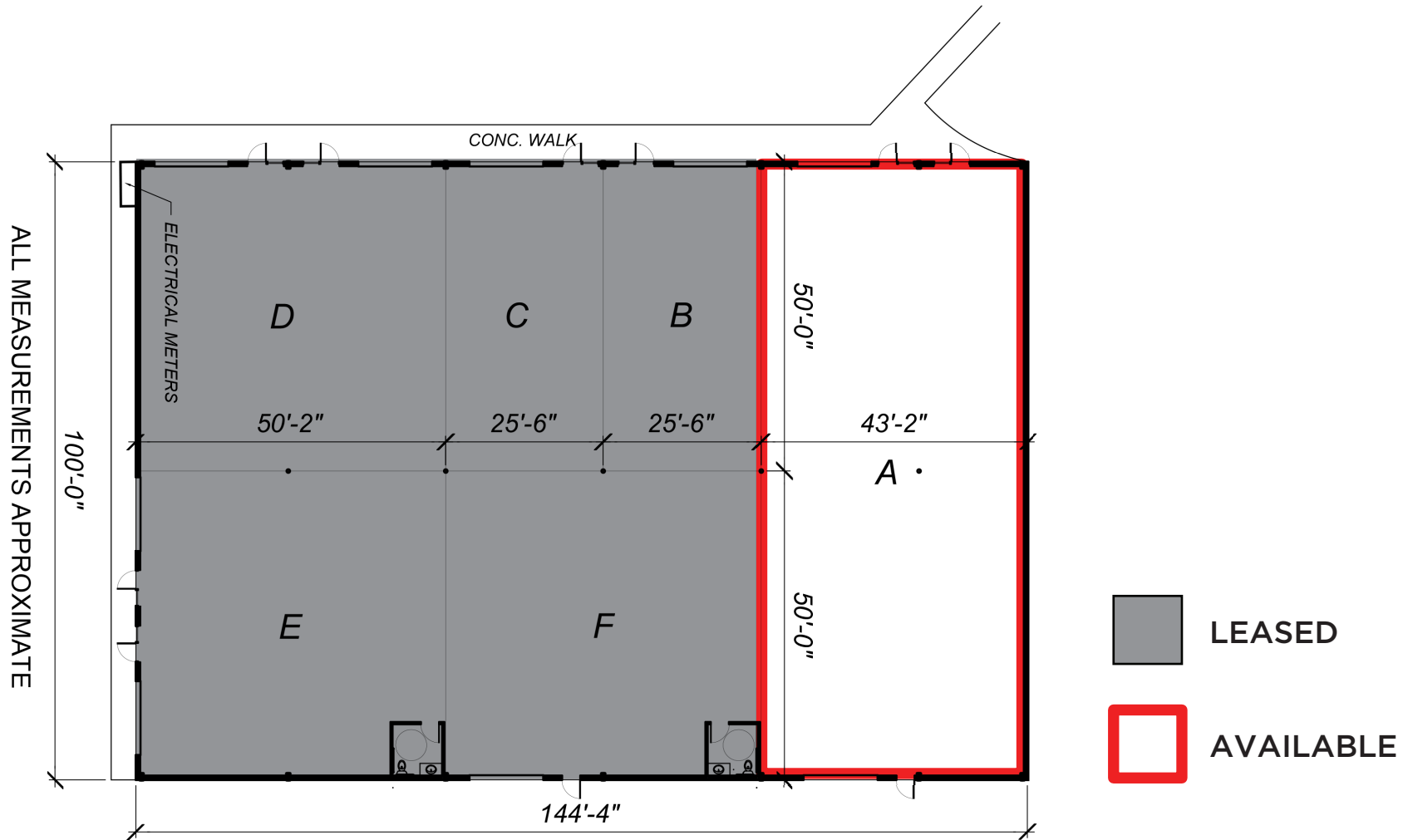


FLOOR PLAN



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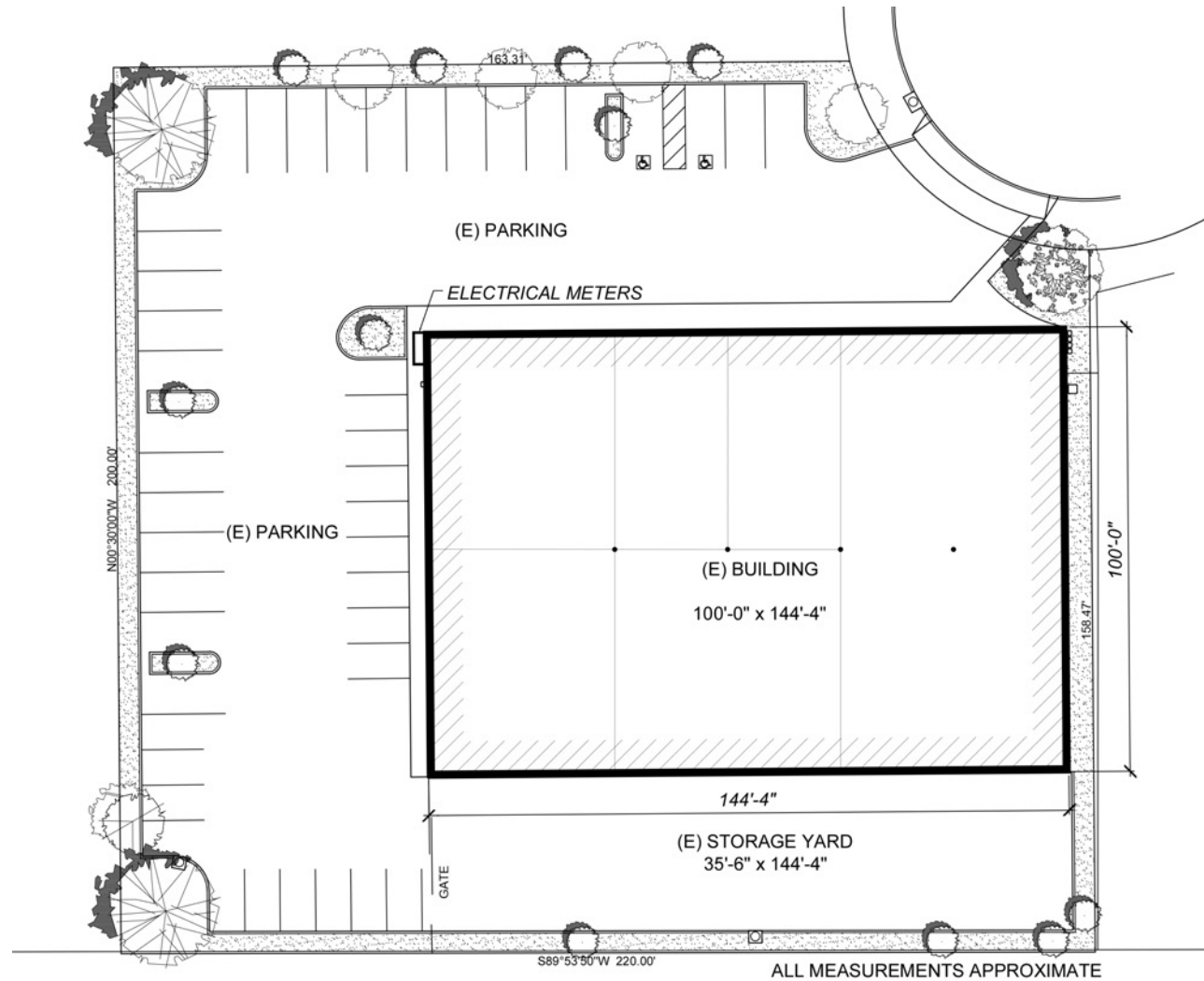


SITE PLAN



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PROPERTY PHOTOS

UNIT A



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AREA DESCRIPTION



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DESCRIPTION OF AREA

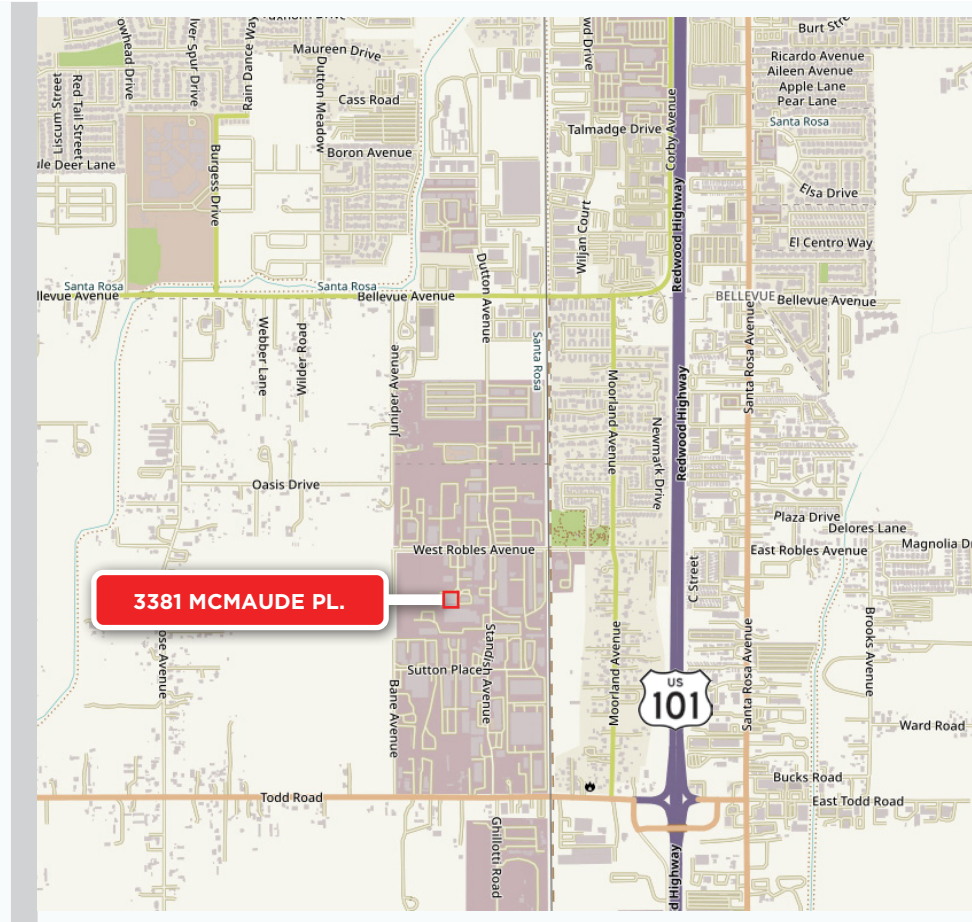
3381 McMaude Place is located in a region with a dynamic economy, diverse industries, and excellent access to both local and regional markets.

NEARBY AMENITIES

- Close to retail centers, restaurants, and cafes. The Santa Rosa Plaza Mall is a larger shopping destination nearby, offering a variety of stores, dining options, and entertainment.

TRANSPORTATION ACCESS

- Well connected to major roads in the area, such as Highway 101, which can take you north to other parts of Sonoma County, or south toward Petaluma and Marin County. Public transportation is available, but having a car is typically preferred for getting around Santa Rosa.



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LOCATION MAP



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3381 MCMAUDE PL.

Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
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(707) 528-1400

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