



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1825 FERDINAND COURT  
SANTA ROSA, CA

**COLGAN COMMERCIAL CENTER**



Go beyond broker.

PRESENTED BY:

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# PROPERTY INFORMATION



1825 FERDINAND COURT  
SANTA ROSA, CA

## COLGAN COMMERCIAL CENTER FOR LEASE

### HIGHLIGHTS

- Newly-Updated, Multi-Tenant Light Industrial Center
- 200 Amp/3-Phase Electrical Service Per Unit
- 20' Average Clear Height
- Ample On-Site Parking
- Excellent Location Next to The Santa Rosa Marketplace (Costco, Best Buy, Target, Office Depot, Sports Basement, Trader Joe's, and More!)
- IL - Light Industrial Zoning

### LOCATION - AREA

Central Santa Rosa location in a commercial neighborhood with a dense mix of retail, wholesale and Industrial oriented businesses near Santa Rosa Avenue and directly serviced by the Highway 101/Baker Street exit. The building is located along Santa Rosa's primary retail corridor and adjacent to the Santa Rosa Marketplace, anchored by Costco, Target, Best Buy, Office Depot, Bev Mo, Trader Joe's, and many other national and regional tenants.

### LEASE TERMS

Lease Rate: \$1.35 PSF, including CAM's.  
Increases Over Base Year

Lease Terms: 3-5 Year Lease Term Preferred

### DESCRIPTION OF PREMISES - FEATURES

Available warehouses include: private restrooms, 12' x 14' insulated roll-up doors, upgraded R-30 insulation and 200 AMP/3-Phase electrical service. Average clear height is 20'. Offices are fully conditioned with heat, A/C and feature dropped T-Bar ceilings and ceramic tile floors. Office spaces in Units B and C are 225+/- SF each. Office spaces in Units E, F, G, H and I are 375+/- SF each.

Unit D is a 1,020+/- SF conditioned office only and can potentially be combined with one or more of the adjacent warehouse units.

Unit E additionally features five (5) individual, ceiling height, climate-controlled rooms. Each room is wired with TankNET, a software program allowing users instantaneous access to critical room information including temperature and humidity and an alarm function that will send text and e-mail alerts if the rooms are out of spec. Rooms 1 and 2 offer both heating and chilling capabilities. Rooms 3, 4 and 5 offer chilling capabilities only.

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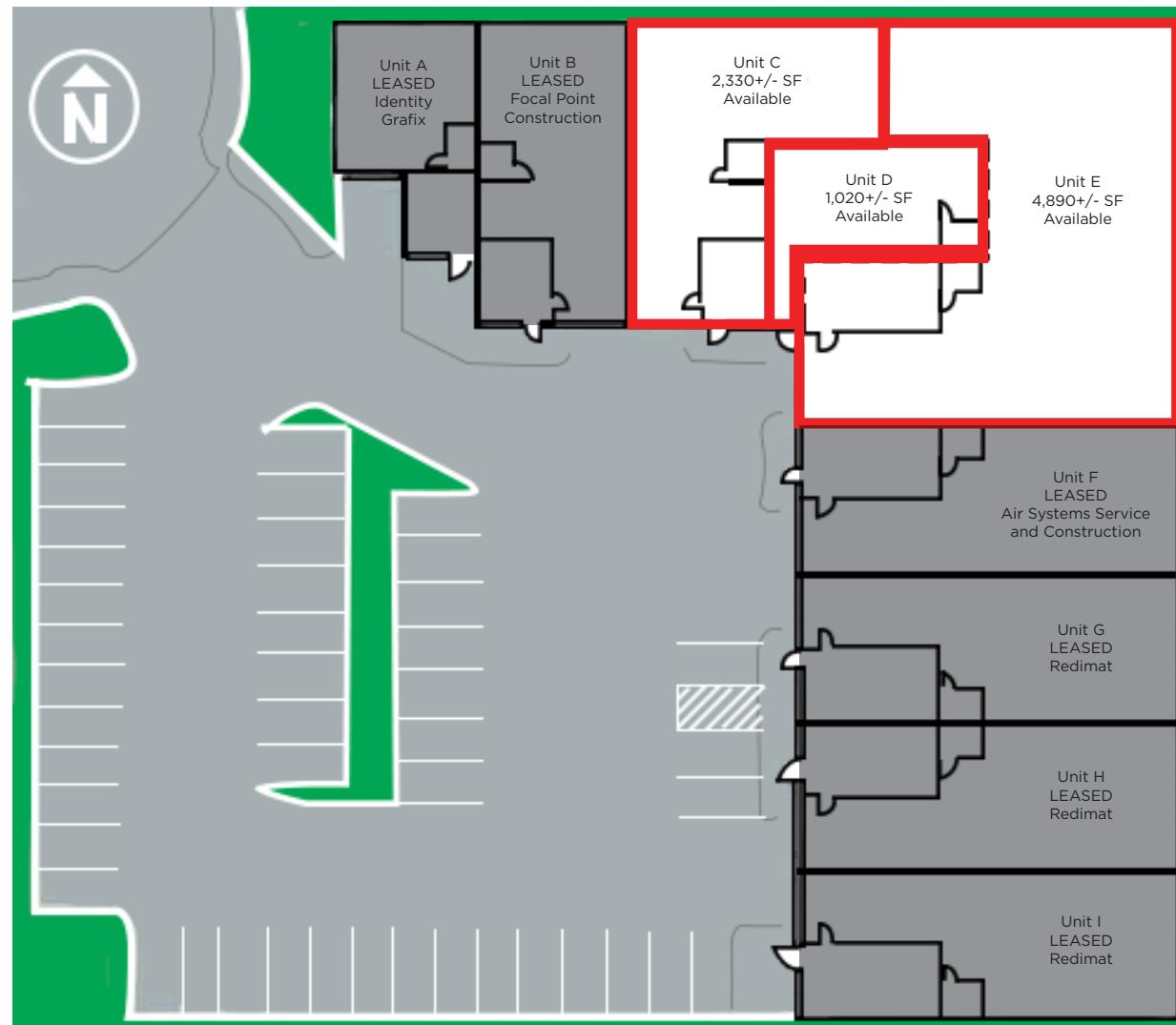


# FLOOR PLAN



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## PROPERTY PHOTOS



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# LOCATION MAP



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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.

REPRESENTED BY:

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