



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**3780 FLIGHTLINE DRIVE
SANTA ROSA, CA**

Office/Manufacturing/
Industrial Space



Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
LIC # 00835502 (707) 528-1400
SJOHNSON@KEEGANCOPPIN.COM



PROPERTY INFORMATION



3780 FLIGHTLINE DRIVE
SANTA ROSA, CA

Office/Manufacturing
/Industrial



HIGHLIGHTS

- Office/Manufacturing space
- High-quality flex office/industrial building
- Existing office improvements
- Well-maintained exterior landscaping
- Close proximity to Sonoma County Airport
- Easy access to Highway 101

DETAILS

Total Building 48,600 Sq. Ft.

PARKING

1.5/1000 parking ratio

ELECTRICAL

480V / 1600 Amp Panel

LEASE TERMS

RATE

To be determined

TERM

To be determined

Available 4th Qtr. 2022



PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # (707) 528-1400
@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

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 INFORMATION



3780 FLIGHTLINE DRIVE
SANTA ROSA, CA

Office/Manufacturing
/Industrial



CONFLEX (ASSEMBLY/ MANUFACTURING):

- Compressed air line drops
- Water line drops
- Electrical (110) outlet drops
- 208 - 3 phase Bus Duct System
- Ducted Ventilation
- Overhead Data Trays
- Floor Drain with Sump Pump

MACHINE SHOP:

- Compressed air line drops
- Water line drops
- Electrical (110) outlet drops
- 208 - 3 phase Bus Duct System
- Ducted Ventilation
- LED lights
- Floor Drain with Sump Pump

WAREHOUSE:

- 3 10x10 Roll Up Doors
- Climate Controlled Room below Mezzanine with Compressed Air
- Powered Ventilation to Mezzanine

ASSEMBLY:

- Drop Tbar Ceiling - 10'
- Air line drops
- Power drops 110 volt

OTHER EQUIPMENT INFORMATION:

- Electrical Service 1600 Amp/480 V
- On site Generator
- Ceiling heights in Warehouse, Machine Room, and Conflex vary from 16' to 24'. Clear heights dependent on services left in place (bus duct, ventilation, etc.)

ITEMS THAT COULD POSSIBLY STAY:

- Herman Miller Systems Furniture
- (2) Shuttle EXP 500 Vertical lift modules
- (2) compressors

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # (707) 528-1400
@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

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



3780 FLIGHTLINE DRIVE
SANTA ROSA, CA

Office/Manufacturing
/Industrial



PRESENTED BY: **SHAWN JOHNSON, MANAGING PARTNER / SIOR**
KEEGAN & COPPIN CO., INC.
LIC # (707) 528-1400
@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.
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.

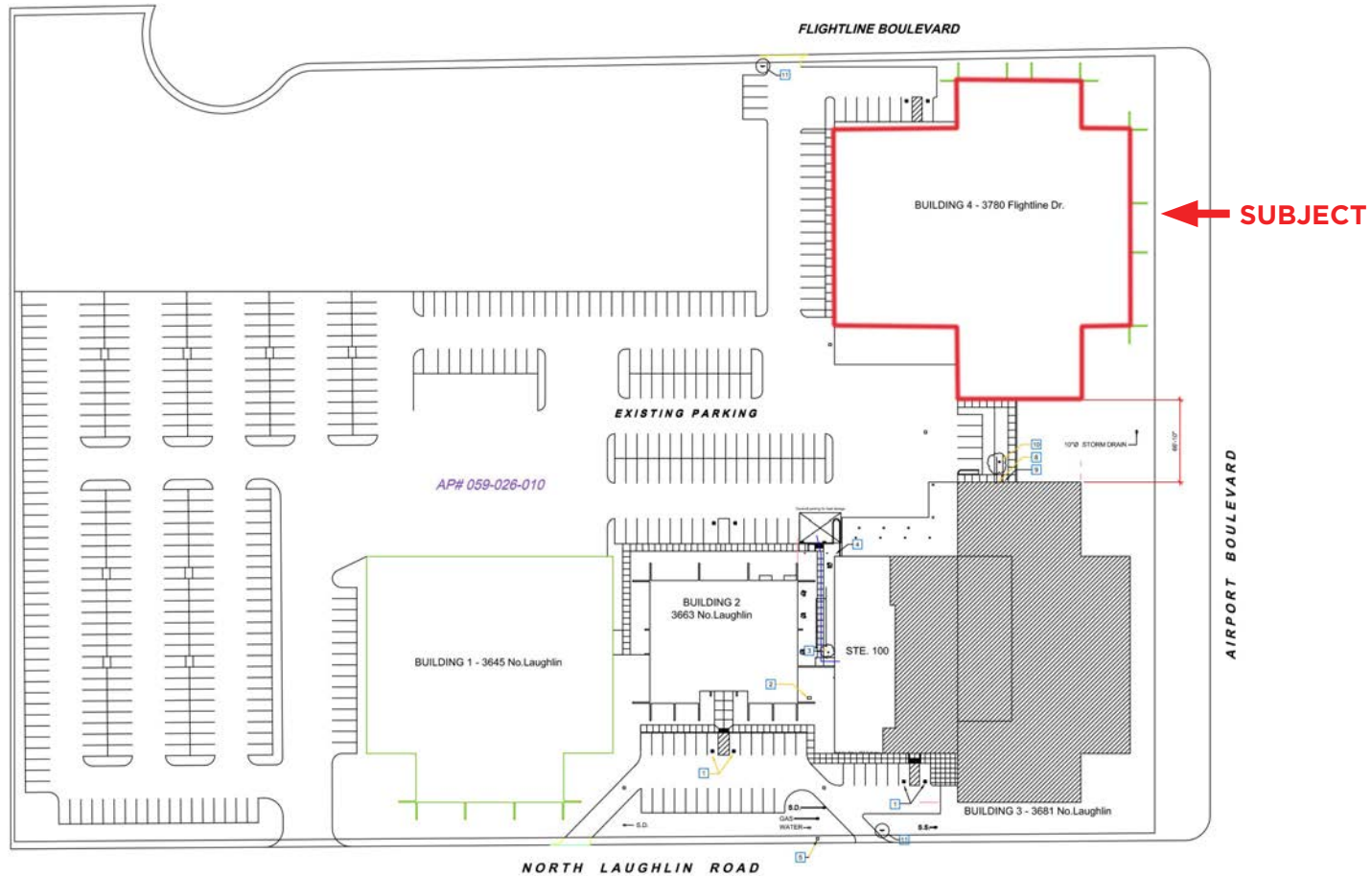


SITE PLAN



3780 FLIGHTLINE DRIVE
SANTA ROSA, CA

Office/Manufacturing
/Industrial



SITE PLAN NOTES:

- (A) ACCESSIBLE PARKING STALLS
- (G) GAS METER
- (F) FIRE SPRINKLER RISER
- (L) ROOF ACCESS LADDER
- (W) WATER METER
- (X) NOT USED

- (T) NOT USED
- (E) ELECTRICAL SWITCHGEAR & TRANSFORMER
- (P) TELEPHONE PANEL
- (R) TREE
- (S) ACCESSIBLE PARKING SIGNAGE - SEE 2046.1
- (N) ACCESSIBLE PARKING STALLS - 1 VAN + 1 STD. SEE 542.1

- ACCESSIBLE PATH OF TRAVEL
- UNDERGROUND GAS LINE
- UNDERGROUND DOMESTIC WATER
- STORM DRAIN
- DATA/ELECTRIC
- UNDERGROUND SEWER

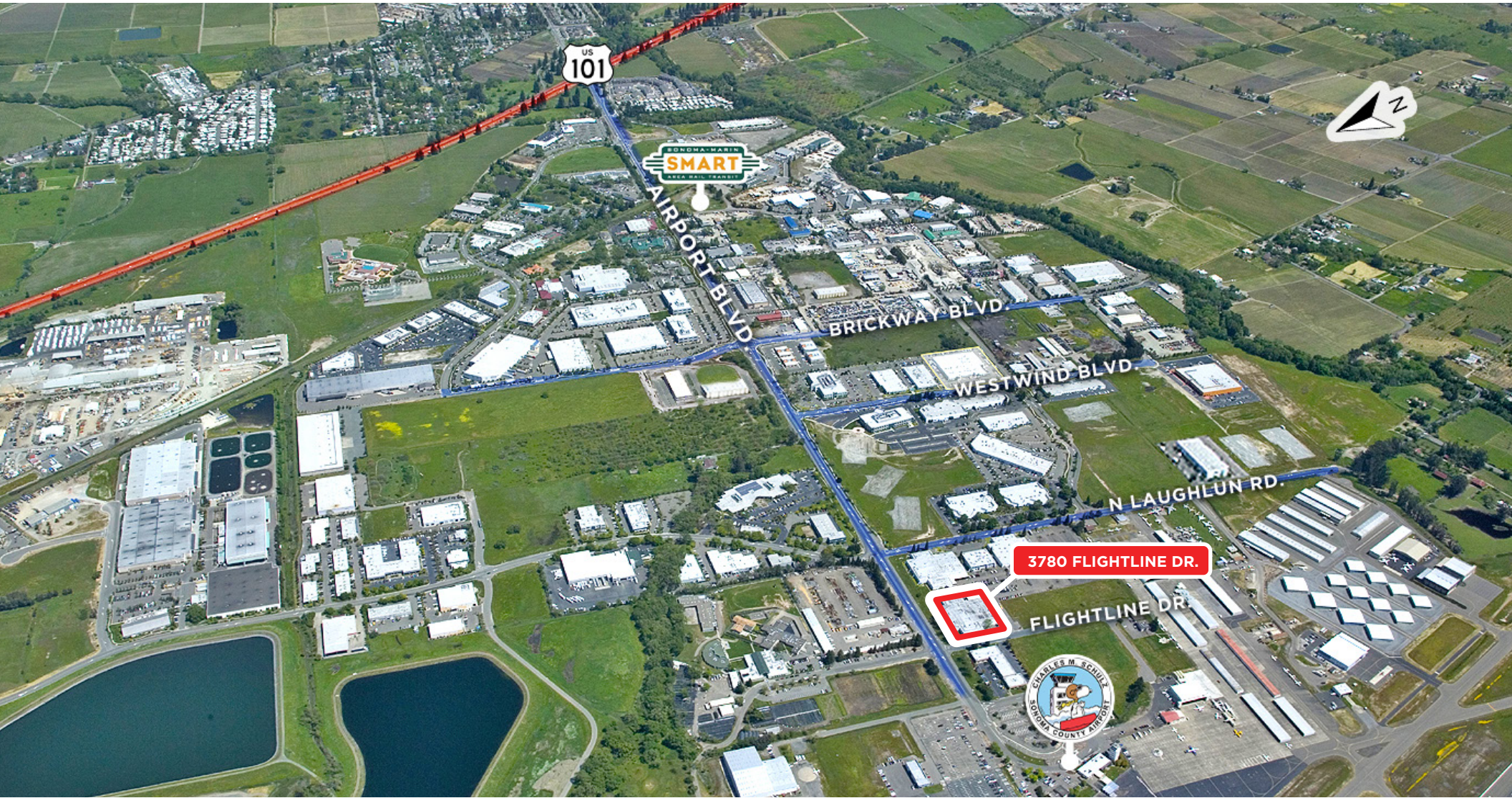


AERIAL MAP



3780 FLIGHTLINE DRIVE
SANTA ROSA, CA

Office/Manufacturing
/Industrial



PRESENTED BY: SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # (707) 528-1400
@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.
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.



LOCATION DESCRIPTION



3780 FLIGHTLINE DRIVE
SANTA ROSA, CA

Office/Manufacturing
/Industrial

DESCRIPTION OF AREA

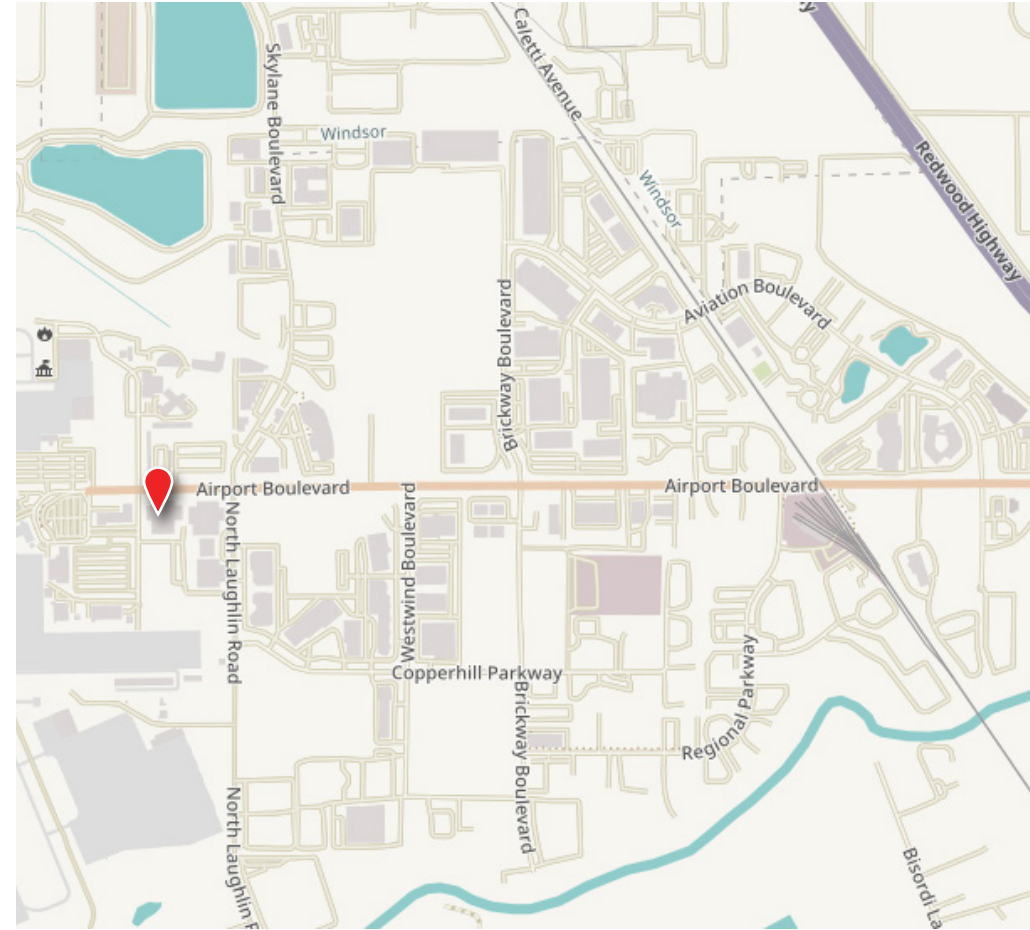
3780 Flightline Drive is located just 52 miles north of San Francisco, in the urban heart of wine country in Central Sonoma County. Its thriving downtown boasts three distinct shopping districts, five historic residential neighborhoods, arts and culture, events, great restaurants, famous chefs, wine tasting rooms, brew pubs, and a comfortable inviting atmosphere.

NEARBY AMENITIES

- Within 1/2 mile to a choice of amenities including:
 - Popular restaurants, banks and shopping centers
 - Hilton Hotel
 - Airport health club
 - Windsor Golf Course

TRANSPORTATION ACCESS

- Sonoma County Airport, 1/2 mile
- SMART Train Station, 1/2 mile
- Golden Gate Transit Mall, 7.7 miles



Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
LIC # 00835502 (707) 528-1400
SJOHNSON@KEEGANCOPPIN.COM