



Keegan & Coppin
COMPANY, INC.

LEASE OR SALE

5600 EARHART COURT
WINDSOR, CA

HIGH CUBE INDUSTRIAL BUILDING
PRICE REDUCTION



KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT. 270
KDORAN@KEEGANCOPPIN.COM

BRIAN KEEGAN, PARTNER
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JUSTIN LAWSON, AGENT
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Go
beyond
broker.

PRESENTED BY:



PROPERTY DETAILS



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DESCRIPTION OF PREMISES

Warehouse space available. Night air cooling system in place creates an ideal environment for wine storage. 22' max. clear height in warehouse with grade level and dock loading. Sufficient power of 400 amps/480 volts/3-phase. Approx. 3,210+/- sf of office space built out in front portion of building.

HIGHLIGHTS

- 36,296+/- RSF (Possibly demised to 20,000 SF)
- 3,210+/- sf Office Space
- 26'-28' Clear Height
- Dock-High Loading
- 400 Amp/480 Volts/3-Phase Power
- Ideal for Wine Storage
- Night Air Cooling System
- Floor plan can be split through the middle from left to right

LEASE TERMS

RATE

\$1.39 psf Gross

TERMS

5 year lease minimum

OFFERING

SALE PRICE \$10,500,000

DETAILS

USER SPACE

36,296+/- sf

PARKING

29 on-site parking spaces



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AREA DESCRIPTION

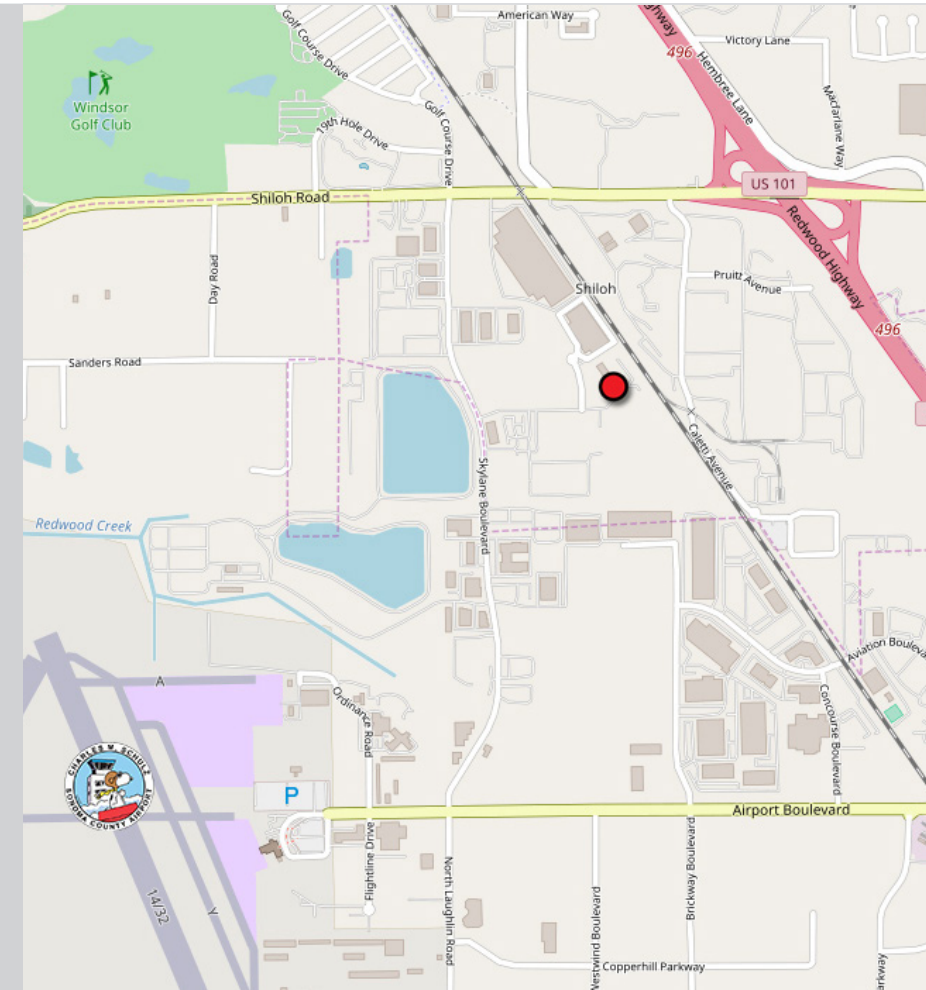


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DESCRIPTION OF AREA

Situated among other industrial and office buildings. Convenient access to Hwy 101 via Shiloh Road. Near Airport Business Park in Santa Rosa with amenities including Restaurants, Health Club, Hotel, Movie Theater, and the Charles M. Schultz Sonoma County Airport.



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SITE PLAN



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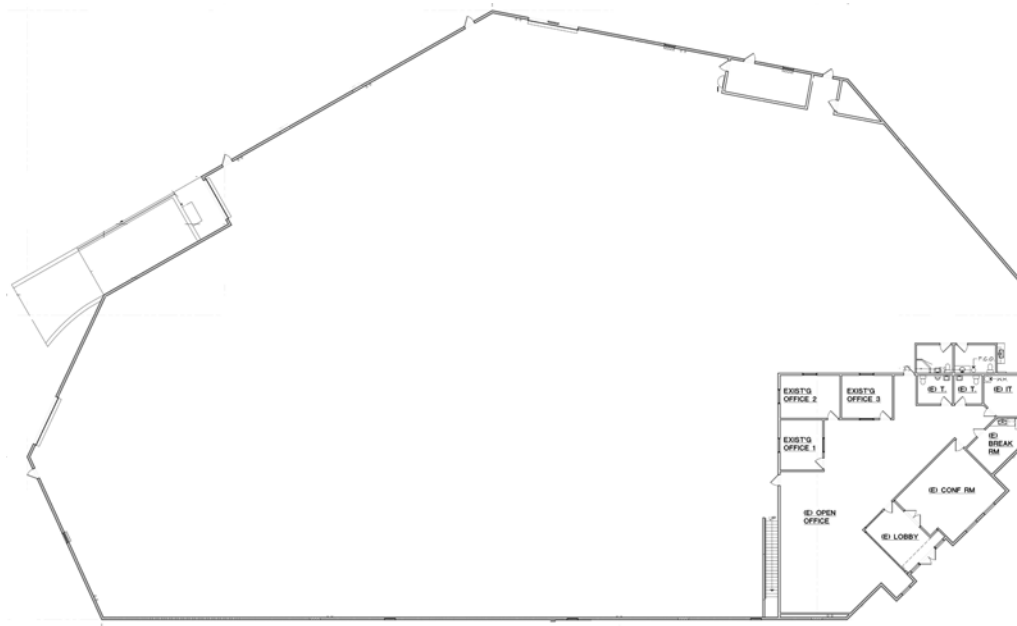


FLOOR PLANS

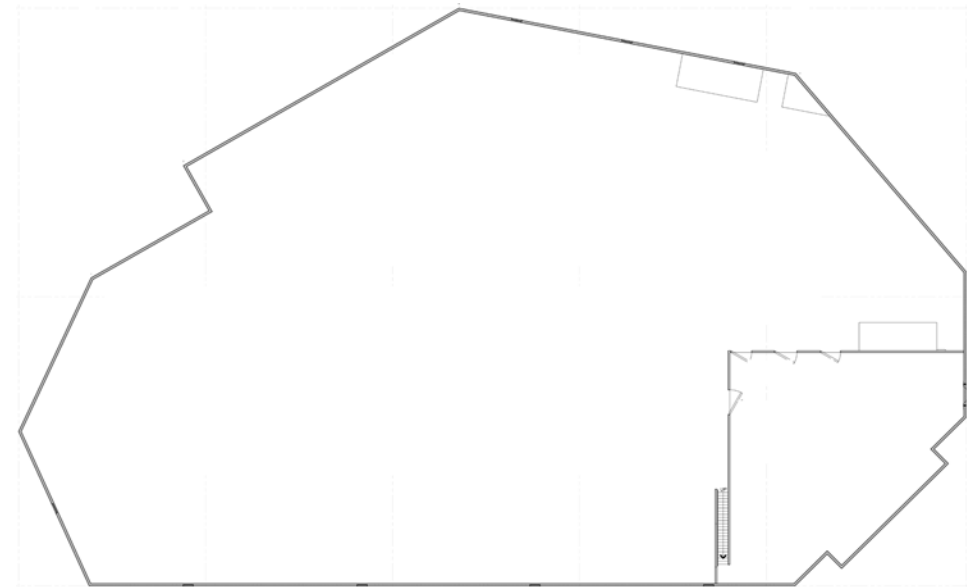


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FIRST FLOOR



MEZANINE

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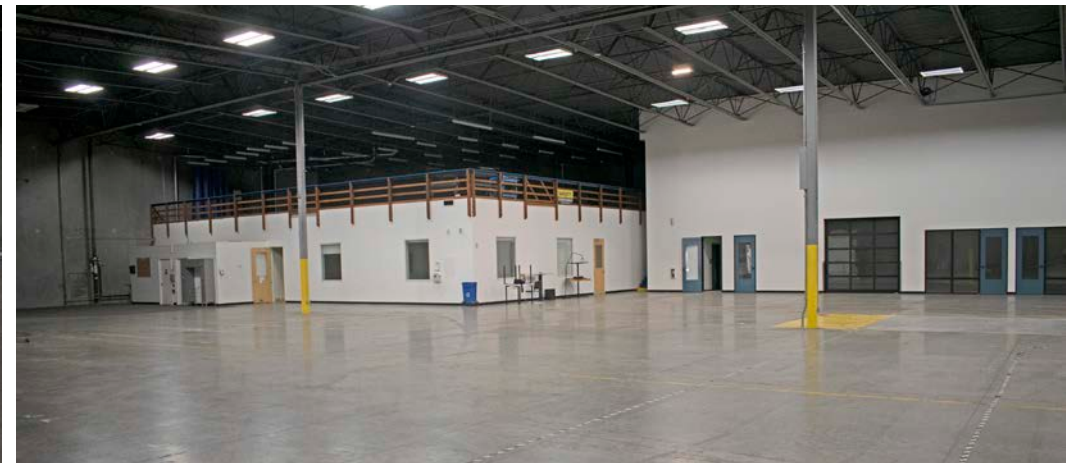


PROPERTY PHOTOS



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PROPERTY AERIALS



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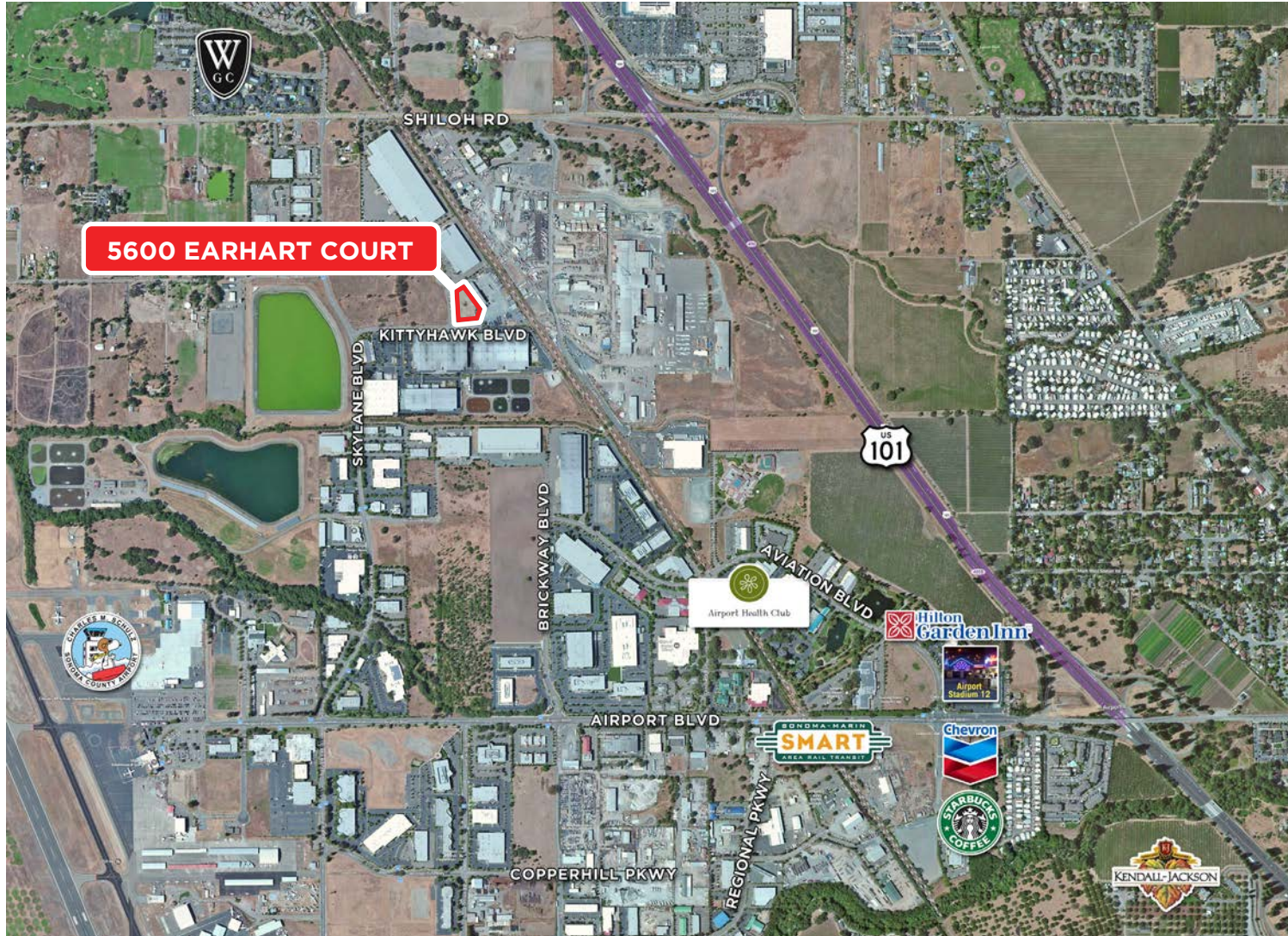


AERIAL MAP



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DRIVING DISTANCE

AIRPORT	3 MINS
DOWNTOWN SANTA ROSA	12 MINS
PETALUMA	30 MINS
NAPA	1 HR
SAN FRANCISCO	1 1/2 HRS

BY AIR

LOS ANGELES	1 1/4 HRS
PHOENIX	2 HRS
PORTLAND	2 HRS
SAN DIEGO	1 3/4 HRS
SEATTLE	2 HRS
DENVER	2 HRS

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MARKET SUMMARY



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SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the surrounding neighborhoods near and along the 101

corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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