



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

3451 AIRWAY DRIVE,  
SUITES A & B  
SANTA ROSA, CA

SHOWROOM INDUSTRIAL  
BUILDING



Go beyond broker.

REPRESENTED BY:

**JOEL JAMAN, PARTNER**  
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## PROPERTY SUMMARY

### FEATURES

- 1,800+/- sf Retail/Showroom Plus 884+/- SF Warehouse (2,684+/- SF Total)
- Roll-up door
- High traffic area with great exposure and high visibility
- Awnings for signage
- Easy access to Highway 101
- Currently used as a flooring/construction company
- Available now

### LEASE RATE

**\$1.25 PSF PLUS \$22.00/MO FOR WATER  
AND ANNUAL PRORATA INCREASE OVER  
BASE YEAR FOR PROPERTY TAXES**

### LEASE TERMS

Three (3) to Five (5) Years

### USER SPACE

Light Industrial

### RENTABLE SPACE

1,800+/- sf Showroom

884+/- SF Warehouse

### ZONING

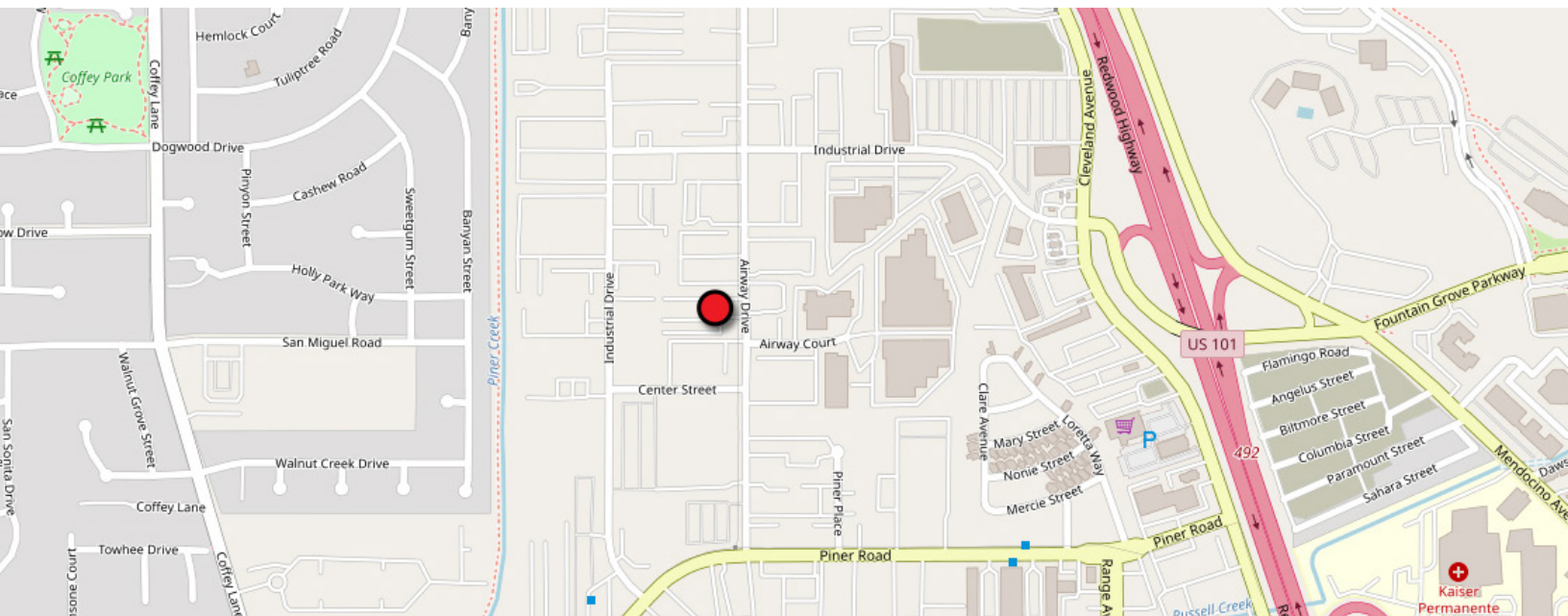
Light Industrial, Retail

### DESCRIPTION OF PREMISES - FEATURES

The property consists of an end cap 1,800+/- square foot retail/showroom and 884+/- SF Warehouse with on-site parking. Warehouse space with roll-up door. Building signage available.

### DESCRIPTION OF LOCATION - AREA

The building is located in Northwest Santa Rosa with close proximity to Highway 101, 24-Hour Fitness, Kohls, Starbucks, several restaurants, industrial parks, and regional retail shopping.



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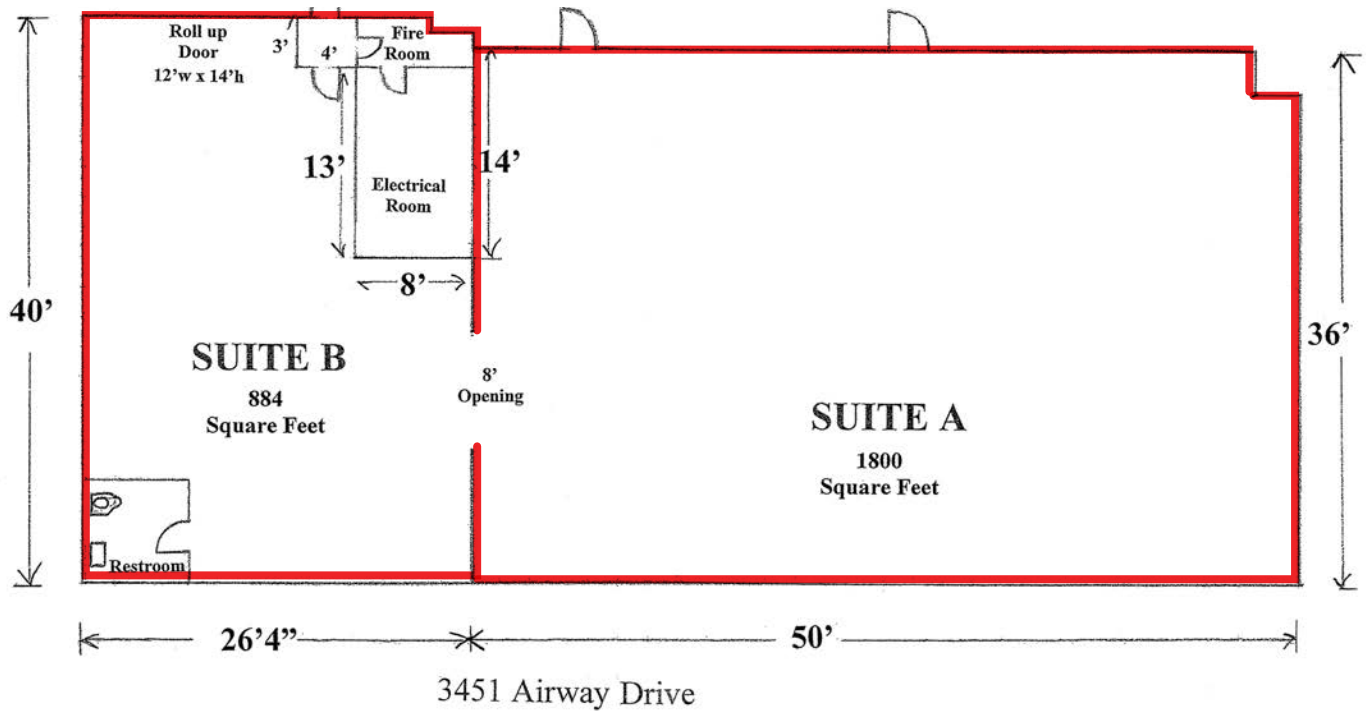
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## FLOOR PLAN



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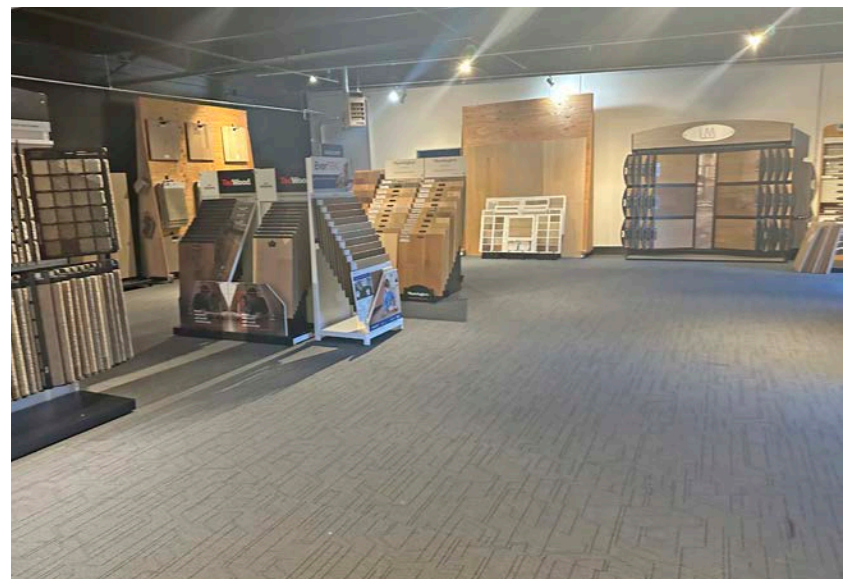
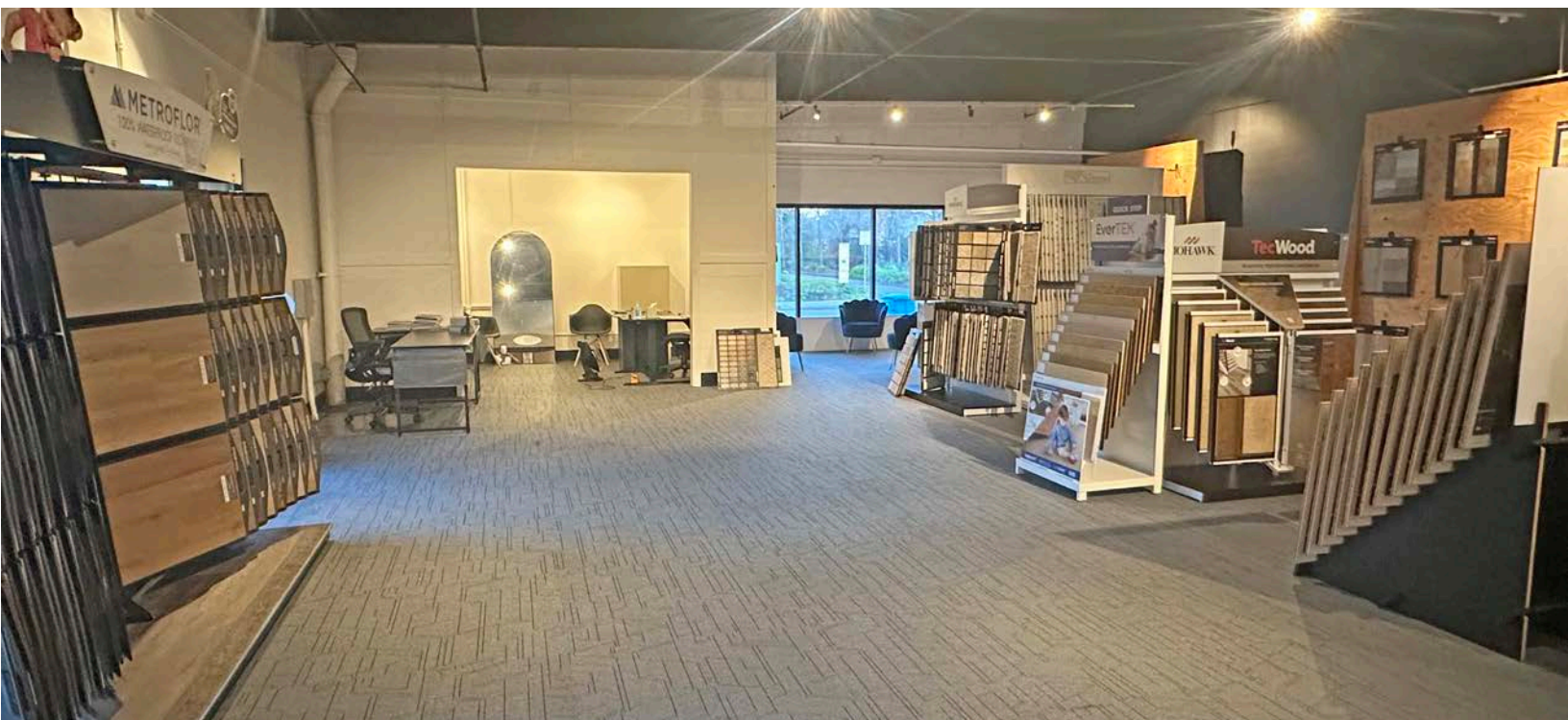
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## PROPERTY PHOTOS



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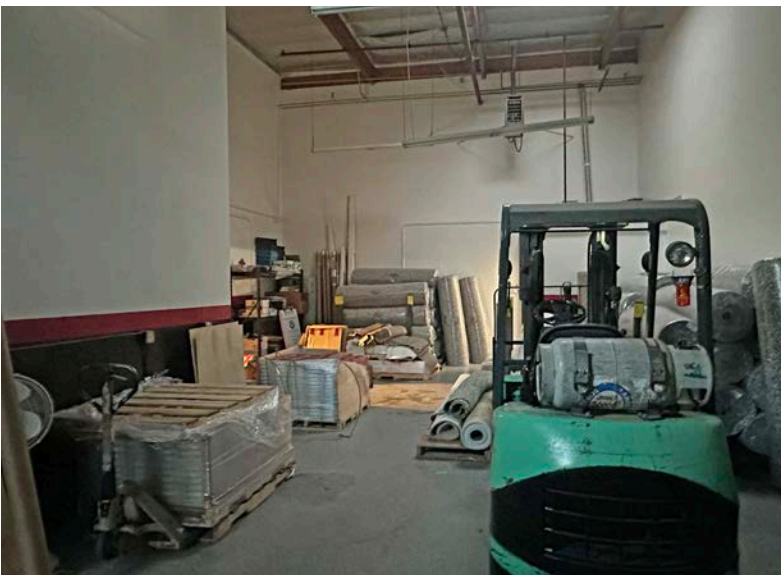
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## VICINITY AERIAL



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