



Keegan & Coppin
COMPANY, INC.

FOR SUB-LEASE

2930 DUTTON AVE
SANTA ROSA, CA

OFFICE/WAREHOUSE BUILDING
MAJOR PRICE REDUCTION



Go beyond broker.

REPRESENTED BY:

SHAWN JOHNSON
MANAGING PARTNER / SIOR
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM



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BUILDING FOR
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PROPERTY DETAILS

PROPERTY HIGHLIGHTS

TOTAL AVAILABLE OFFICE/WAREHOUSE SPACE: 6,720+/- SF

2930 Dutton Avenue: 6,720+/- RSF total

- 4 First floor offices: 1,779 sf
- 5 Second floor offices: 1,920 sf
- Warehouse: 3,021 sf

DESCRIPTION OF PREMISES

Office and warehouse space with good quality tenant improvements. The building is currently occupied as a single tenant user but build out as two separate suites.

Parking

18 On-Site Parking Spots
Shared with adjacent tenant.

Zoning

IL - Light Industrial

Rentable Space

2930 Dutton Ave.: 6,720+/- sf

LEASE TERMS

Sub-lease term expires May 24, 2031.

LEASE TYPE: INDUSTRIAL GROSS

LEASE RATE: \$1.00 GROSS



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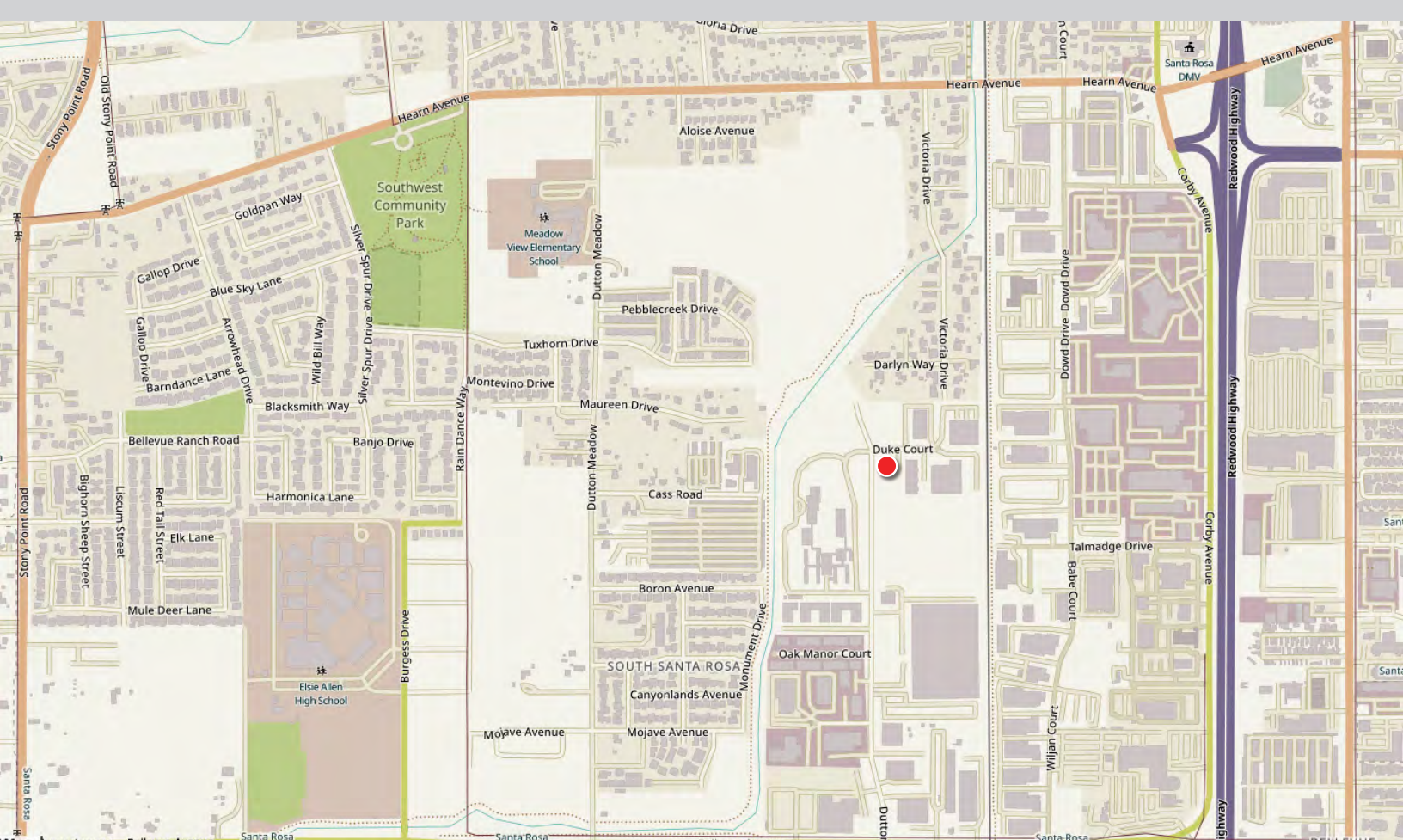
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AREA DESCRIPTION

DESCRIPTION OF AREA

The property is located behind the Corby Auto Row and provides ready access to U.S. 101 via Hearn Avenue or Todd Road. Other businesses in the area include: Pace Supply, Shakley Bros., Canine Companions, American Storage, Wright Contracting, G&C Auto, and DaDa's Delicatessen.



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PROPERTY PHOTOS



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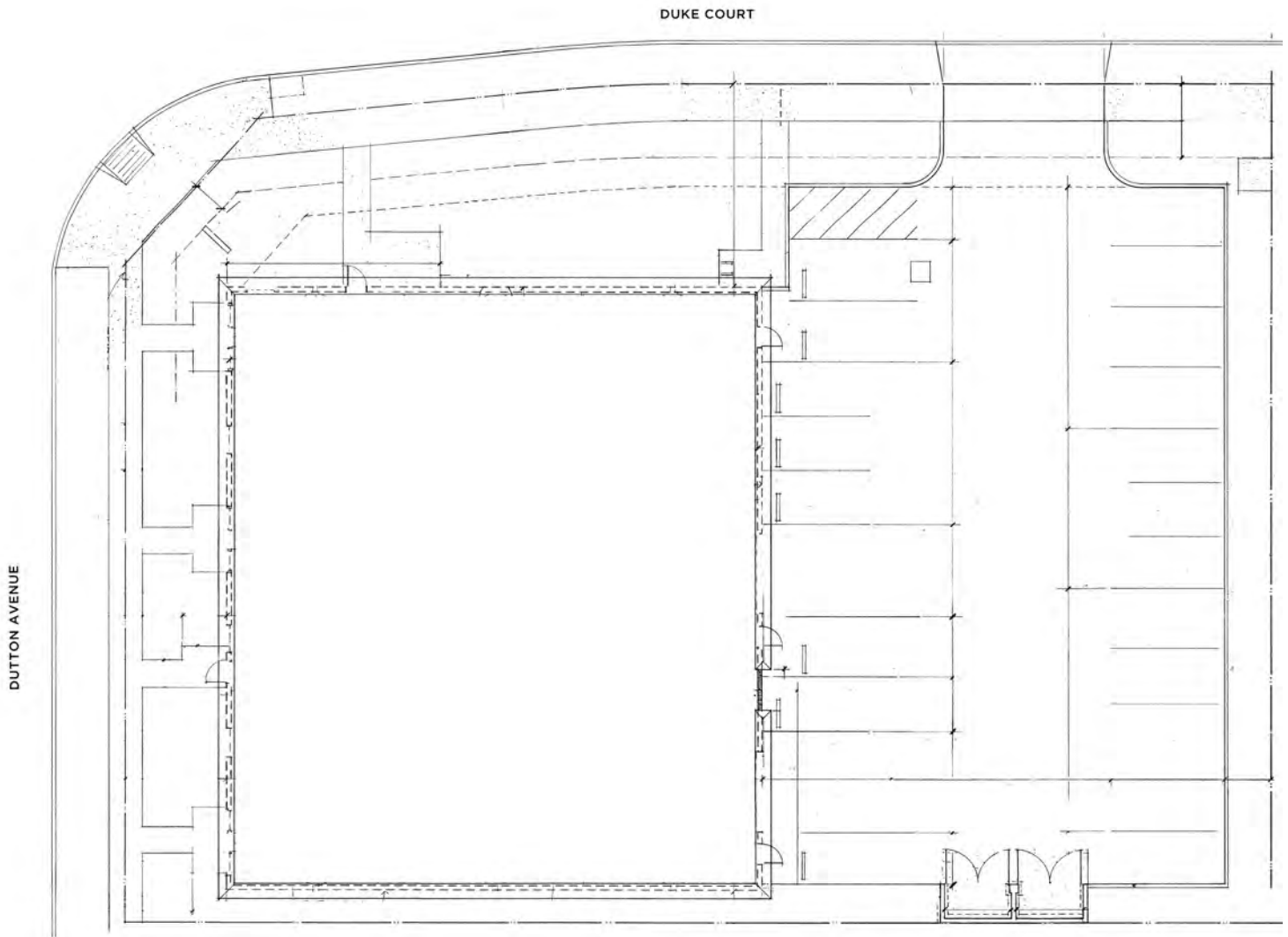
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SITE PLAN



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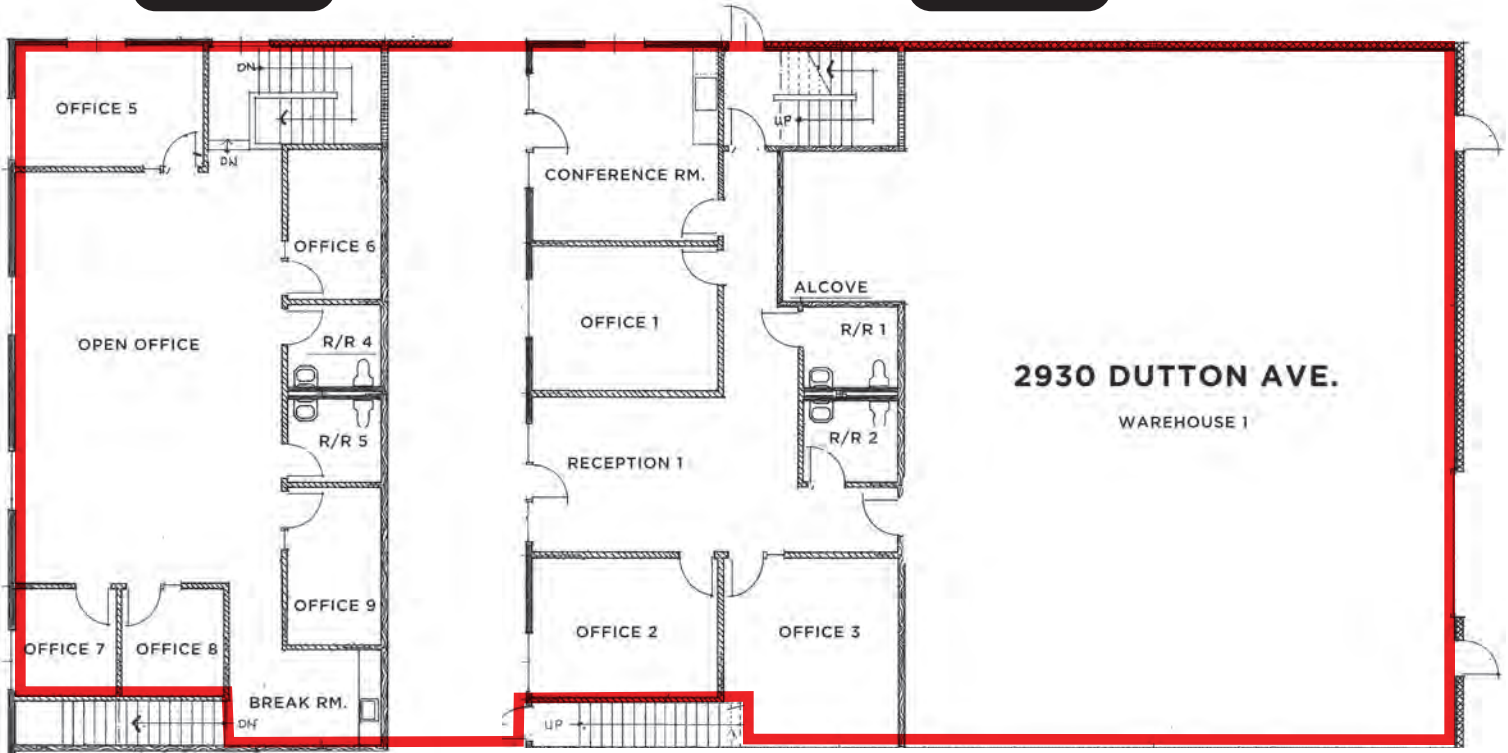
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FLOOR PLANS

SECOND FLOOR

FIRST FLOOR



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VICINITY MAP



2930 DUTTON AVE.

101

Keegan & Coppin Co., Inc.
1355 N Dutton Ave., Suite 100
Santa Rosa, CA 95401
keegancoppin.com
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