



Keegan & Coppin
COMPANY, INC.

FOR LEASE

3381 MCMAUDE PLACE
UNITS E & F
SANTA ROSA, CA

WAREHOUSE AVAILABLE

Go beyond
broker.

PRESENTED BY:

BRIAN KEEGAN, PARTNER
LIC # 01809537 (707) 528-1400, EXT 249
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TREVOR MALLET, AGENT
LIC # 02243182 (707) 528-1400, EXT 258
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PROPERTY DETAILS



3381 MCMAUDE PLACE
UNITS E & F
SANTA ROSA, CA

WAREHOUSE FOR LEASE

PROPERTY INFORMATION

UNIT E HIGHLIGHTS

- Clear span warehouse with generous clear height
- One (1) 14ft grade level roll up door
- Two (2) small private offices
- One (1) clean restroom
- Skylights
- Fire sprinklers
- Insulated metal building construction
- 200 amps of 3 phase power
- On-site parking

DESCRIPTION OF PREMISES

Located at 3381 McMaude Place within the Industry West Business Park, Unit E offers 2,500 square feet of versatile industrial warehouse space, ideal for storage or light manufacturing. This clear-span warehouse boasts high ceilings, a convenient grade-level roll-up door, two private offices, a restroom, and skylights for ample natural light. Built with insulated metal for enhanced durability and energy efficiency, the unit is equipped with fire sprinklers and includes shared on-site parking. Positioned in a thriving commercial area with easy access to major routes, Unit E is well-suited to a variety of industrial and commercial needs.

LEASE TERMS

Rate

Unit E: \$1.35 psf Modified Gross (2,500+/- SF)

FEATURES

Parking

On-Site

Zoning

M2 (Heavy Industrial)

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PROPERTY DETAILS



3381 MCMAUDE PLACE
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WAREHOUSE FOR LEASE

PROPERTY INFORMATION

UNIT F HIGHLIGHTS

- Clear span warehouse with generous clear height
- Private fenced yard
- One (1) 14ft grade level roll up door
- One (1) small private office
- One (1) clean restroom
- Skylights
- Fire sprinklers
- Insulated metal building construction
- 200 amps of 3 phase power + 220v power outlet
- On-site parking

DESCRIPTION OF PREMISES

Unit F at 3381 McMaude Place in the Industry West Business Park offers 2,500 square feet of versatile industrial space, perfectly suited for storage, light manufacturing, or a variety of commercial uses. This clear-span warehouse features high ceilings, a convenient grade-level roll-up door, and skylights that flood the space with natural light. Unique to this unit is a private fenced yard, providing additional flexibility and security for your operations. Inside, you'll find one private office, a restroom, and high-performance infrastructure, including 200 amps of 3-phase power and a 220v power outlet. Built with insulated metal construction for durability and energy efficiency, Unit F also includes fire sprinklers and shared on-site parking. Located in a prime commercial area with seamless access to major transportation routes, this property is the ideal solution for businesses looking for functionality and convenience in a thriving industrial hub.

LEASE TERMS

Rate

Unit F: \$1.35 psf Modified Gross (2,500+/- SF)

FEATURES

Parking

On-Site

Zoning

M2 (Heavy Industrial)

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PROPERTY PHOTOS

UNIT E



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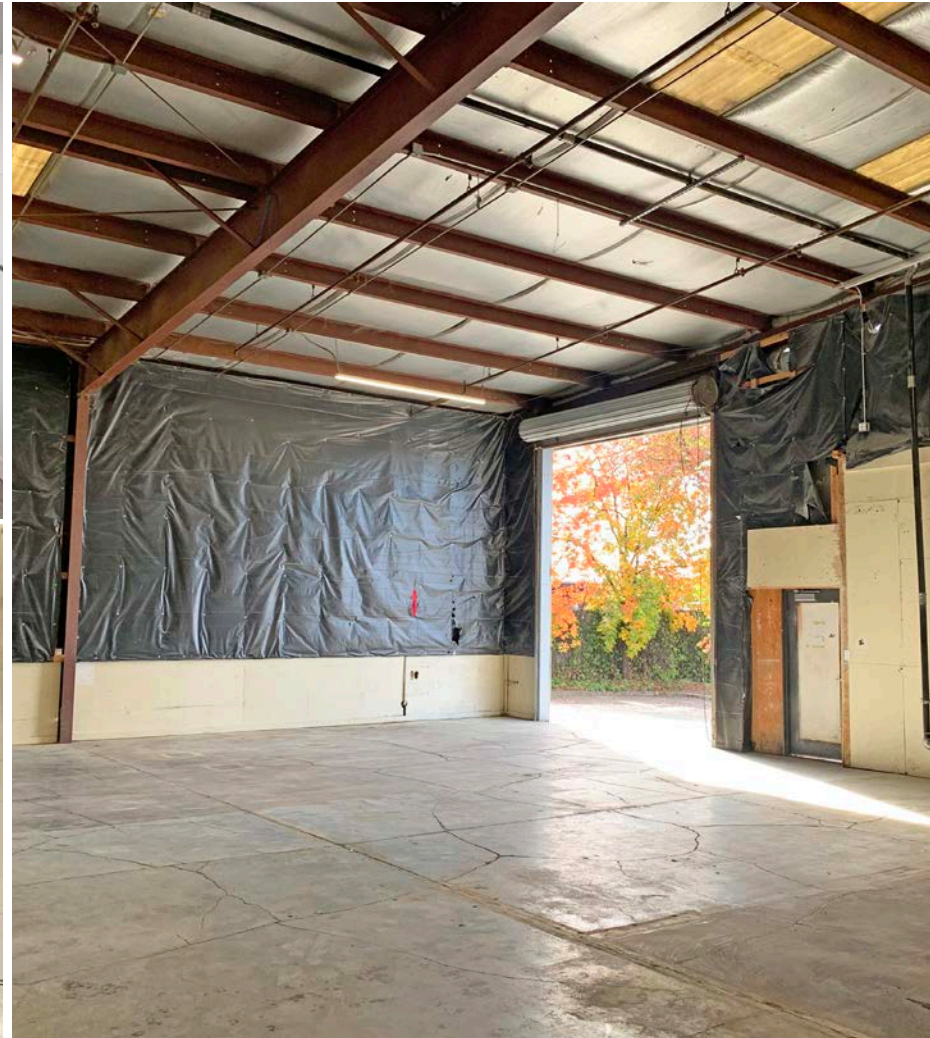
PROPERTY PHOTOS

UNIT E



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PROPERTY PHOTOS

UNIT F



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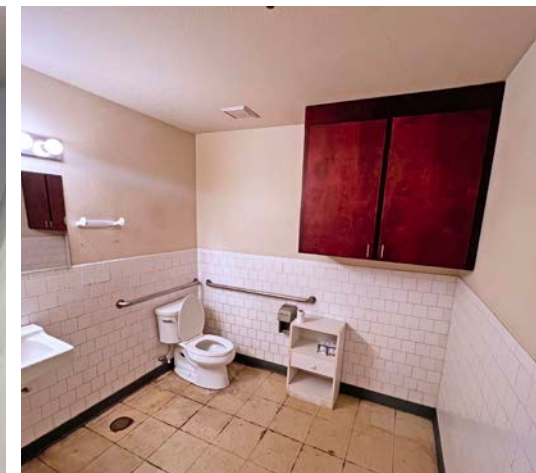
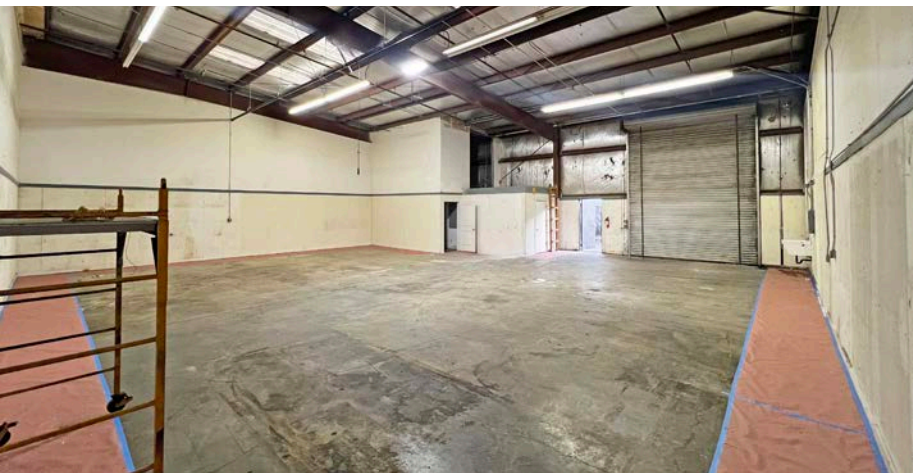
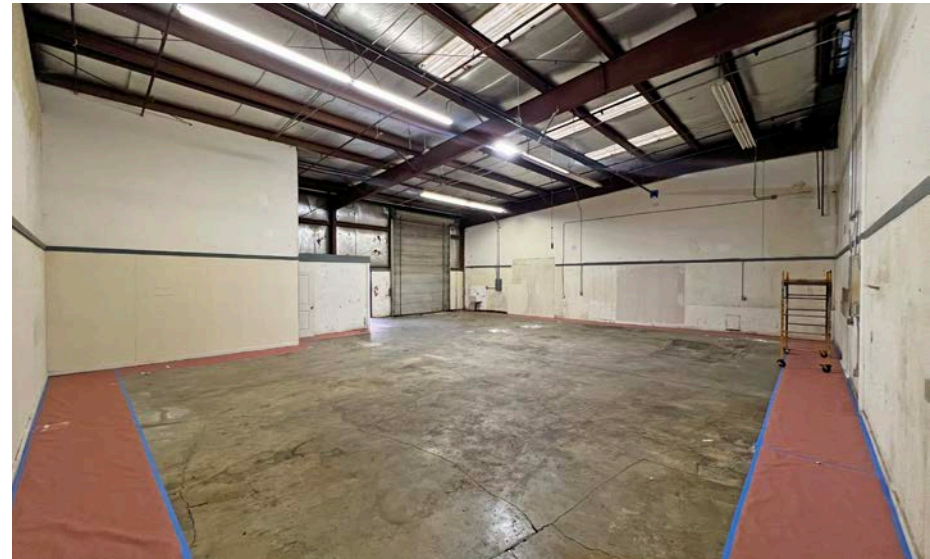
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AREA DESCRIPTION



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DESCRIPTION OF AREA

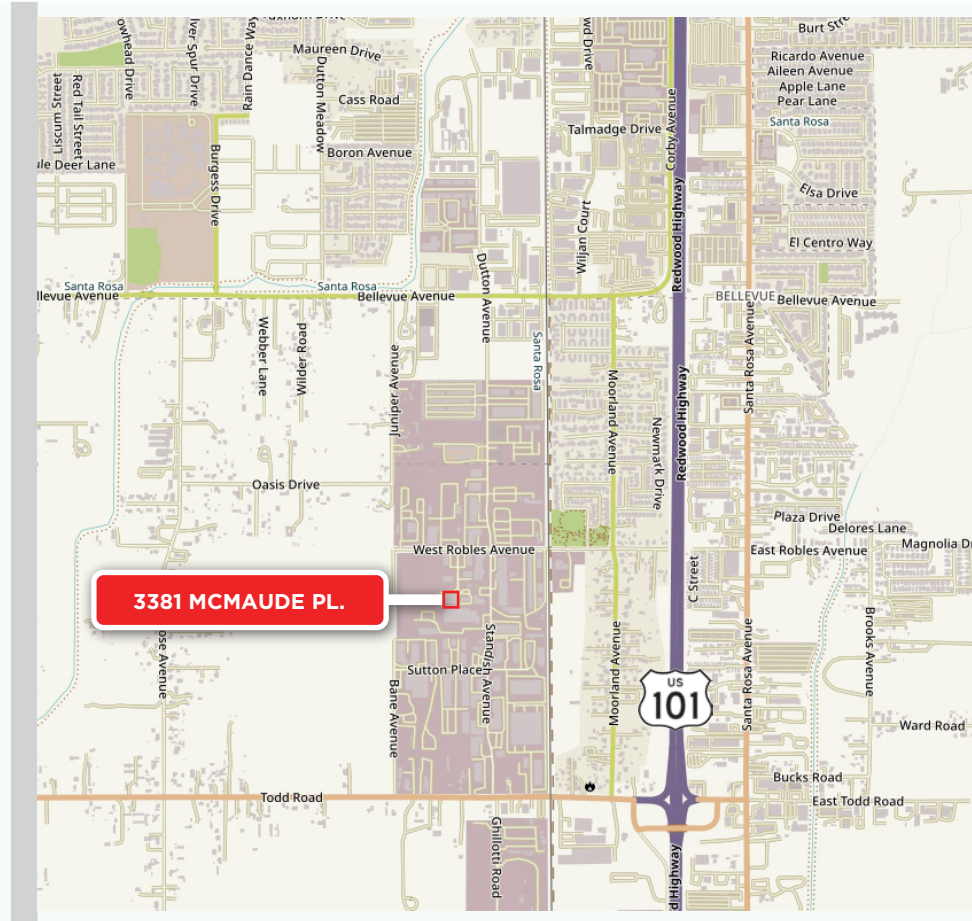
3381 McMaude Place is located in a region with a dynamic economy, diverse industries, and excellent access to both local and regional markets.

NEARBY AMENITIES

- Close to retail centers, restaurants, and cafes. The Santa Rosa Plaza Mall is a larger shopping destination nearby, offering a variety of stores, dining options, and entertainment.

TRANSPORTATION ACCESS

- Well connected to major roads in the area, such as Highway 101, which can take you north to other parts of Sonoma County, or south toward Petaluma and Marin County. Public transportation is available, but having a car is typically preferred for getting around Santa Rosa.



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LOCATION MAP



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3381 MCMAUDE PL.

Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
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(707) 528-1400

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