



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE/LEASE

110 SANDHOLM LANE  
CLOVERDALE, CA  
WAREHOUSE



Go beyond broker.

PRESENTED BY:

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CLOVERDALE, CA

## WAREHOUSE





# PROPERTY INFORMATION



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## WAREHOUSE

## PROPERTY INFORMATION

### HIGHLIGHTS

- Light Industrial Condominium Building
- 135 kW Rooftop Solar System
- Pre-Plumbed for Floor Drains
- In-Place Refrigerated Storage
- Sprinkler System for Fire Protection
- Twelve (12) Grade-Level 14' x 14' Roll-up Doors
- Divisible to Approx. 2,648 SF
- Gateway Property
- Area of Appreciating Land Values and New Development
- Tremendous Highway 101 Identity
- Light Industrial Zoning



## DESCRIPTION OF PREMISES

Keegan & Coppin Company, Inc. is pleased to present an opportunity to purchase or lease this modern, architecturally pleasing, multi-tenant industrial building in the highly desirable Sonoma County Wine Country. Constructed in 2002, it features twelve individual warehouse units of approximately 2,648 square feet, each with a 5-glass panel entry, spacious awning, goose neck lighting, signage and a grade-level roll-up truck door. Parking for the property is liberally parked at approximately three spaces per 1,000 square feet of building area. The property was home to the former Bear Republic's Factory Five Brewery and many of their food and beverage production improvements can be available for delivery to the next owner or tenant.

## LEASE TERMS

### Offering Rate

\$1.05 PSF NNN (Nets Estimated @ \$0.21 PSF)

### Terms

3 - 5 Year Lease Term Preferred

## PURCHASE PRICE

\$5,195,000 (\$166+/- PSF) - Bulk Sale of All 12 Units

Individual Unit Pricing Available Upon Request

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# PROPERTY DESCRIPTION



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**BUILDING SIZE**  
31,268+/- SF

**YEAR BUILT**  
2002

**LOT SIZE**  
82,577 SF/1.89 Acres

**STORIES**  
Single Story

**ZONING**  
MP - Industrial Park

**PARKING**  
90 Spaces On-Site

**APNs**  
117-340-001 through 012

**UTILITIES**  
City of Cloverdale

## DESCRIPTION OF LOCATION

Cloverdale is the fastest growing city in Sonoma County. Situated in the beautiful Alexander Valley, it is part of Northern California's prestigious wine region and features an unsurpassed quality of life. Building is conveniently located just off South Cloverdale Boulevard, directly served by the South Cloverdale Boulevard/Highway 101 interchange, and features several national retailers in the immediate proximity to the building.

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# SBA LOAN SCENARIO



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## SBA 504 loan scenario (90% Loan to Value)

Project Amount:	<b>\$5,195,000</b>	
First loan amount:	\$2,597,500	
SBA loan amount:	\$2,078,000	
Amortized: bank 1st DOT	<b>25</b> yrs	
Amortized: SBA 2nd	25 yrs	
Bank interest rate	<b>6.250%</b>	\$17,135 Mo.
SBA 504 interest rate:	<b>5.850%</b>	\$13,198 Mo.
Monthly payment:	\$30,333	
Cash down payment	\$519,500	



### Estimated Bank Fees and Reports

Bank & SBA:		
Bank loan fee(1st and Bridge)		<b>\$66,236</b>
SBA 504 loan fee (Financed by SBA)		\$55,067
Appraisal		\$4,000
Environmental		\$2,500

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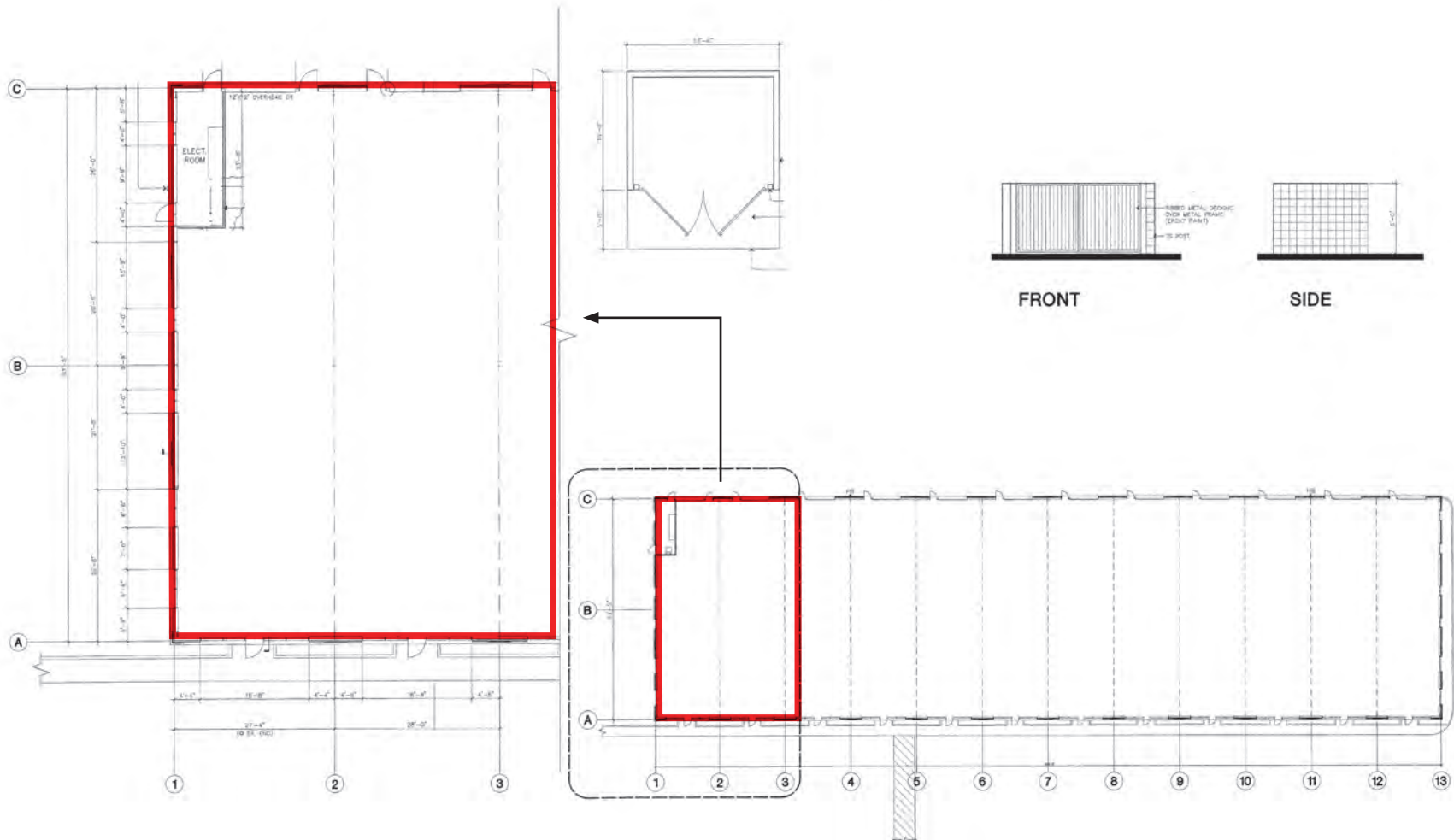


# FLOOR PLAN



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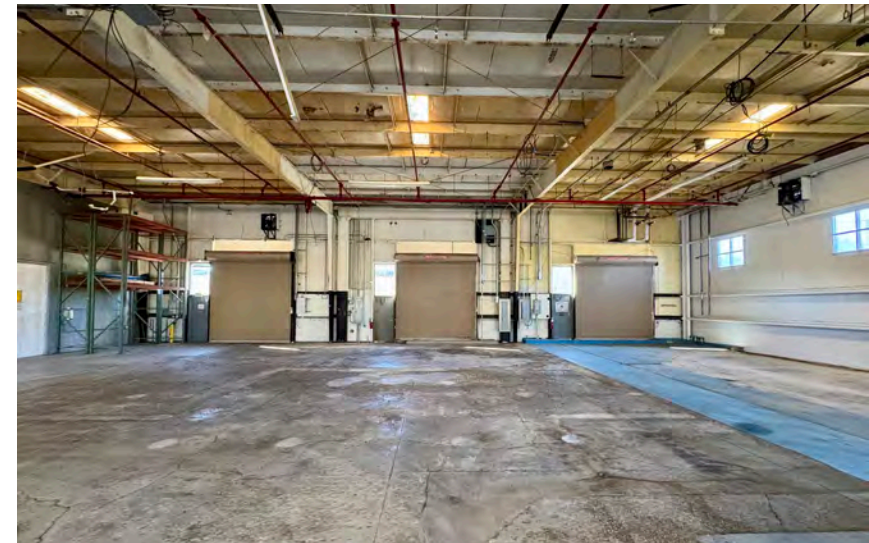
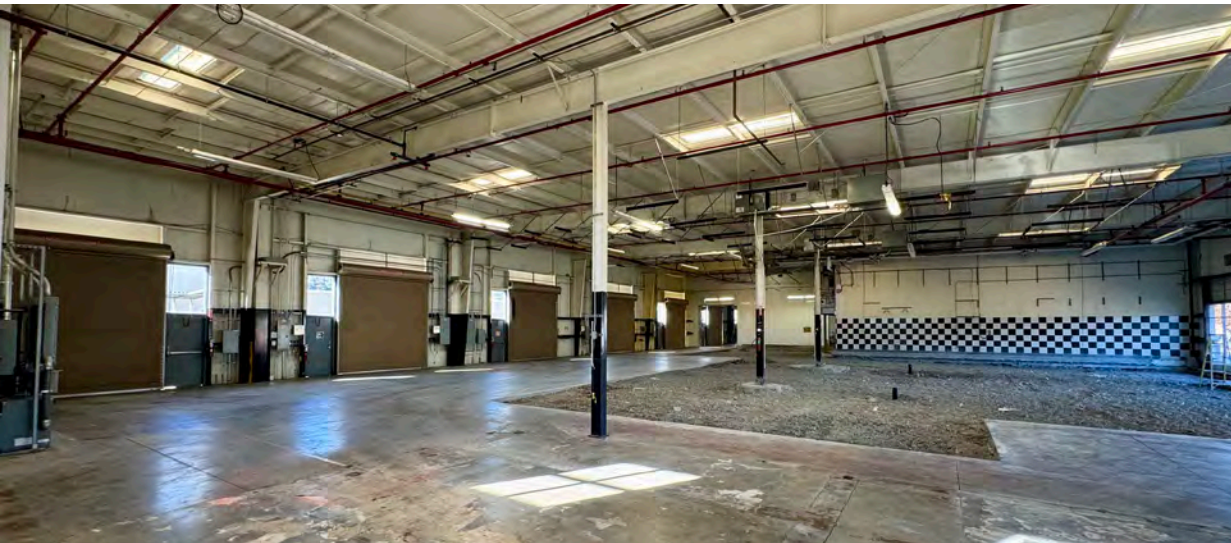


# PROPERTY PHOTOS



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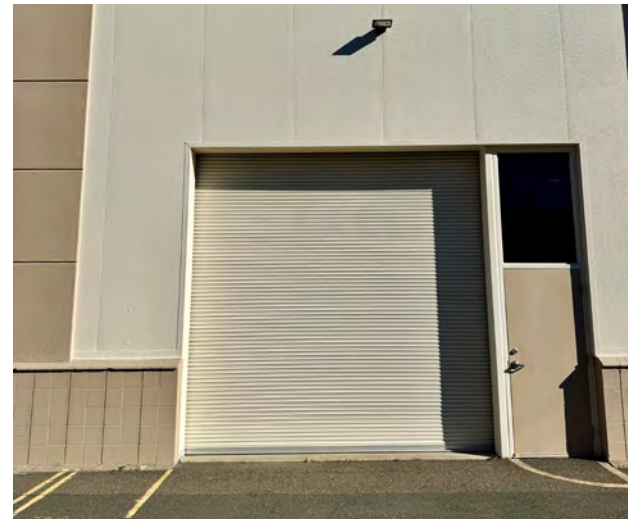


# PROPERTY PHOTOS



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# LOCATION AERIAL



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# AREA DESCRIPTION



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### CLOVERDALE SUMMARY

Cloverdale, the northernmost town in Sonoma County, is located in the picturesque Alexander Valley wine region just off of California's Highway 101. Small town charm and friendly people welcome visitors to this city that is framed by oak-studded rolling hills, vineyards, and small farms

The city proper covers 2.7 square miles with a population of approximately 11,032 (5 mile radius) and is surrounded by oak-studded rolling hills, outstanding recreational opportunities, wineries, vineyards and small farms.

- Walkable and bikable neighborhoods dotted with family-oriented parks
- Apartments and home prices ranging from the affordable to luxury
- River Park on the Russian River and many more walking, hiking and biking trails
- Moderate winters, warm summers
- Balmy summer nights to enjoy downtown plaza events and Farmers Market

Cloverdale is the ideal location for companies looking to relocate where business innovation is encouraged and employee quality of life is exceptional. The city is proud home to Reuser Inc., manufacturer and bulk distributor of organic landscaping materials and Asti Winery, both recipients of many awards for sound

environmental business practices. In Cloverdale, entrepreneurial and traditional businesses co-exist and complement each other.

The City appreciates all businesses and works to retain businesses, encouraging expansion in Cloverdale. Cloverdale is a great place to live, work, play – and do business.

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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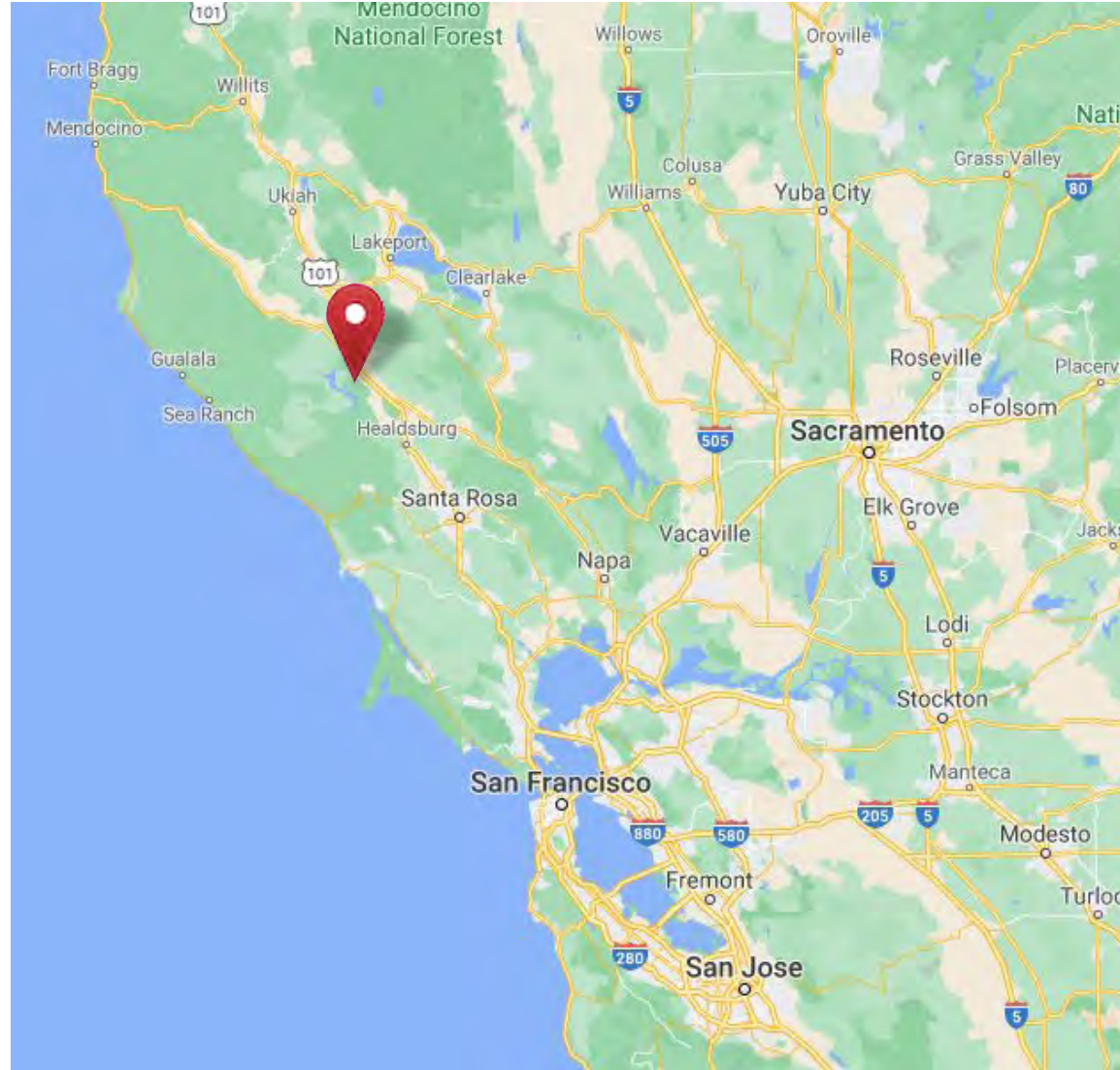


# AREA MAP



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## ABOUT KEEGAN & COPPIN



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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# DISCLAIMER



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### DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers are to be delivered to the agent of the property owner, Russ Mayer of Keegan & Coppin Company, Inc., and should include information about the Buyer and any key principals that will be involved in the transaction, financing strategy (equity and debt), proof of funds for the equity portion of the total planned capital investment and any other information that would indicate their ability to complete the transaction smoothly.



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