



Keegan & Coppin
COMPANY, INC.

FOR LEASE

3192 JUNIPER AVENUE
SANTA ROSA, CA

WAREHOUSE/STORAGE/MULTI-USE
SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT 270
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DEMI BASILIADES, SENIOR REAL ESTATE ADVISOR
LIC # 02080190 (707) 664-1400, EXT 105
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PROPERTY DESCRIPTION



3192 JUNIPER AVENUE
SANTA ROSA, CA

**WAREHOUSE/
STORAGE/MULTI-
USE SPACE**

Located within the Dutton Ave. Industrial park 3192 Juniper boasts a new construction concrete block two story 25,410 sf industrial flex building, the building consists of approx. 5410sf of high bay warehouse with 23ft clear height, approx. 10,000 sf of ground floor warehouse, and an additional approx. 10,000sf of second story mezzanine. There are two (2) 12'x12' electric grade-level roll up doors.

Owner will remove approx 4,730 sf of second floor Mezzanine upon a signed agreement, this will leave 5,270 sf of second floor office/ production space and create 10,000 sf of high bay warehouse.

The property has excellent power with 2000 amps and is completely fenced with two large metal remote gates. Construction on the new building is set to be completed in early summer 2024.

Buildings A, B, C, D and E are included in the 30,399 of total leasable square footage.

LEASE TERMS

Rate

\$0.90 PSF/Month



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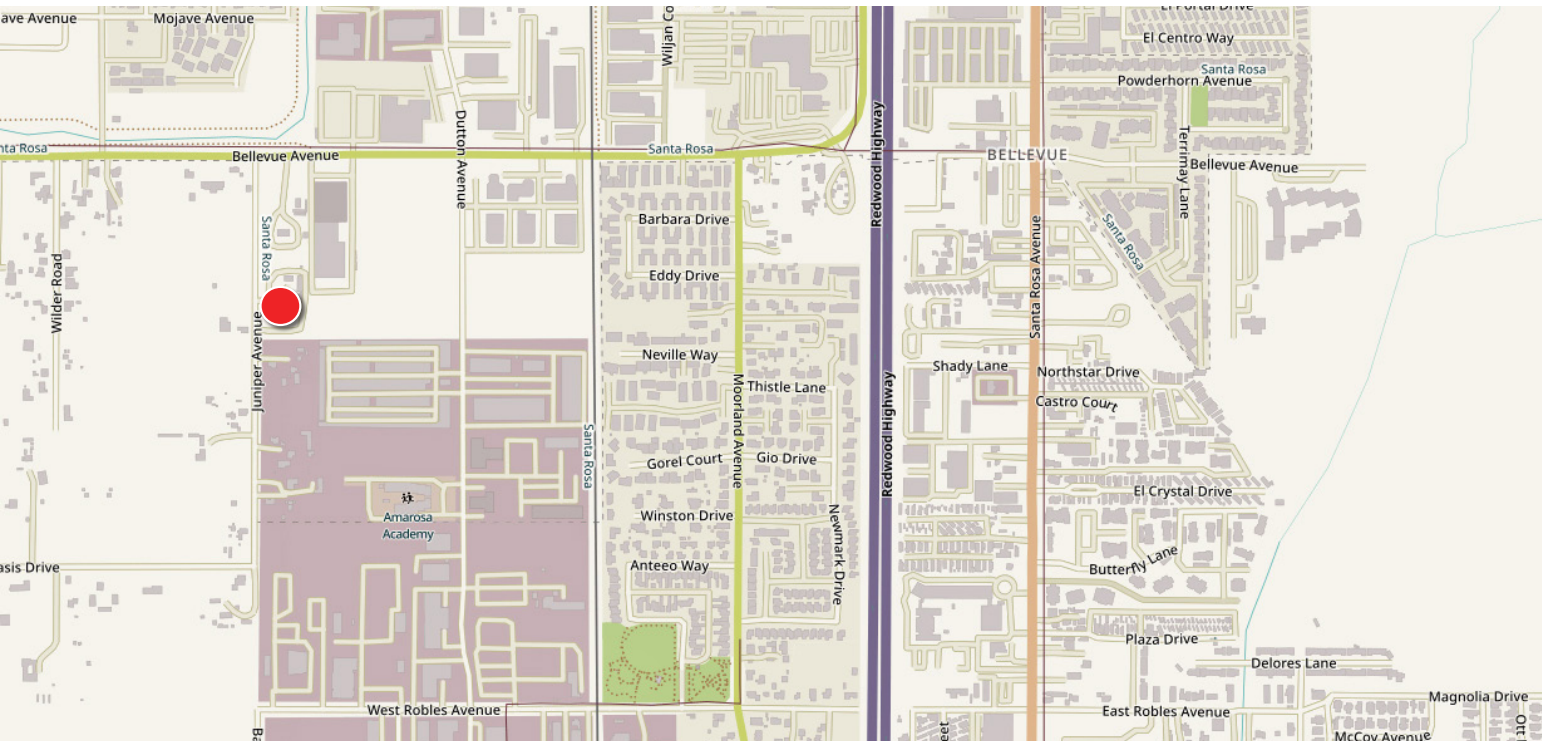


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TOTAL BUILDING SQ. FT.
25,410+/- sq. ft. - New Construction

LOT SIZE
2.19+/- Acres

APN
009-061-025

ZONING
IG - General Industrial

PARKING
31 On-Site Spaces

CLEAR HEIGHT
23' Max

POWER
2,000 AMP

HIGHLIGHTS

- July 2024 Completion
- Permitted for Cannabis (Type 2A, 4, 6, 7, 11)
- Conditioned warehouse negotiable
- 2 Grade-level automatic roll ups (12'x12')
- Gated fenced yard
- Residential unit on site

PERMITTED FOR CANNABIS

3192 Juniper has a Major Conditional Use permit for commercial Cannabis facilities allowing Cannabis Manufacturing - Level 1 (non-volatile) (Type 6) and Level 2 (volatile) (Type 7), Indoor Cannabis Cultivation and Nursery: 20,500 sq. ft. (Type 2A and Type 4), and Cannabis Distribution (Type 11) uses. This includes extraction, refrigeration, dry storage, and a commercial kitchen. Call Agents for more information.

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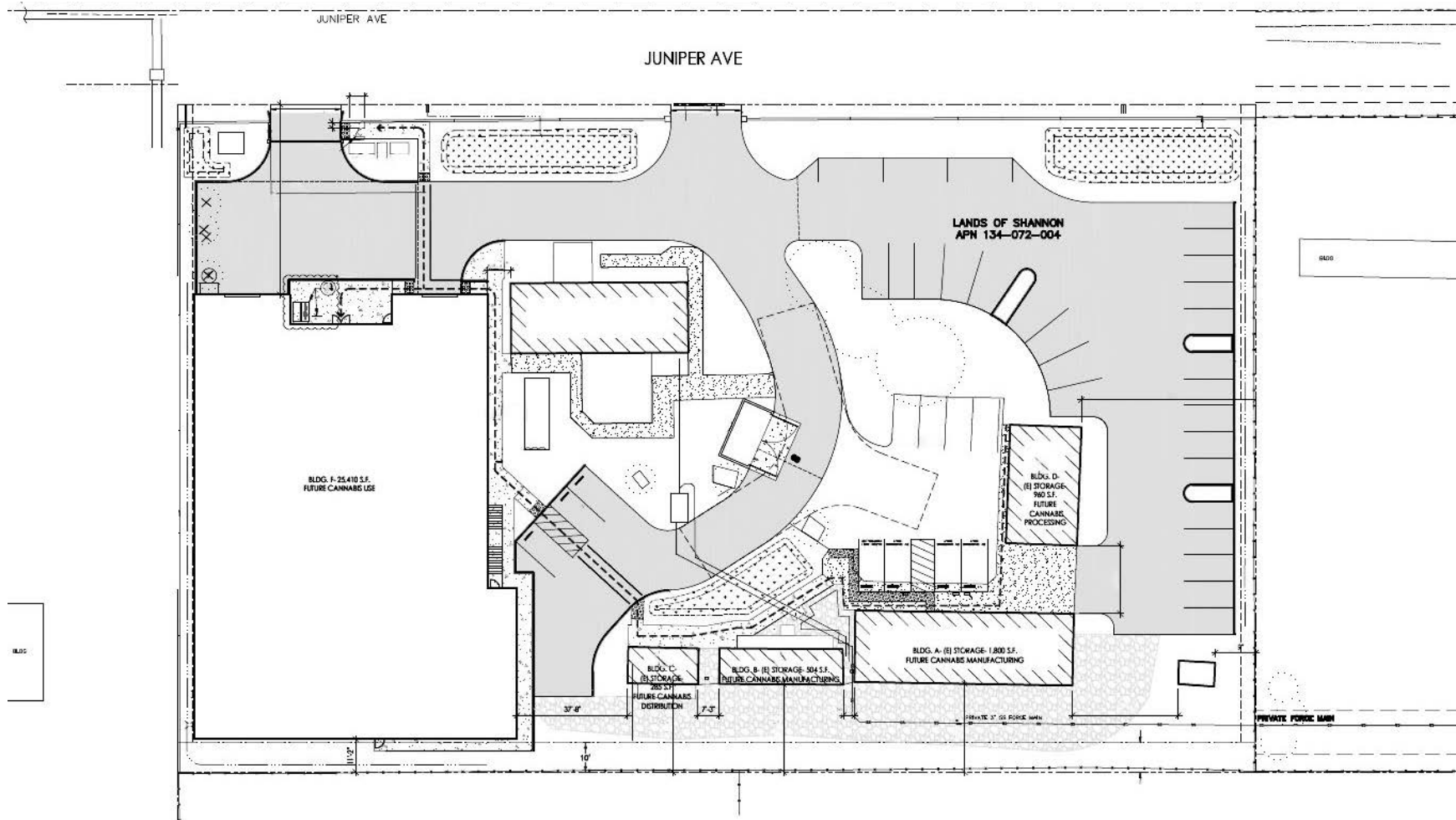


SITE PLAN



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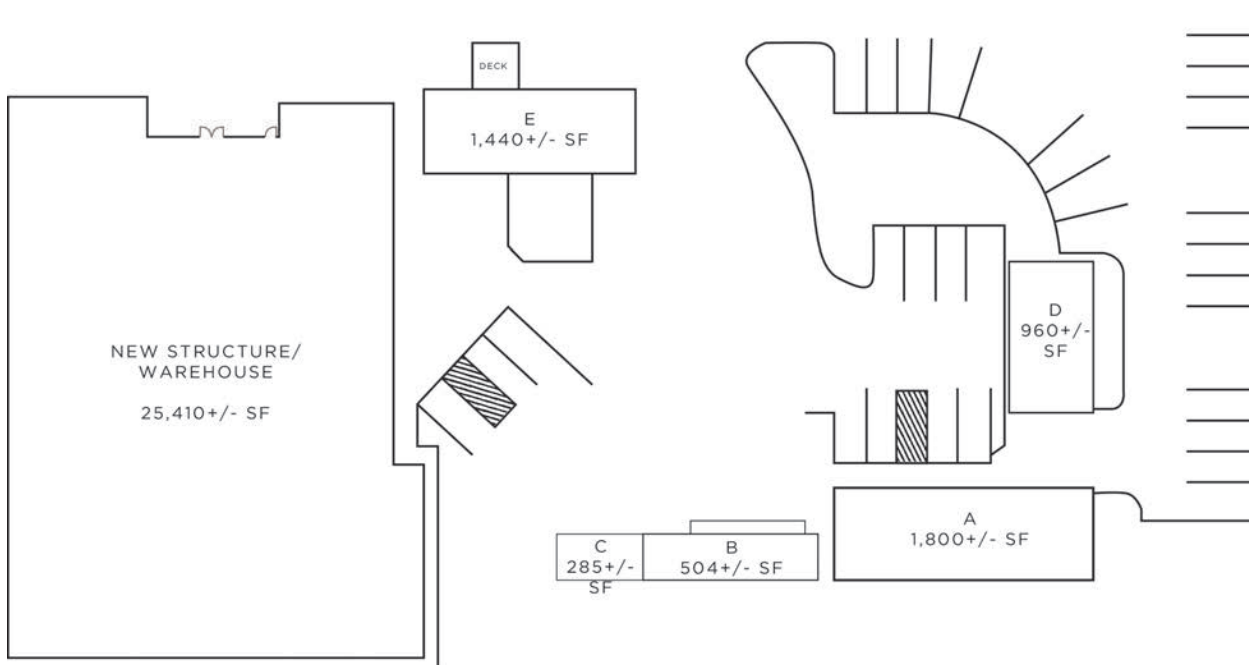
BUILDING LAYOUT



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JUNIPER AVE.



BUILDING LIST

New Structure	Warehouse	25,410 SF
Structure A	Storage	1,800 SF
Structure B	Storage	504 SF
Structure C	Storage	285 SF
Structure D	Garage	960 SF
Structure E	Residence	1,440 SF

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PROPERTY PHOTOS



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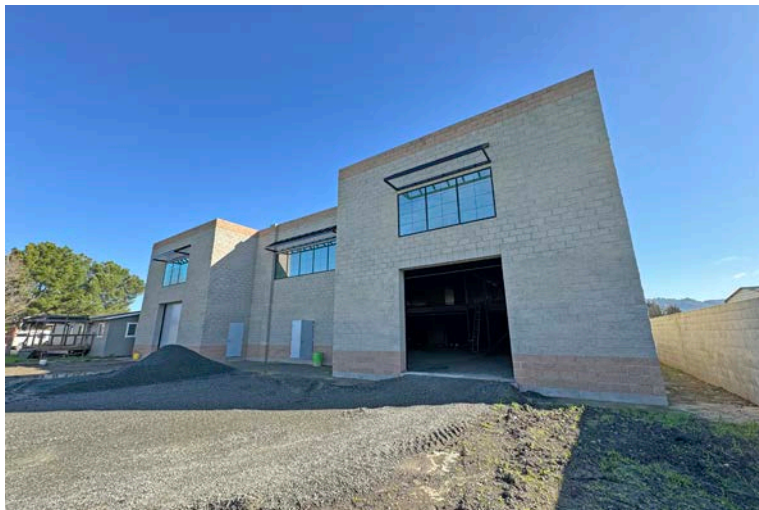


PROPERTY AERIALS



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AERIAL MAP



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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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LOCATION MAP



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Keegan & Coppin Co., Inc.
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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