



Keegan & Coppin
COMPANY, INC.

FOR LEASE

350 MORRIS STREET
SEBASTOPOL, CA

WAREHOUSE & OFFICE
SPACES AVAILABLE

350 A-2

Go beyond broker.

PRESENTED BY:

BRIAN KEEGAN, PARTNER
LIC # 01809537 (707) 528-1400, EXT. 249
BKEEGAN@KEEGANCOPPIN.COM

SUMMER JAGER, AGENT
LIC # 02222063 (707) 664-1400 EXT. 313
SJAGER@KEEGANCOPPIN.COM



PROPERTY DETAILS



350 MORRIS STREET
SEBASTOPOL, CA

OFFICE SPACES FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- Year Built: 1988
- Minutes away from downtown Sebastopol
- Professional setting
- Fire Sprinkler System
- No additional CAM or over base year expense pass through
- Available immediately

Parking

Unreserved on-site parking

Zoning

M - Industrial

LEASE TERMS

Rate

\$1.30 per sq ft Gross

Terms

Negotiable

AVAILABLE SPACE	DESCRIPTION
Suite 350 A: 1,864+/- sq ft	Multi level office suite with private offices, open areas, in-suite restroom, and storage areas. Ground floor window line provides excellent natural light.
Suite 350 B: 3,536+/- sq ft	Clear span warehouse space with approximately 16 ft. maximum clear height. Grade level roll-up door access with approximately 14 ft clearance. Three phase power distributed throughout warehouse area. Mezzanine storage area in warehouse. Suite 350 B includes an office area with 3 private offices.

*Suites can be combined to a total of 5,400 sf.

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AREA DESCRIPTION



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DESCRIPTION OF AREA

Property is located adjacent to the Barlow district, just blocks from Highway 12. M-Industrial Zoning category provides areas for manufacturer, assembly, packaging, storage, as well as other general commercial uses that are compatible.

NEARBY AMENITIES

The Barlow is a 12 acre outdoor market district featuring primary food and beverages. Tenants include Acre Pizza, Community Market, Crooked Goat Brewing, Fern Bar, Golden State Cider, Kosta Browne Winery, Red Bird Bakery, Sprit Works Distillery, and Wood Four Brewing.

TRANSPORTATION ACCESS

- Immediate Access to Highway 101 & 116
- Sonoma County Transit, local and inter-city service



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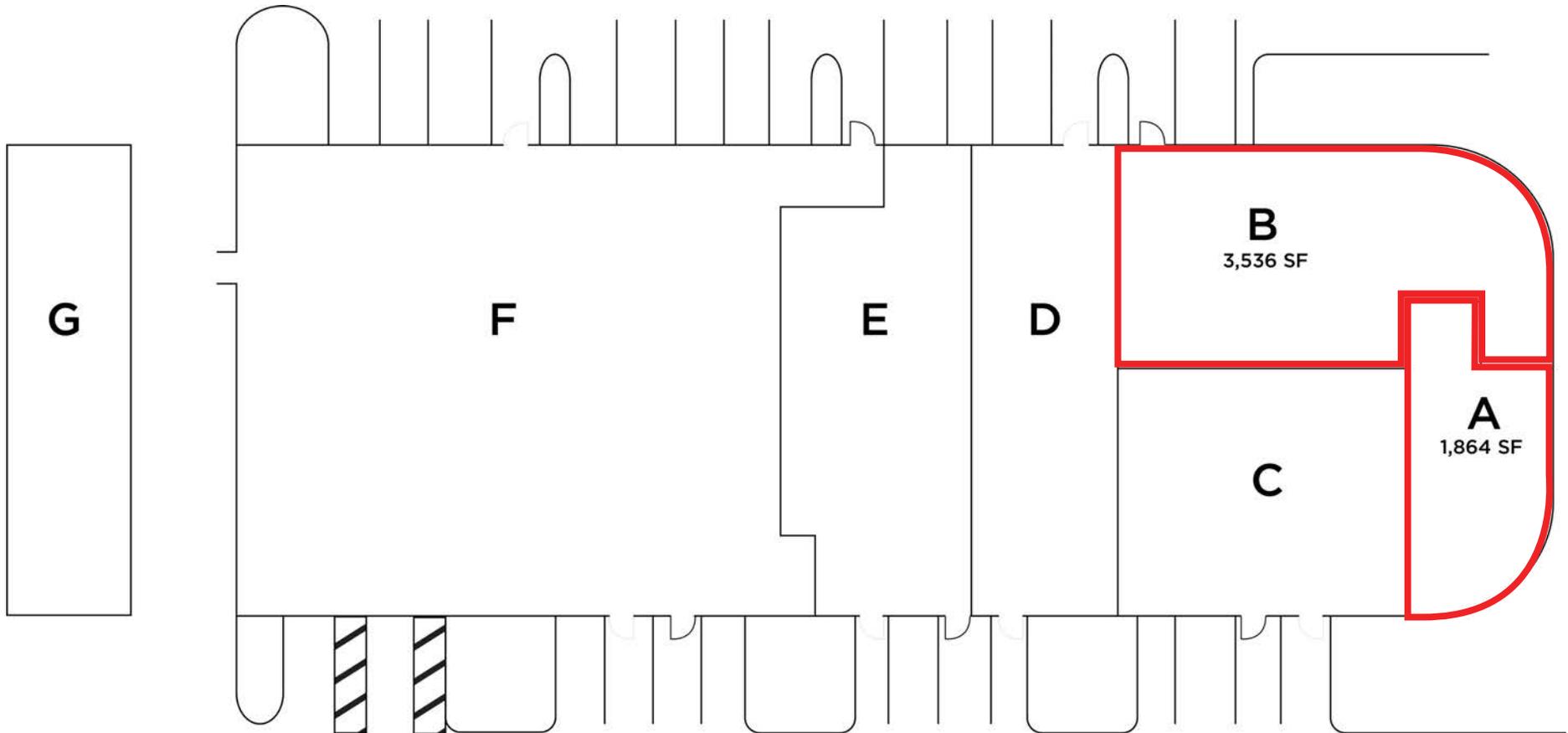


SITE PLAN



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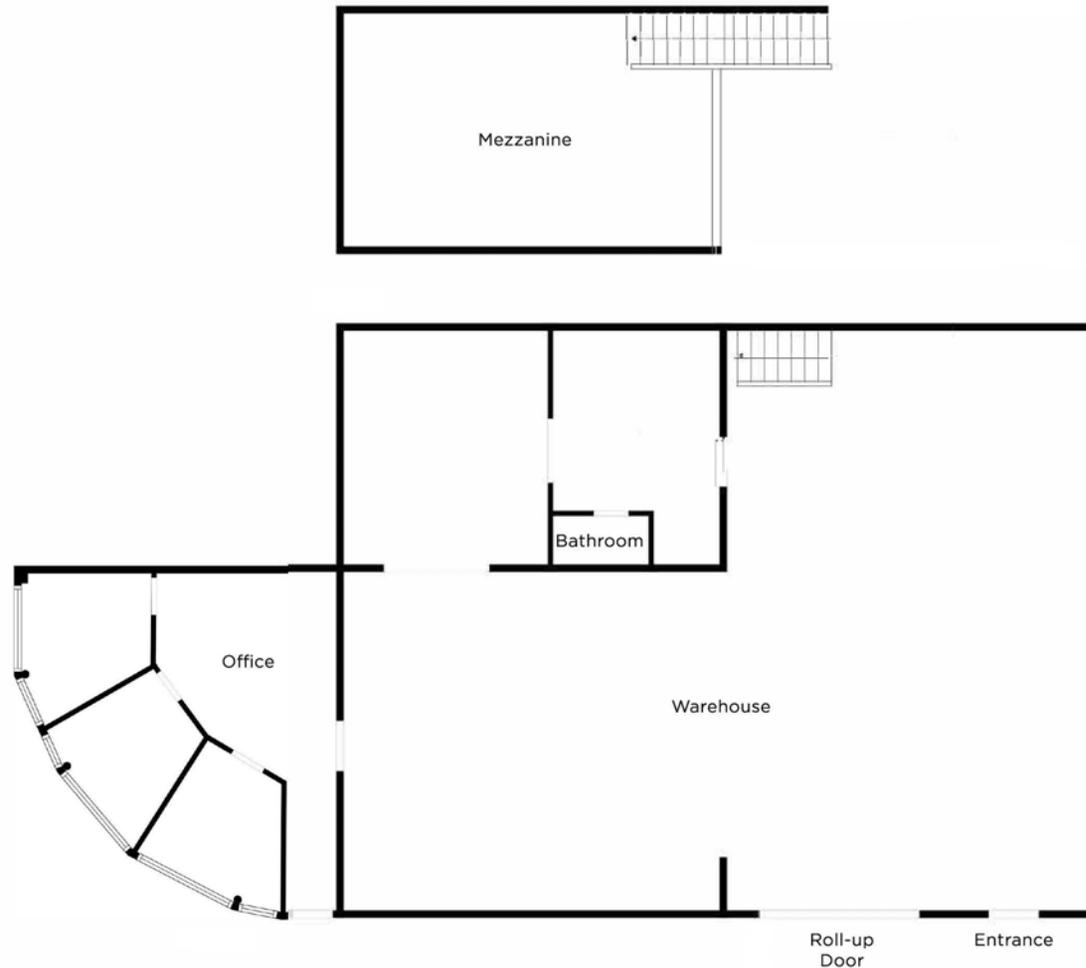


FLOOR PLAN SUITE B



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PROPERTY PHOTOS



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LOCATION MAP



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

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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