



Keegan & Coppin
COMPANY, INC.

FOR LEASE

3345 INDUSTRIAL DRIVE, UNIT 18
SANTA ROSA, CA

SHOWROOM/OFFICE/
INDUSTRIAL SPACE



UNIT 18

INDUSTRIAL DRIVE

Go beyond broker.

REPRESENTED BY:

JOEL JAMAN, PARTNER
LIC # 00857563 (707) 528-1400, EXT 233
JJAMAN@KEEGANCOPPIN.COM



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PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- 5,458+/- Total Useable Square Feet Available
- 3,008+/- sf Warehouse
- 800+/- sf Ground-Floor Showroom w/ Sink & Floor Drain
- 1,650+/- sf Second-Floor Office Space
- One(1) 12'x16' Roll-Up Door & Peronnel Door
- 18'-20'+/- Clear-Height in Warehouse Area
- Formerly Occupied by Big River Coffee
- Easy Access to Highway 101

PROPERTY INFORMATION

Lease Rate

\$4,250/Month Gross Inclusive of HOA Fees

Owner Pays HOA Fees of +/--\$750/Month

Parking

Ample On-Site

Sprinklered

Fully

SPACE

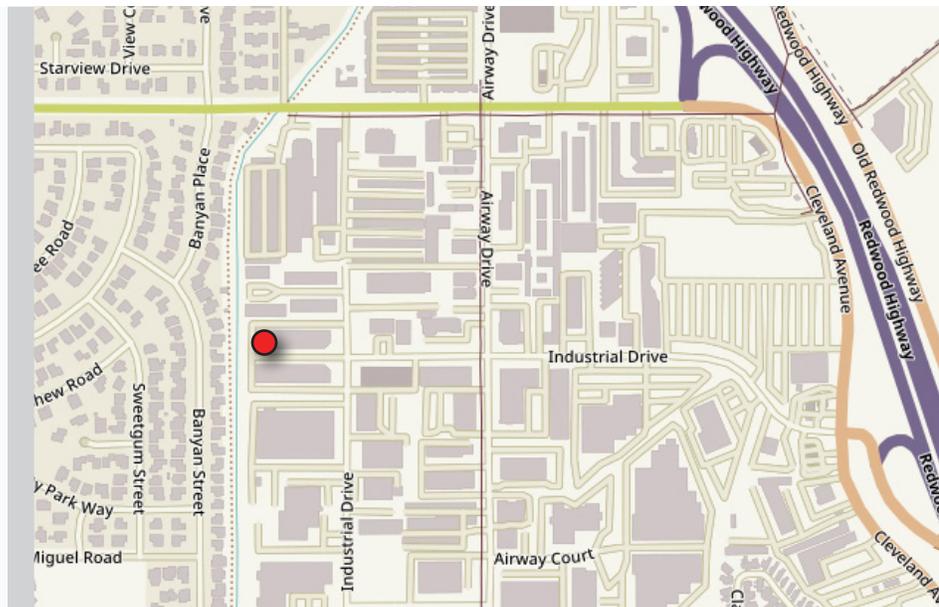
Unit 18: 5458+/- sq ft

DESCRIPTION

5,458+/- rentable square feet of space in the Santa Rosa Business Center. The space is comprised of an 800+/- sf open office/showroom in the front of the space and 3,008+/- sf of high cube warehouse space in the rear, with one 12' x 16' roll up and personnel door. Excellent parking in both the front and rear of the building. There is also 1,650+/- sf of office space on the second-floor/mezzanine area.

NEARBY AMENITIES

The project is located in the Airway Drive/Industrial Drive retail service area. Businesses such as Scandinavian Designs, Warehouse Oak and Brass, Santa Rosa Bedding, Big River Coffee Co. and 24Hour Fitness are located in this area. Easy Highway 101 access.



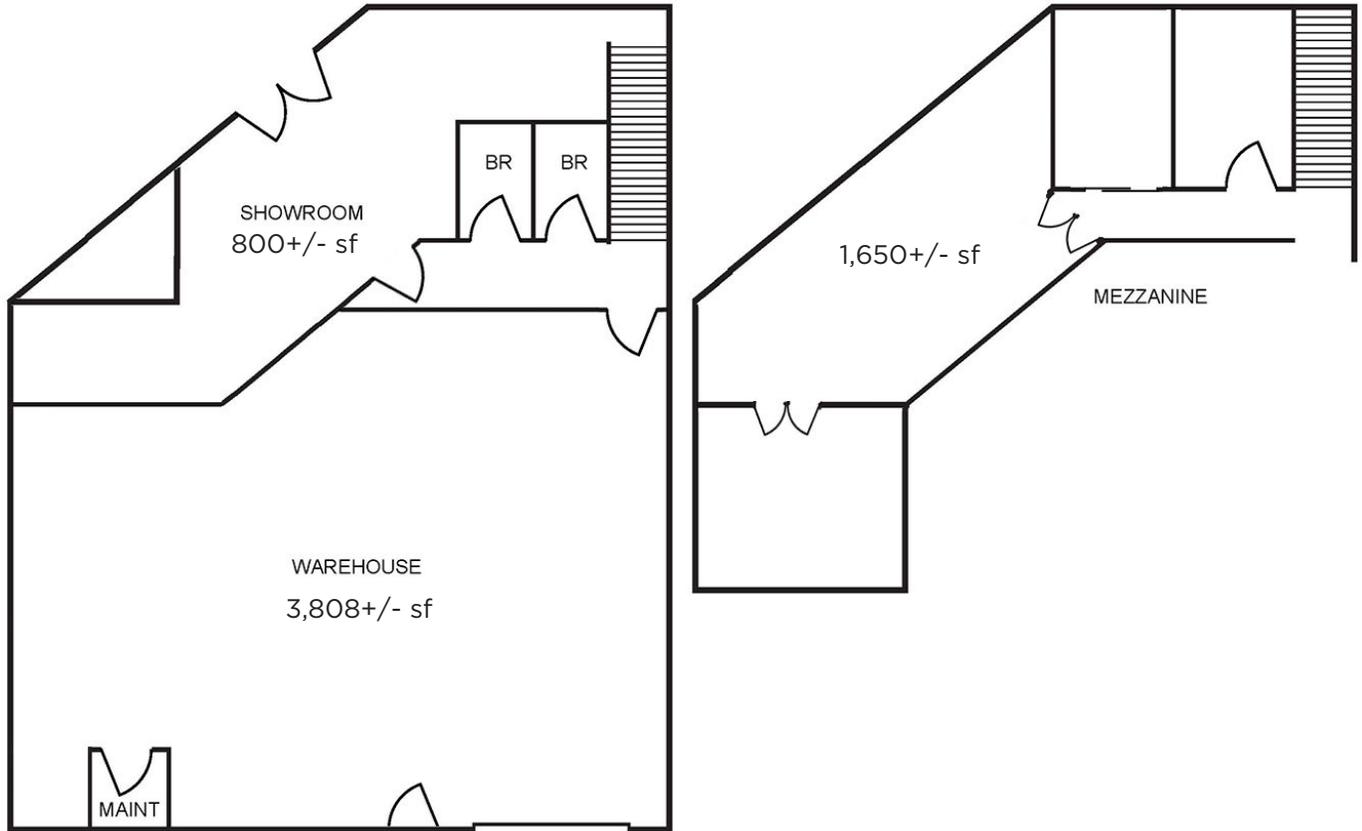
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FLOOR PLAN



*Not to scale



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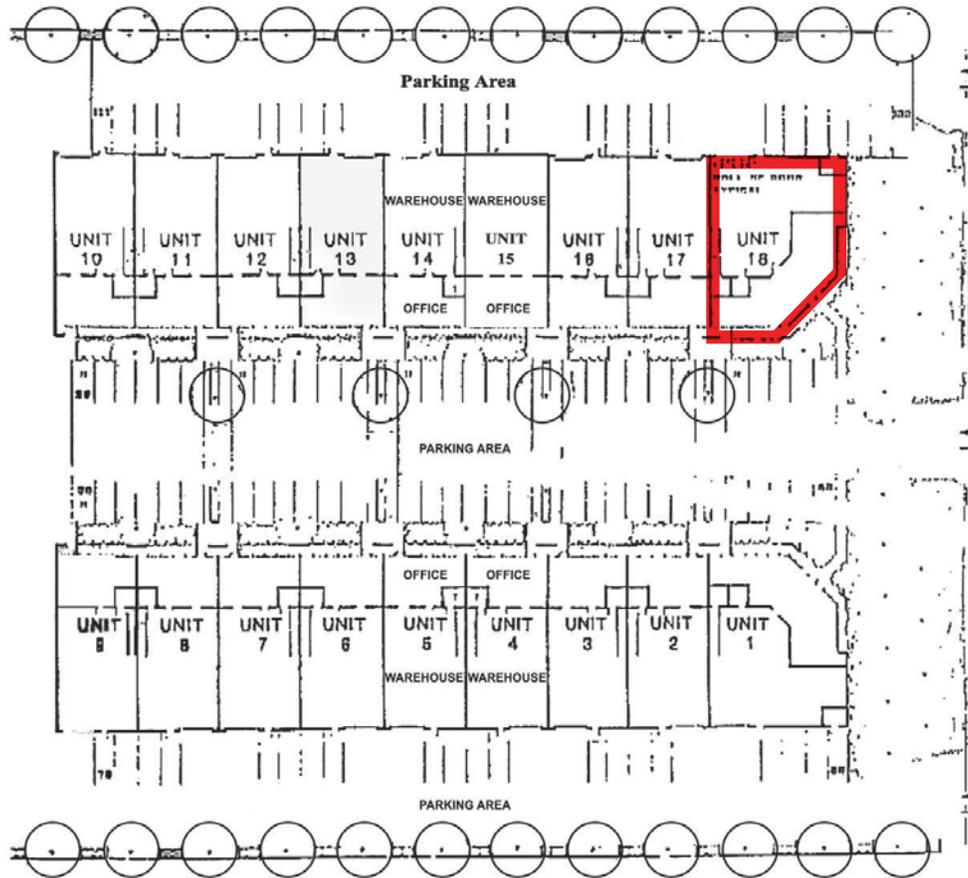
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SITE PLAN



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UNIT 18 PHOTOS



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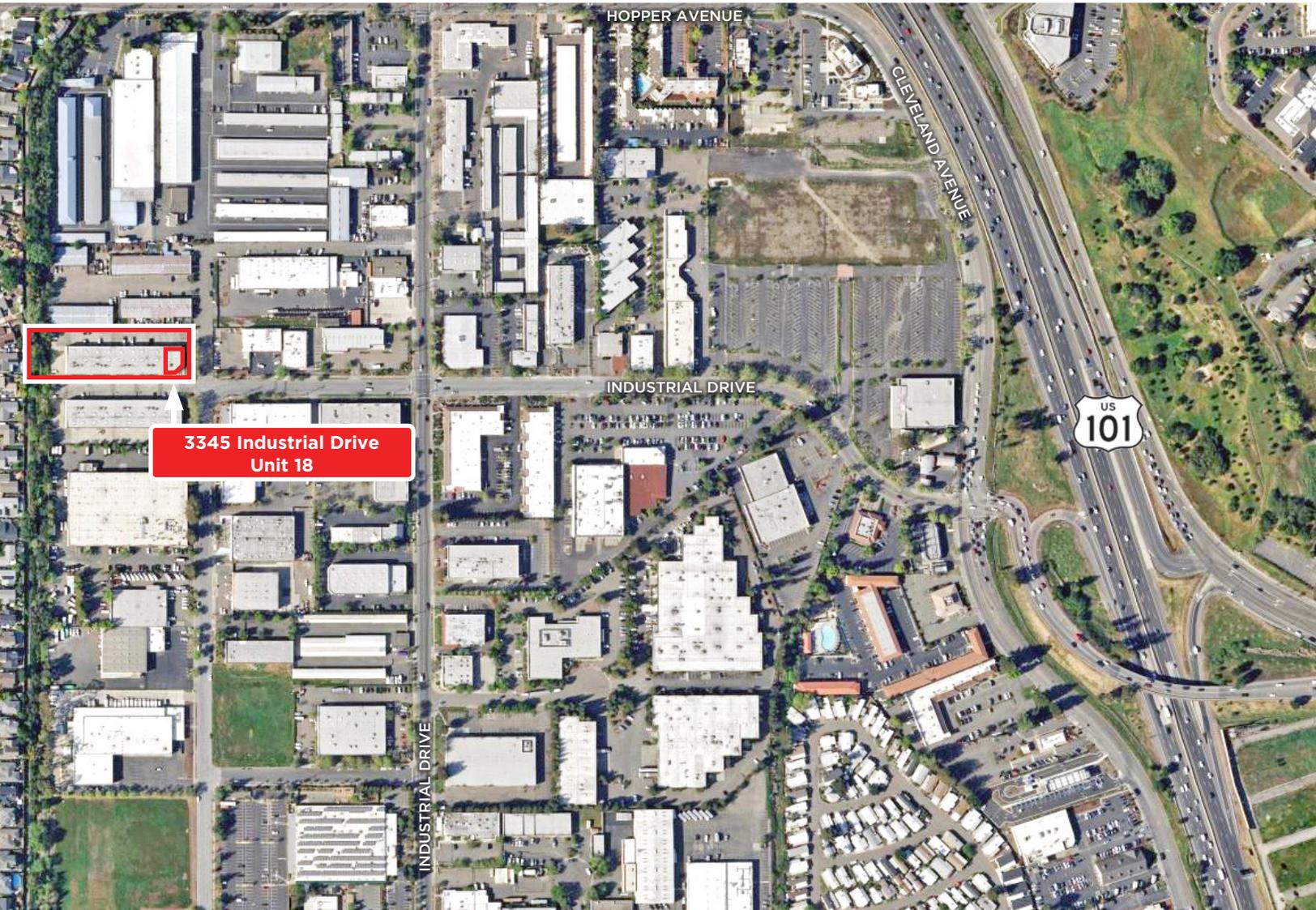
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VICINITY MAP



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