



**Keegan & Coppin**  
COMPANY, INC.

SALE/LEASE

2967 COORS COURT  
SANTA ROSA, CA

**INDUSTRIAL SPACE AVAILABLE**



Go beyond broker.

PRESENTED BY:

**MIKE FLITNER, PARTNER**  
LIC # 00840890 (707) 528-1400, EXT 239  
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# PROPERTY DETAILS



2967 COORS COURT,  
SANTA ROSA, CA

## INDUSTRIAL SPACE FOR SALE/LEASE

### PROPERTY INFORMATION

Located just west of the Corby Auto Mall in the rapidly developing southwest quadrant of Santa Rosa, this property is located within the City of Santa Rosa's "Green Zone", which allows cannabis cultivation and related uses. See attached zoning code for more information. The space is ideal for a wide range of warehouse or light manufacturing users.

### HIGHLIGHTS

- Multi-Tenant Industrial Complex
- Two (2) Buildings of 8,000+/- sf and 6,000+/- sf Designed to Demise into 4 Units of Equal Square Feet - (4) 2,000+/- sf Units in the 8,000+/- sf Building & (4) 1,500+/- sf Units in the 6,000+/- sf Building
- 1,500+/- sf - 14,000+/- sf Available
- Owner prefers one(1) 6,000+/- sf lease and one(1) 8,000+/- sf lease, **BUT WILL CONSIDER ALL OFFERS**
- Roll-up Doors in the Front & Rear of Each Unit
- Located just West of the Corby Auto Mall in the Rapidly Developing SW Area of Santa Rosa with Easy Access to US Highway 101

#### Parking

2 : 1,000 sf On-Site with Yard Area at the Rear of Each Unit

#### Zoning

IL - Light Industrial, City of Santa Rosa

### DESCRIPTION OF PREMISES

The property consists of 14,000+/- sf in two (2) buildings of 8,000+/- sf and 6,000+/- sf each. Each building was originally designed to demise into 4 units of equal square feet - (4) 2,000+/- sf units in the 8,000+/- sf building and (4) 1,500+/- sf units in the 6,000+/- sf building. Each building has yard area to the rear of the units. Typically the units have roll-up doors in both the front and rear.

### LEASE TERMS

**Rate**  
\$1.25 per sq ft Gross

#### OFFERING

Sale Price	<b>\$2,800,000</b>
Price PSF	<b>\$200+/-</b>



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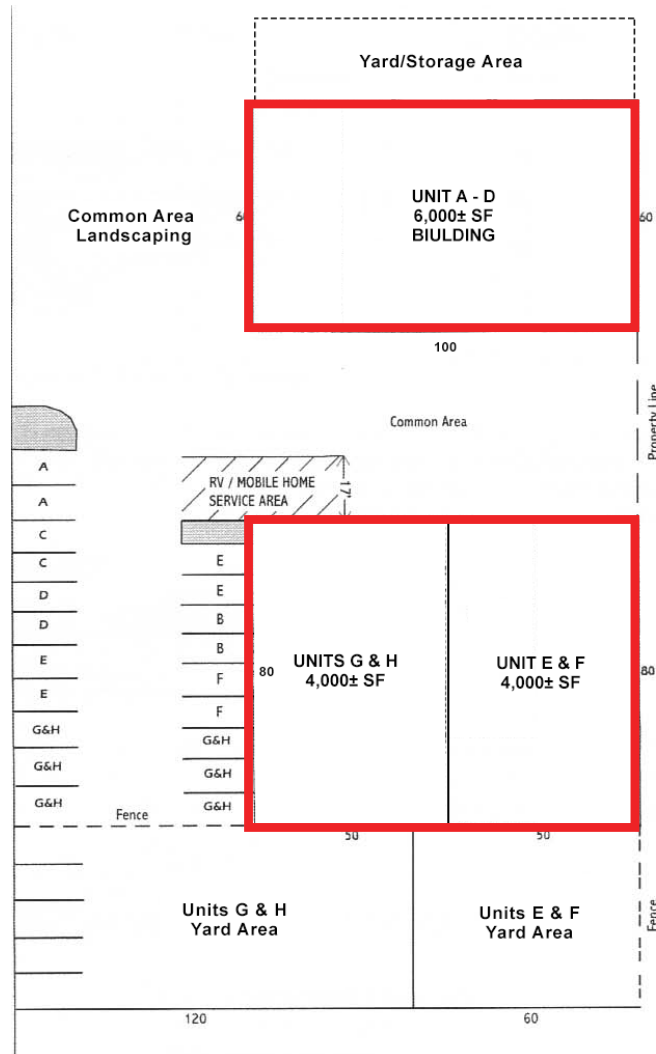


# FLOOR PLAN



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# PROPERTY PHOTOS



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# LOCATION MAP



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Keegan & Coppin Co., Inc.  
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Santa Rosa, CA 95401  
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(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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