Keegan&Coppin COMPANY, INC.

FOR LEASE

2975 DUTTON AVENUE
SANTA ROSA, CA

INDUSTRIAL SPACE AVAILABLE

Go beyond broker.

REPRESENTED BY:

MIKE FLITNER, PARTNER

LIC # 00840890 (707) 528-1400, EXT 239

MFLITNER@KEEGANCOPPIN.COM

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PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **Building B1:** 5,586+/- sf Office/Warehouse
- **Building B:** 9,750+/- sf Office/Warehouse
- **Building C:** 9,750+/- sf Office/Warehouse
- **Building C & Rear Portion of B:** 13,914+/- sf
- Industrial/Warehouse Building with a small, fenced yard area in an established Industrial Park
- Excellent street exposure
- Easy truck access

PROPERTY INFORMATION

Lease Rate

Building B1: $1.15 psf/mo Industrial Gross Plus Estimated CAM Charges of $0.10 psf Per Month

Buildings B & C: $1.10 psf/mo Industrial Gross Plus Estimated CAM Charges of $0.10 psf Per Month

Lease Term

3-10 Year Lease Term Preferred

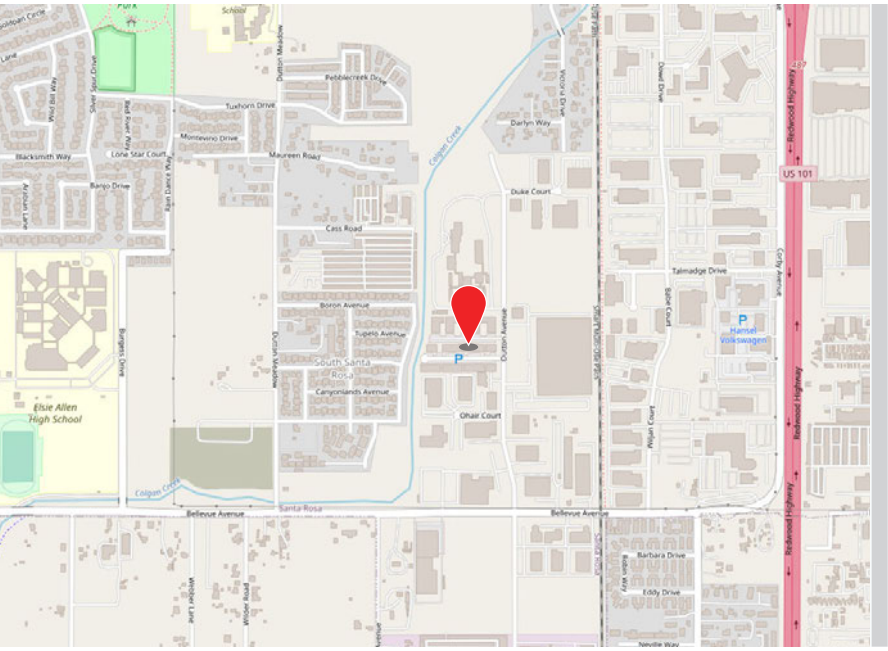
Annual CPI Increases

Parking

Ample On-Site Parking

Zoning

IL - City of Santa Rosa



DESCRIPTION OF AREA

The property is located behind the Corby Auto Row and provides ready access to U.S. 101 via Hearn Avenue or Todd Road.

Other businesses in the area include: Pace Supply, Shakley Bros., Canine Companions, American Storage, Wright Contracting, G&C Auto, and DaDa's Delicatessen

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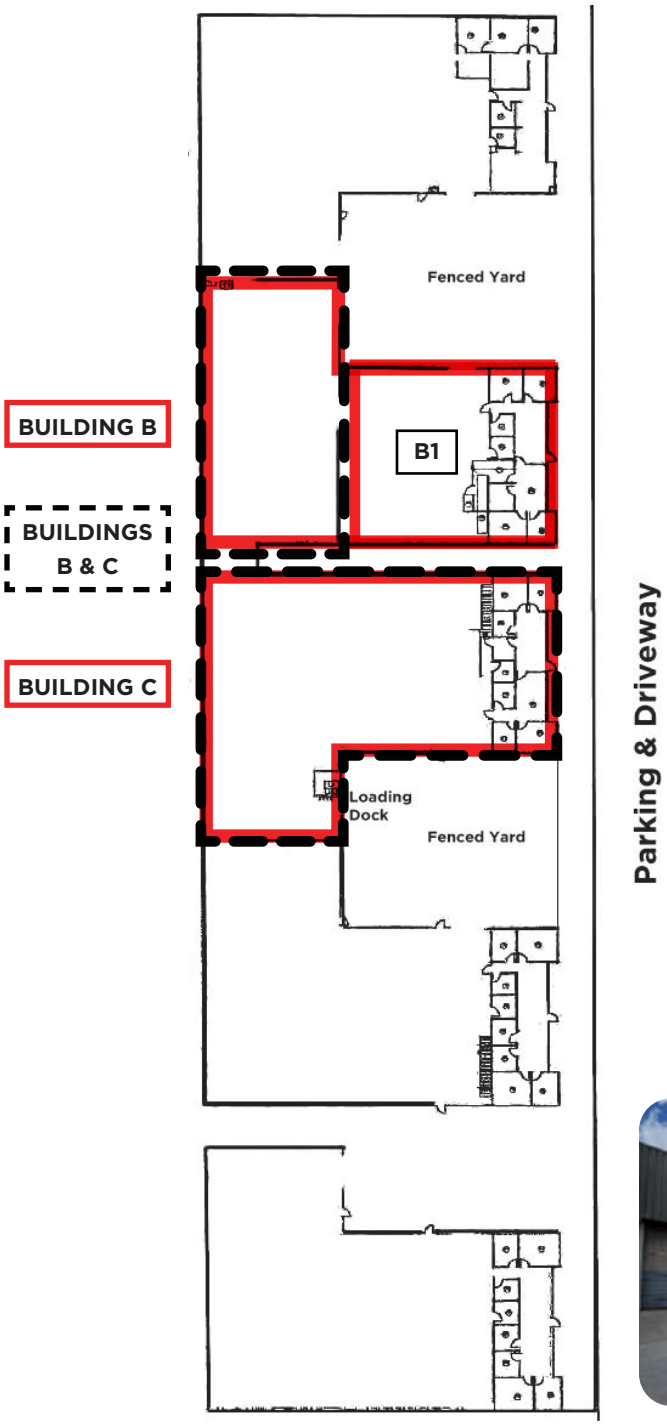
SITE PLAN



AVAILABLE SPACES

BUILDING B-1

- 5,586+/- sf office/warehouse mezzanine space:
- 1,362+/- sf office space
- 1,200+/- sf above office mezzanine storage area
- 3,024+/- sf Warehouse with 12′ x 12′ roll-up truck door
- Fire sprinklered
- Insulated building
- Includes roll-up truck door and small fenced yard area

BUILDING B AND/OR BUILDING C

- 9,750+/- sf office/warehouse mezzanine each:
- 1,362+/- sf office space
- 1,200+/- sf above office/mezzanine/storage area
- 3,024+/- sf warehouse w/ one(1) 12’ x 12’ roll-up truck door
- 4,164+/- sf rear warehouse area
- Fire sprinklered and insulated warehouse area
- Two (2) restrooms
- Shared fenced yard
- 480v 3-phase electrical service
- Depressed loading dock – one(1) grade level truck door in Building C

BUILDING C AND REAR PORTION OF BUILDING B:

- 13,914+/- sf including office, warehouse and mezzanine
- See site plan to view portion of Bldg. B

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VICINITY MAP

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