



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1388 COPPERHILL PARKWAY
SANTA ROSA, CA

INDUSTRIAL BUILDING & LAND



Go beyond broker.

PRESENTED BY:

DEMI BASILIADES, SREA
LIC# 02080190 707-664-1400, EXT 305
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KYLE NELSON, AGENT
LIC# 02212811 707-664-1400, EXT 312
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PROPERTY INFORMATION



1388 COPPERHILL PARKWAY
SANTA ROSA, CA

INDUSTRIAL BUILDING & LAND

LEASE TERMS

Size

1,725 - 7,319+/- SF Warehouse Available

Rate

Warehouse: \$1.00 - \$1.25 Gross; No CAM Increase Over Base Year Expenses

Terms

3 - 5 Years

Zoning

M2: Heavy Industrial

HIGHLIGHTS

- Conveniently Located
- 100 Amps Per Unit; 400 Amp Total Service
- Max Clear Height: 14 Feet
- Fenced Property and Yard
- Rare, Heavy Industrial Space

AVAILABLE SPACES

SUITE A: 1,725+/- SF

SUITE B/C: 2,626+/- SF

SUITE E: 2,968+/- SF



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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.



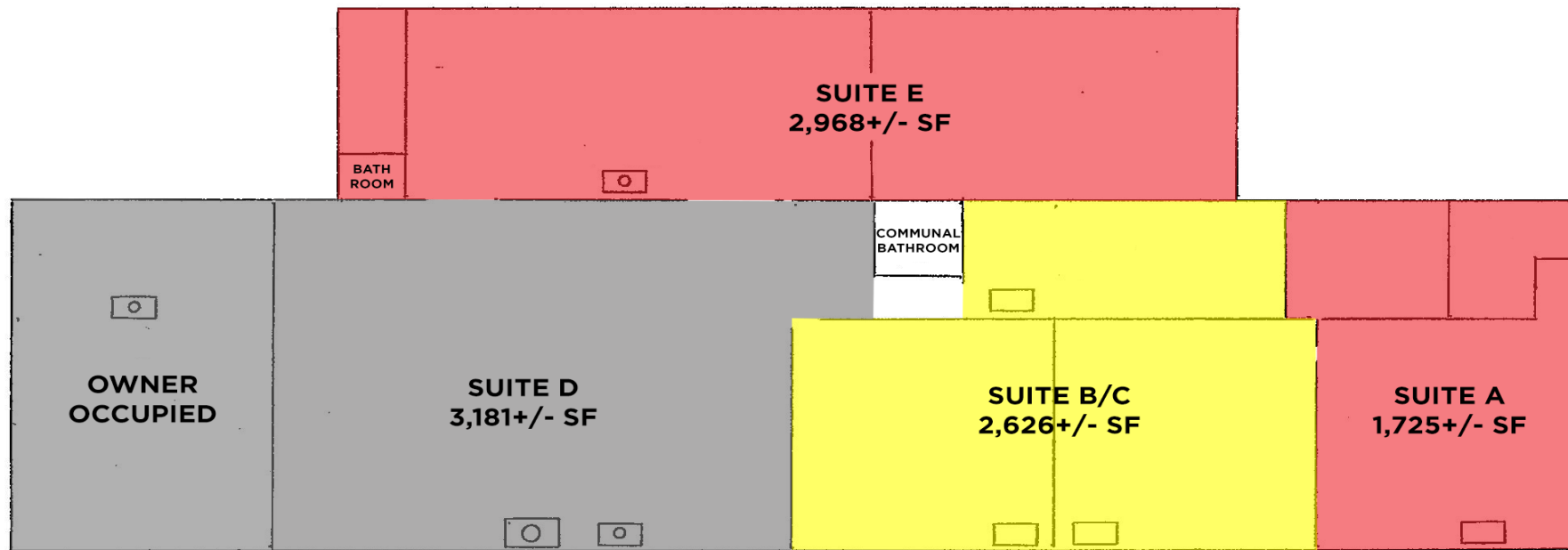
FLOOR PLAN



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YARD
OFFICE
240+/- SF



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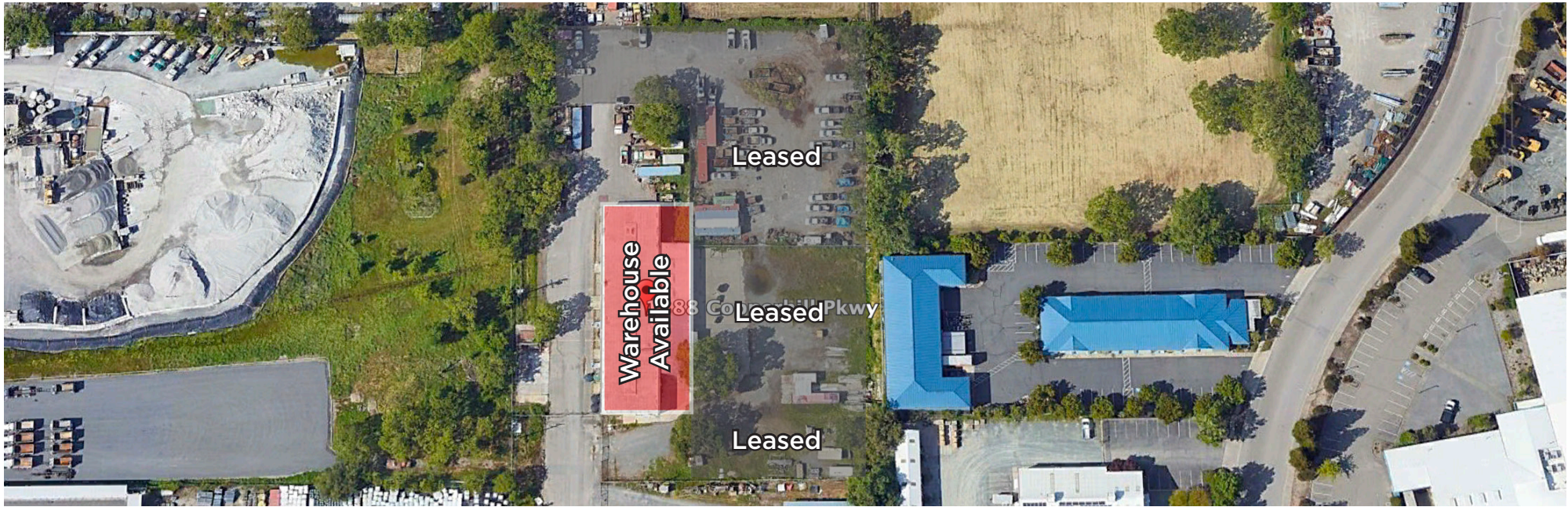


PROPERTY PHOTOS



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AREA DESCRIPTION



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DESCRIPTION OF AREA

One mile from the Sonoma County Airport and in the heart of the Sonoma County Wine Country, just blocks from the Airport Blvd/Hwy 101 on and off-ramps.

This property has great truck access and is zoned M-2 Heavy Industrial; it is suitable for heavy manufacturing and storage.

NEARBY AMENITIES

- Recreation
Airport Health Club, Windsor Golf
- Food Services
Starbucks, Kaffe Mocha, Carl's Jr., Mi Burrito, etc.
- Entertainment
Airport Stadium Cinema, 50+ SoCo Regional Parks

TRANSPORTATION ACCESS

- Sonoma County Airport
Direct Flights to 9 Cities
- SMART Train
Regional Commuter Rail Line
- Highway 101
Direct Access via Airport Blvd.



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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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