



Keegan & Coppin
COMPANY, INC.

FOR LEASE

181 SEBASTOPOL ROAD
SANTA ROSA, CA

STANDALONE INDUSTRIAL BUILDING
MULTI-BAY/QUASI-RETAIL/AUTOMOTIVE USE
CENTRALLY LOCATED

PRICE REDUCED



Go beyond broker.

REPRESENTED BY:

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM



181 SEBASTOPOL ROAD
SANTA ROSA, CA



**INDUSTRIAL
QUASI-RETAIL
MULTIPLE BAYS
OFFICES &
RETAIL COUNTER**

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- 5 Grade-Level Roll-Up Doors
- Concrete-Block Construction
- Permitted for: Automotive, Truck & Motorcycle Repair
- Secured fenced yard space
- Ample parking in rear parking area

Space Size

4,368+/- sq. ft.

Total Lot SF

12,196 sq. ft.

Parking

On-site, in rear

Zoning

Industrial/Retail

LEASE INFORMATION

Lease Rate

\$1.15 Gross per sq. ft.

Lease Term

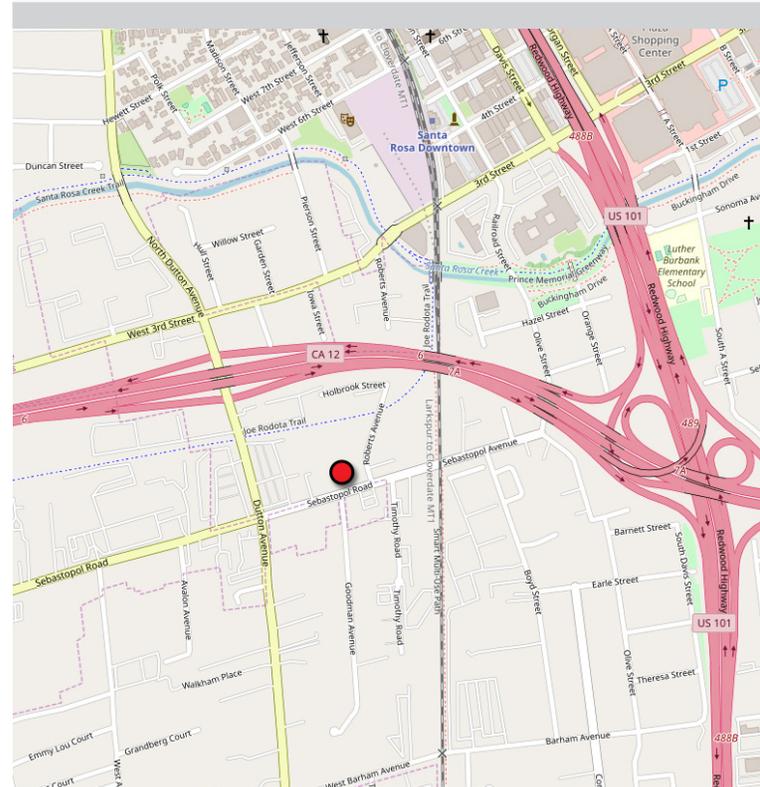
3-5 year term

DESCRIPTION OF PREMISES

The building is 4,368+/- sq. ft. Great tenant opportunity. High demand for this type of building with low inventory in the current marketplace. Standalone industrial automotive building/shop with multiple bays, offices and retail counter in building. Two large bathrooms.

DESCRIPTION OF AREA

Located in central Santa Rosa. Easy access to Hwy 12 and Hwy 101.



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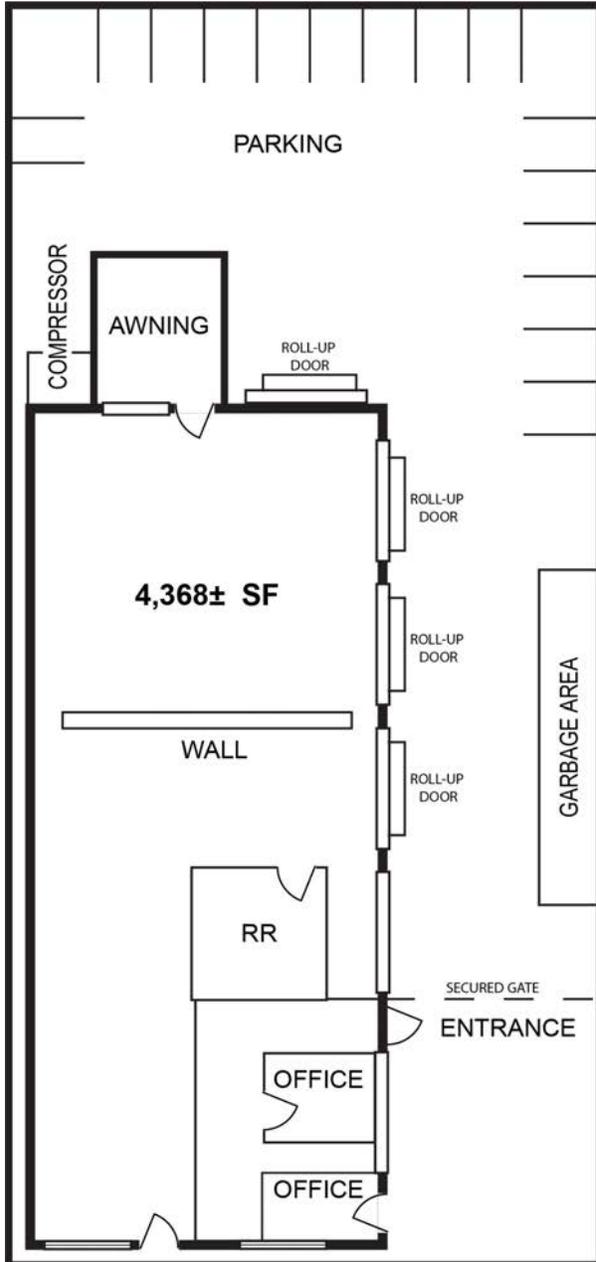
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FLOOR PLAN



SEBASTOPOL RD

NOT TO SCALE

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PROPERTY PHOTOS



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AERIAL PHOTO



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AERIAL MAP



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