



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1701 PINER ROAD
SANTA ROSA, CA

RETAIL SHOWROOM/WAREHOUSE
AVAILABLE



Go
beyond
broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
LIC # 00835502 (707) 528-1400
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MIKE FLITNER, PARTNER
LIC # 00840890 (707) 528-1400
MFLITNER@KEEGANCOPPIN.COM



PROPERTY DETAILS



1701 PINER ROAD
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PROPERTY INFORMATION

HIGHLIGHTS

- Total space size is 9,769+/- sf
- Entire space can be leased - also divisible into two(2) units
- 5,100+/- sf for the retail/showroom/warehouse/east side unit featuring storefront door and extensive dropped ceiling showroom space with HVAC system 1 roll up door
- 4,669+/- sf for the west side unit that has the small retail/showroom and warehouse with 2 roll up doors
- 14-16'+/- clear-height in warehouse
- Total of three(3) grade-level roll-up doors
- Excellent Piner Road frontage with great visibility & easy access
- Concrete tilt-up construction - fire sprinklered throughout
- Mix of commercial and industrial use.
- 28,000+/- vehicles per day traffic count

Parking

On-site

LEASE TERMS

Rate/Terms

Call listing agent for rent and lease terms



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AREA DESCRIPTION

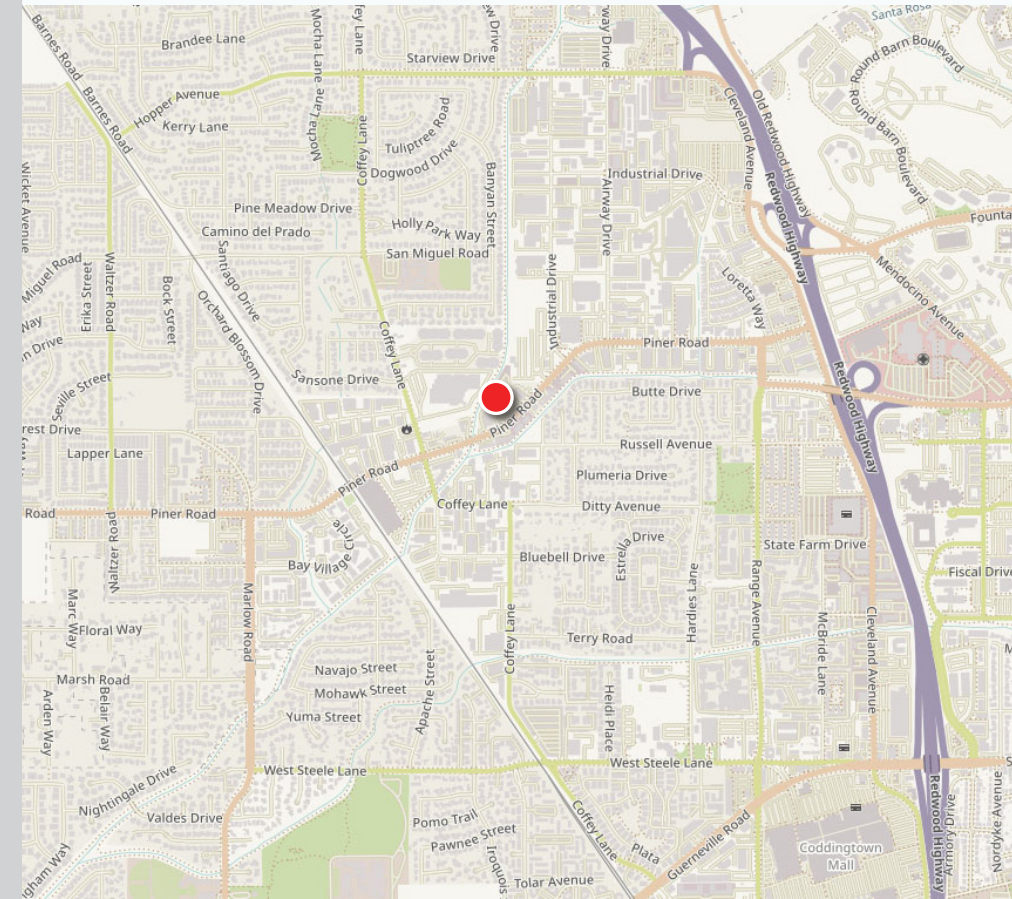


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DESCRIPTION OF AREA

This northwest area of Santa Rosa is a well established commercial district located west of Highway 101 and north of Highway 12. The area is anchored by the Coddington regional shopping center and includes a variety of neighborhood retail, professional offices, and service oriented businesses serving the surrounding residential communities. Convenient access to Highway 101 and major corridors such as Guerneville Road and Range Avenue provide strong connectivity throughout the city. Nearby amenities, parks, and restaurants help support steady daily activity for businesses in the area.



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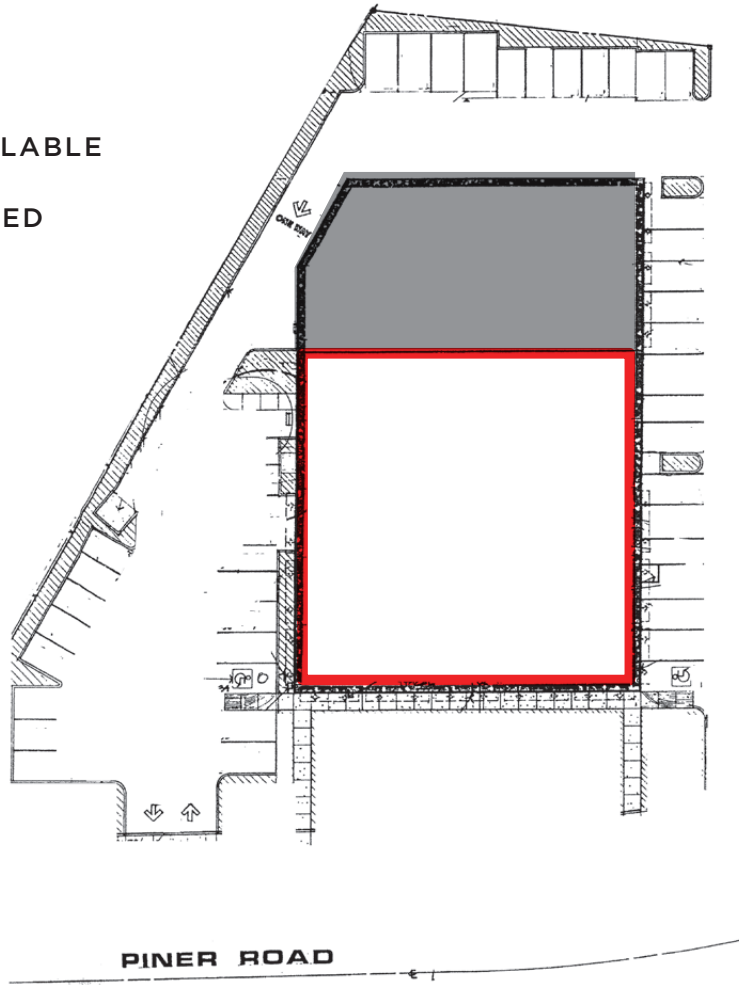
SITE & FLOOR PLAN



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PROPERTY PHOTOS



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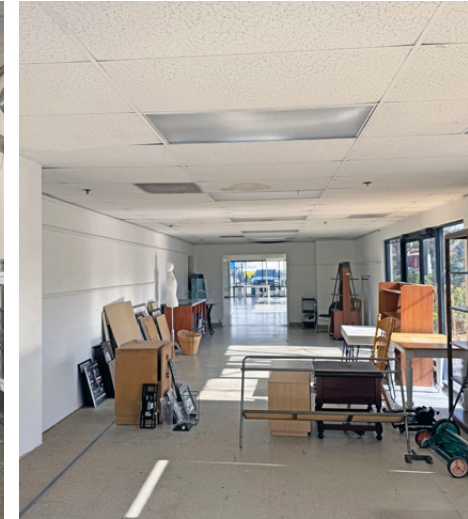


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LOCATION MAP



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Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
Santa Rosa, CA 95401
www.keegancoppin.com
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