



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**2995 DUTTON AVENUE
SANTA ROSA, CA**

**LIGHT INDUSTRIAL BUILDING
FOR LEASE**



\$1.00 PSF FOR THE FIRST YEAR

REPRESENTED BY:

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
NBALLARD@KEEGANCOPPIN.COM

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



LIGHT INDUSTRIAL BUILDING FOR LEASE



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LIGHT INDUSTRIAL BUILDING

PROPERTY INFORMATION

HIGHLIGHTS

- Single Tenant Building
- Secure Yard
- Abundant Parking
- Great Location
- Conditioned Office Space
- 17' Clear Height
- Two Grade Level Roll Up Doors
- 1200 Amp Power Supply

DESCRIPTION

Extremely functional, single tenant, light industrial building in South Santa Rosa with an efficient mix of conditioned office space, high clear height warehouse, secure yard and abundant parking. The first floor office area contains seven private offices, conference room, reception area, kitchenette and two private restrooms. The mezzanine level includes a large open, completely conditioned meeting room with additional kitchenette. Warehouse has approximately 17' clear height and includes two 12'h x 16'w roll up doors and single restroom.

LEASE TERMS

Size

7,790+/- sq. ft.

4,415 sq. ft. warehouse

2,305 sq. ft. office

1,070 sq. ft. mezzanine office

Rate

\$1.00 psf for the first year of a
term of at least 3 years

\$1.30 psf

Industrial Gross

Parking

21 parking spaces

Clear Height

17 ft.

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

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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DESCRIPTION OF AREA

Best South Santa Rosa location located just behind Auto Row with easy access to Highway 101 via the Todd Road or Yolanda Avenue exits. Many nearby shops, restaurants, and other amenities. Less than 10 minutes from downtown.

NEARBY AMENITIES

- South Santa Rosa Shopping Center (Smart & Final, World Market)
- Santa Rosa Marketplace (Costco, Target, Trader Joe's)
- Downtown Santa Rosa
- Santa Rosa Memorial Hospital

TRANSPORTATION ACCESS

- Highway 101 (1.6 miles)
- CA-12 (2.9 miles)
- Santa Rosa Downtown SMART Station (3.9 miles)
- Charles M. Schulz Sonoma County Airport (11.6 miles)



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PHOTOS



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