



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

342 SUTTON PLACE  
SANTA ROSA, CA

DISTRIBUTION SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

**MIKE FLITNER, PARTNER**  
LIC # 00840890 (707) 528-1400, EXT 239  
MFLITNER@KEEGANCOPPIN.COM

**DEMI BASILIADES, SENIOR REAL ESTATE ADVISOR**  
LIC # 02080190 (707) 664-1400, EXT 105  
DBASILIADES@KEEGANCOPPIN.COM



# PROPERTY DETAILS



342 SUTTON PLACE  
SANTA ROSA, CA

## DISTRIBUTION SPACE FOR LEASE

### PROPERTY INFORMATION

#### HIGHLIGHTS

- Turnkey distribution space
- 10,000+/- sf available
- Two(2) dock high doors, one(1) grade door
- Doors are 10'x12'
- Two(2) restrooms & one(1) small office (12'x12' estimated)
- 16' clear-height
- 200 Amp, 3-Phase Power
- Direct access to Hwy 101 via Todd Road

#### Parking

Ample On-Site

#### Zoning

M1 - Limited Urban Industrial District; County of Sonoma

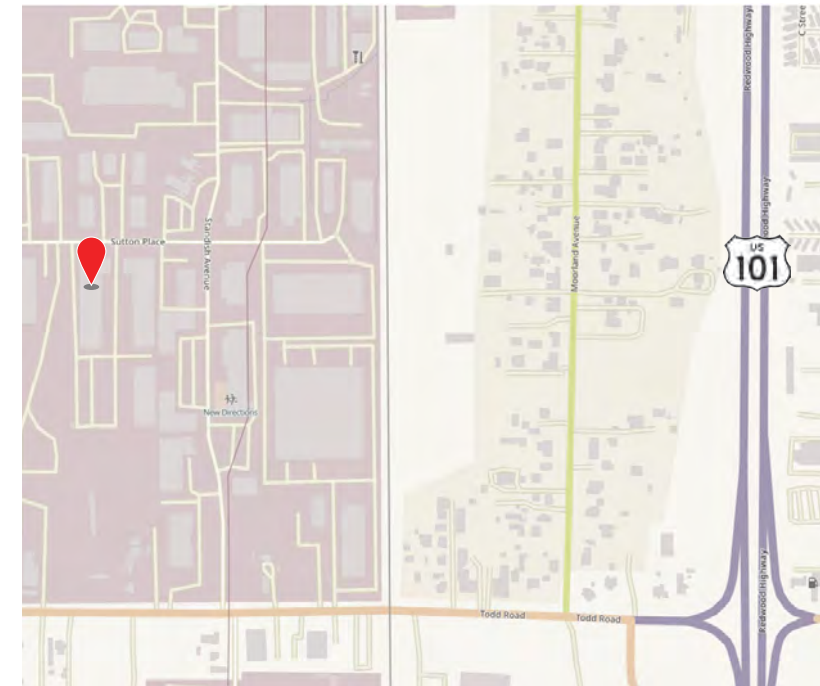
### LEASE TERMS

#### Rate

\$1.25 psf NNN (\$0.17 psf)

#### Terms

3 - 5 year lease term preferred



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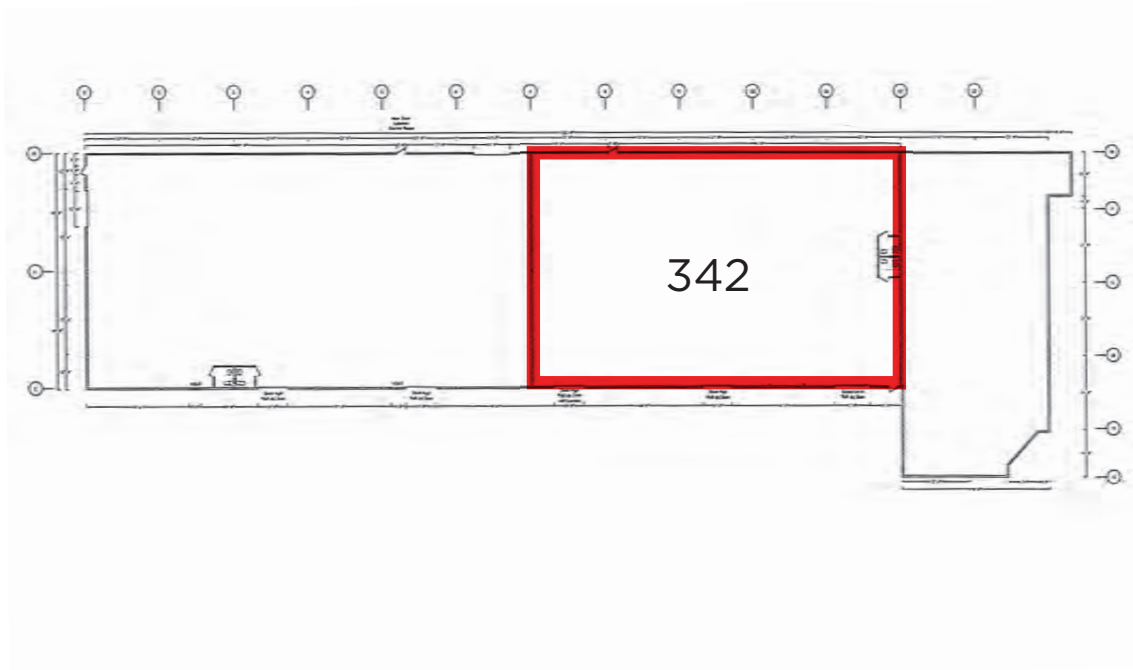


# SITE PLAN



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# PROPERTY PHOTOS



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# AERIAL MAP



342 SUTTON PLACE  
SANTA ROSA, CA

**DISTRIBUTION SPACE  
FOR LEASE**



Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
www.keegancoppin.com  
(707) 528-1400

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.

REPRESENTED BY:

**MIKE FLITNER, PARTNER**  
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