



Keegan & Coppin
COMPANY, INC.

FOR SALE

3660 COPPERHILL LANE
SANTA ROSA, CA

INDUSTRIAL BUILDING & LAND IN THE
SONOMA COUNTY AIRPORT DISTRICT

MAJOR PRICE REDUCTION



Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER/SIOR
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM



PROPERTY DETAILS



3660 COPPERHILL LANE
SANTA ROSA, CA

INDUSTRIAL BUILDING & LAND IN THE SOCO AIRPORT DISTRICT

HIGHLIGHTS

- Existing Income
- Building & Land Available to Use
- Land to Develop
- Hard to Find M-2 Zoned Parcel
- Great County Location Minutes from SoCo Airport & Highway 101
- Immediate Use Additional Land to Develop

STRONG REGIONAL BUSINESS

- **Manufacturing:** Thermalsun, Endologix, Inc.
- **Supply:** Shamrock Materials, Peterson Cat, Fastenal

OFFERING

Sale Price: ~~\$5,750,000~~ **\$4,950,000**

LAND

Size: 6.78+/- Acres

APN#: 059-250-004

Investment Rental Income

Land to Develop

BUILDING

Size: 16,000+/- sq. ft.

Concrete Tilt-Up

25' - 29'± Clear Height

GENERAL PROPERTY INFORMATION

ACRES
6.78+/-

APN
059-250-004

PARKING
On-Site / Yard

ZONING
M-2 Heavy Industrial

BUILDING DESCRIPTION

- 16,000+/- sf - Concrete tilt-up construction
- Approximately 8,000+/- SF leased to Golden State Lumber
- Built in 1976
- Approximately 200' x 80'
- Approximately 25' - 29' clear-height
- Roll-up doors: 3 (2) 16'Hx14'W & (1) 10'H x 11'W
- Man Doors: 3
- Power Supply: 400-Amp, 3-Phase 440V
- Sprinklered: No
- Skylights: 8
- Roof Vents: 4
- No Interior Columns
- No water or gas to the building structure

LAND DESCRIPTION

- 6.78+/- acres located in the highly desirable Sonoma County Airport District
- Approximately 1 acre of the land is leased to Golden State Lumber
- Zoning allows for industrial storage and manufacturing including highly sought outside yard storage
- 3 Water Lines (Industrial, Domestic, Landscaping) hooked up to property but not the building
- Sewer: 3 Lines 4" each

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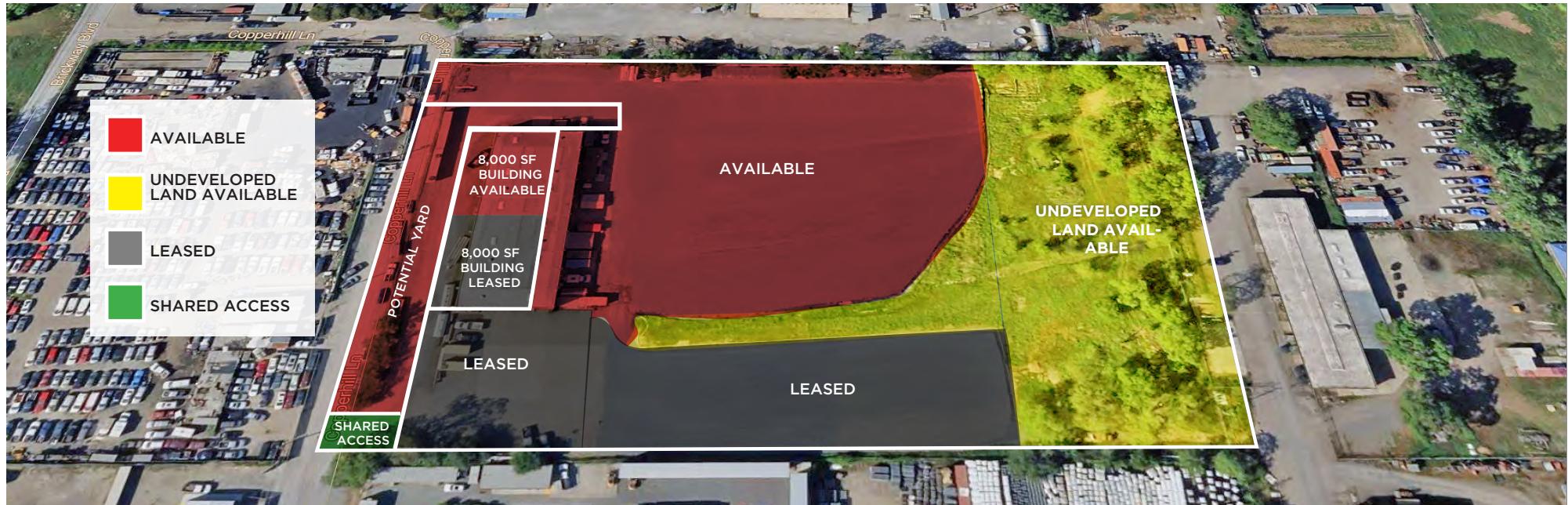


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AREA DESCRIPTION



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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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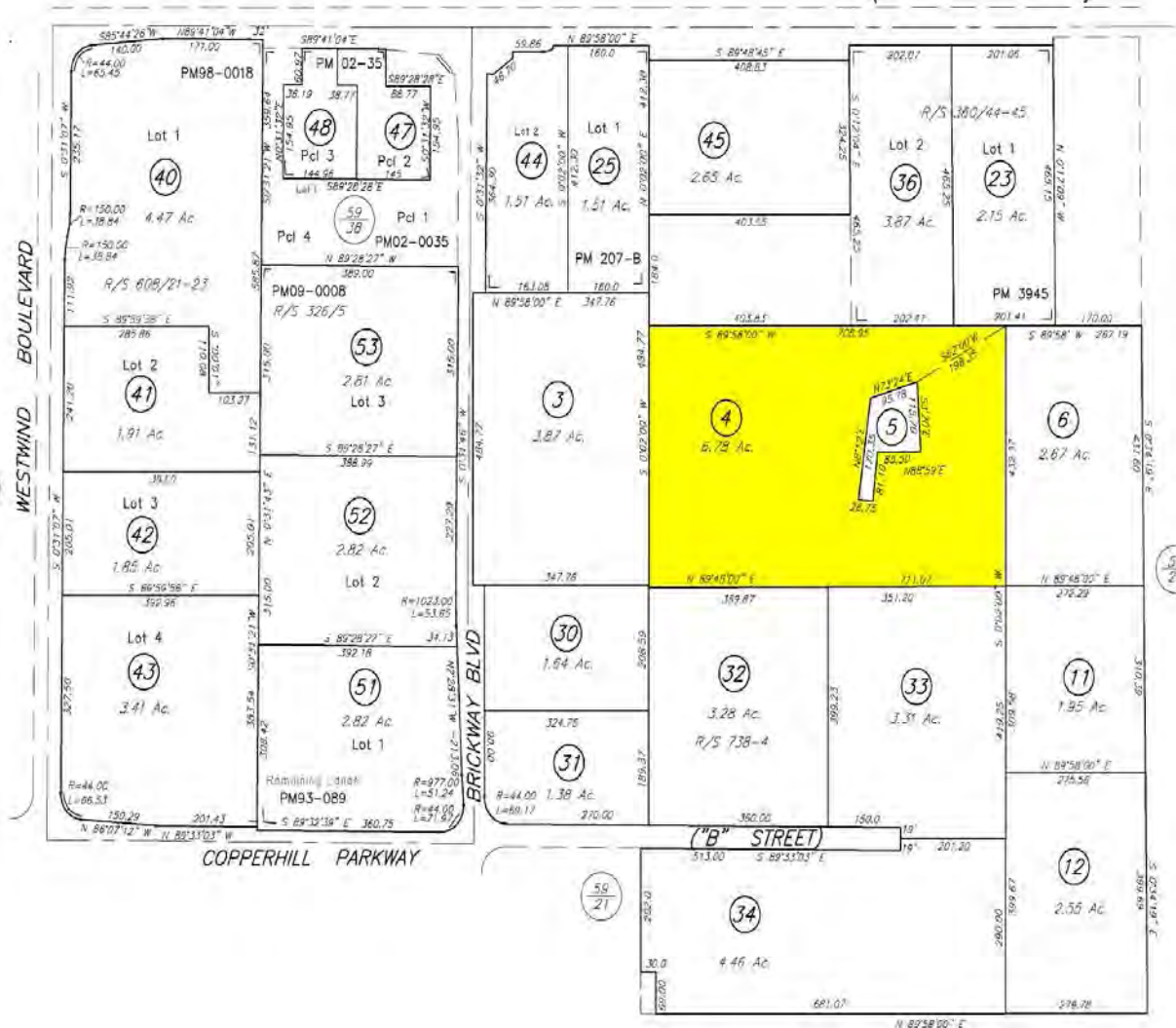


PARCEL MAP



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APN# 059-250-005

This parcel is owned by The Sonoma County Airport. Seller is currently negotiating the purchase from the County.

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PROPERTY PHOTOS



3660 COPPERHILL LANE
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AERIAL MAP



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DISTANCE TO...

DRIVING DISTANCE

AIRPORT **4 MINS**

DOWNTOWN
SANTA ROSA **12 MINS**

PETALUMA
30 MINS

NAPA **1 HR**

SAN FRANCISCO **1 1/2 HRS**

BY AIR

LOS ANGELES
1 1/2 HRS

PHOENIX **2 HRS**

PORTLAND **2 HRS**



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MARKET SUMMARY



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INDUSTRIAL BUILDING & LAND IN THE SOCO AIRPORT DISTRICT



SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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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.

Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
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