



Keegan & Coppin
COMPANY, INC.

FOR LEASE

170 TODD ROAD
SANTA ROSA, CA

Manufacturing/Industrial
Space Available



Go beyond broker.

PRESENTED BY:

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



PROPERTY INFORMATION



170 TODD ROAD
SANTA ROSA, CA

Manufacturing
/ Industrial Space



HIGHLIGHTS

- Warehouse/Manufacturing space
- Existing overhead cranes
- Strategic gateway to Santa Rosa
- Close proximity to Sonoma County Airport
- Easy access to Highway 101

DETAILS

Total Building 47,000 Sq. Ft.

PARKING

1/1000 parking ratio

ELECTRICAL

480V / 800 Amp Panel with potential to add an additional 600 Amps

LEASE TERMS

RATE

\$0.90/PSF Gross

TERM

To be determined

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WAREHOUSE:

- One(1) 10'x10' roll-up door servicing the shared dock area
- Two(2) 12' x 16' Sliding doors
- Existing private restrooms as well as a common area restroom
- 23' to 30' Clear height
- Full sprinklered
- Potential yard space available
- City services to the building

ZONING:

M1 & M3 Light Industrial

OTHER EQUIPMENT INFORMATION:

- Electrical Service 800 Amp/480 V
- Possible 600 Amp expansion

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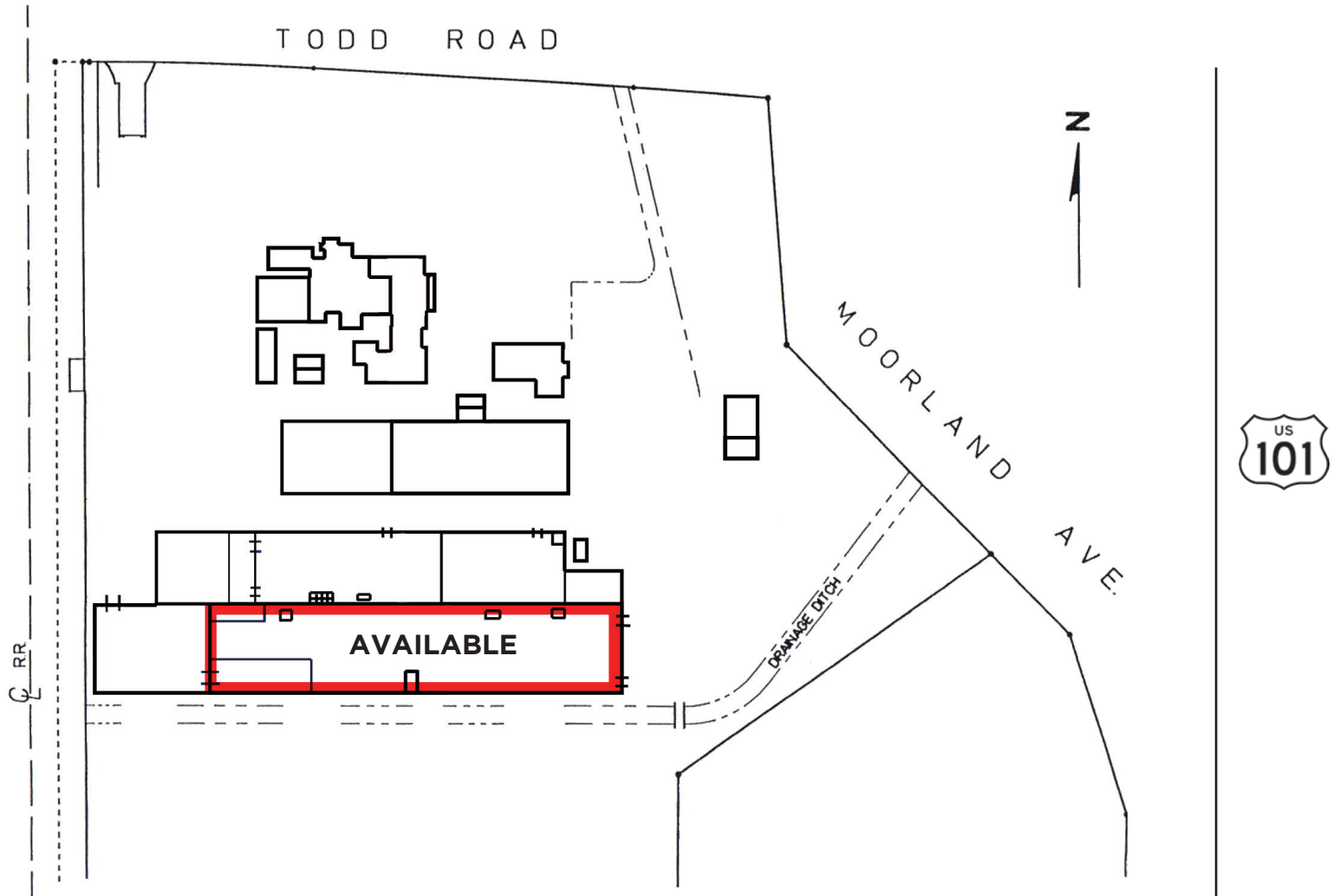


SITE PLAN



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AERIAL MAP



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LOCATION DESCRIPTION



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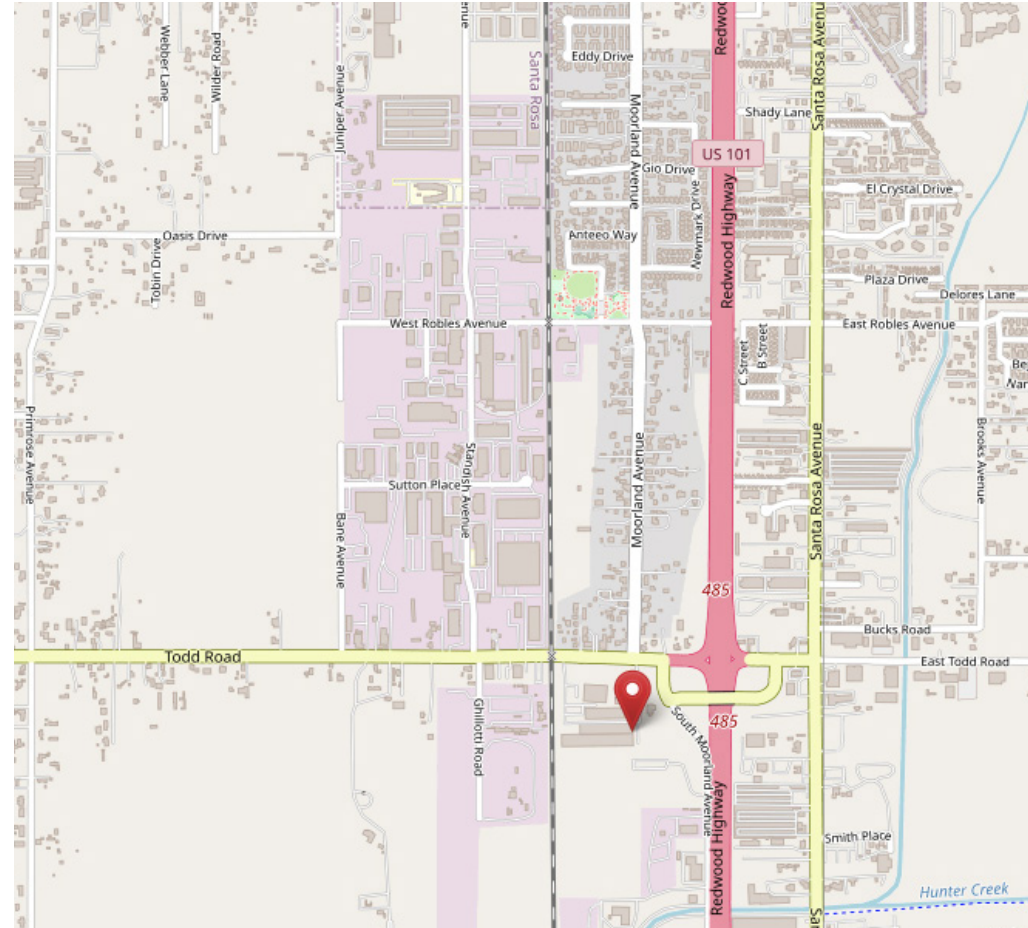
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DESCRIPTION OF AREA

170 Todd Road is located just 52 miles north of San Francisco, in the urban heart of wine country in Central Sonoma County. Its thriving downtown boasts three distinct shopping districts, five historic residential neighborhoods, arts and culture, events, great restaurants, famous chefs, wine tasting rooms, brew pubs, and a comfortable inviting atmosphere.

TRANSPORTATION ACCESS

- Sonoma County Airport, 12 miles
- SMART Train Station, 5 miles
- Golden Gate Transit Mall, 4. miles



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