



Keegan & Coppin
COMPANY, INC.

FOR LEASE

3644 AIRWAY DRIVE
SANTA ROSA, CA 95403

**FLEX WAREHOUSE/
COMMERCIAL SERVICES SPACE
IN DIVIDEND BUSINESS PARK**



Go beyond broker.

PRESENTED BY:

ERLINA O. D'ARGENZIO
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PROPERTY SUMMARY

- **3,800+/- sf Total:** 2,100+/- sf Warehouse with 12'x12' Roll-up plus 1,700+/- sf Conditional Offices
- Close Proximity to Food and Transportation Services
- Easy Access to Highway 101 off Hopper Avenue
- Traffic Count at 20,000+/- Cars/Day
- Zoned 'IL' (Light Industrial)
- Signage and Abundant Parking On Site

LEASE RATE

\$1.30 PSF MONTH GROSS

(Plus common utilities of trash, water, sewer, lighting and fire alarm services)

PARKING

Abundant On-Site
2.5 Acres with On-site Parking

LEASE RATE

\$1.30 psf, (Plus Utilities)

IDEAL USES

'IL' Zone uses, can include related commercial services, office, and light production areas.

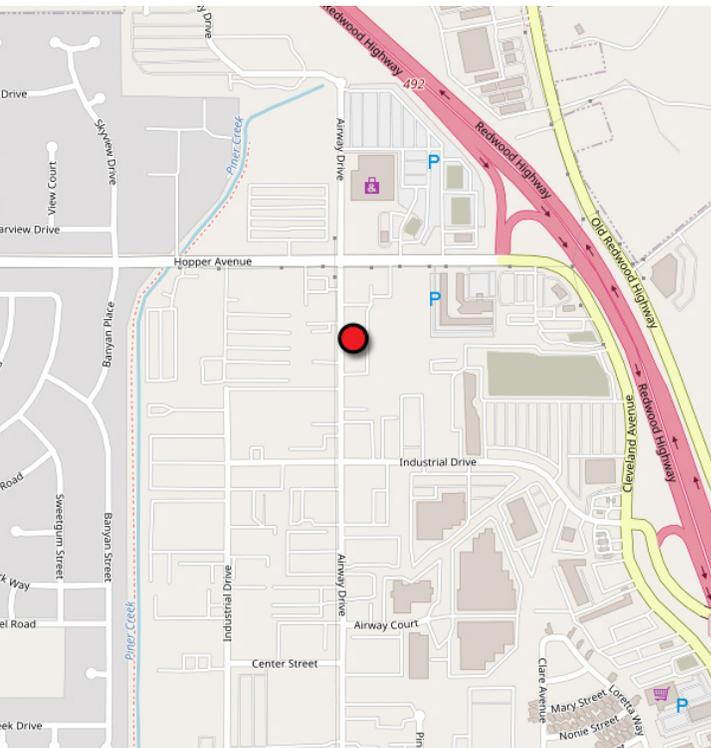
DESCRIPTION OF PREMISES - FEATURES

3,800+/- sf of showroom/office & light manufacturing space with 12'x12' roll-up door. Contemporary property with modern architectural includes a showroom space, large open space layout, good natural light, air conditioning in office spaces, two bathrooms plus a shower, large parking lot and great parking. Signage is available on monument sign fronting Hopper & Airway Drive.

Space is adaptable for many uses, bulk retail uses that include warehouse and light assembly.

DESCRIPTION OF LOCATION - AREA

Dividend Business Park is a safe, well lighted area, provided easy access to Highway 101 off southbound Hopper Avenue exit or from south on Airway Drive. Surrounding businesses include: Kohl's Department Store, Taco Bell, Applebee's, Starbucks, and several hotels. Compatible neighboring uses include: Firebrand Safety Services, Coit, Q.D.C. Cabinet Showroom, Custom Home Builder.



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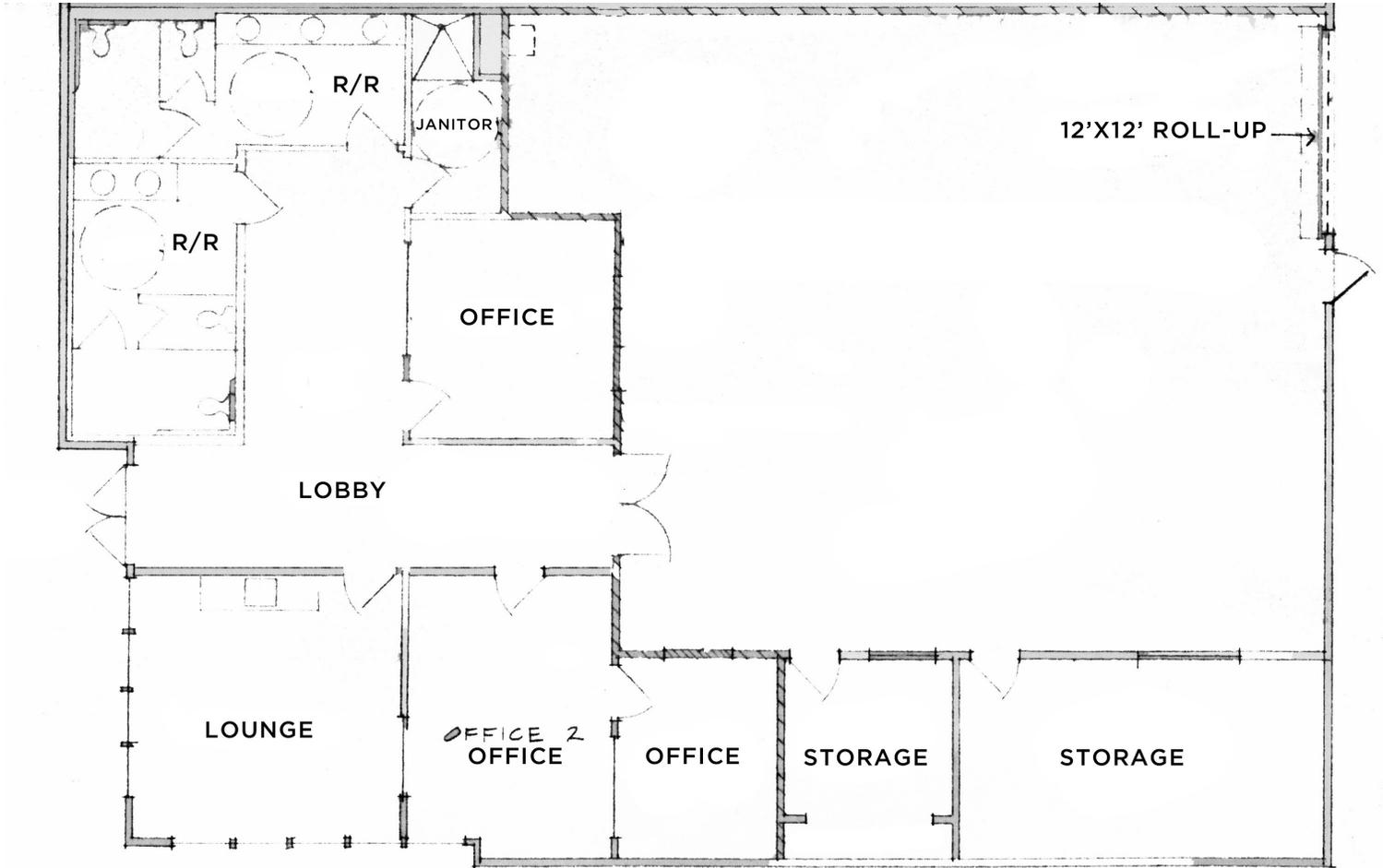
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FLOOR PLAN



ADJACENT TO PARKING

Not to Scale

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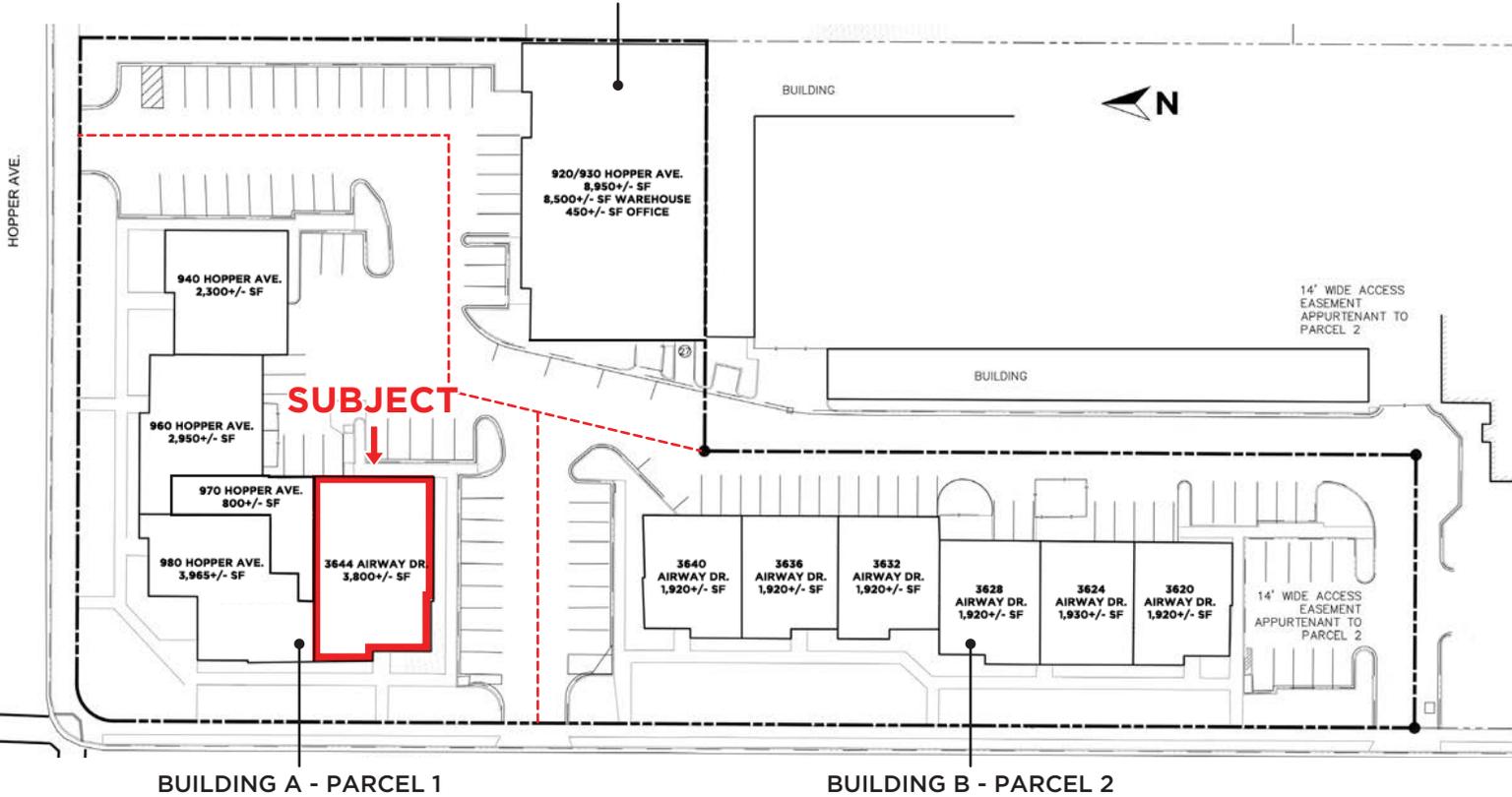


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DIVIDEND BUSINESS PARK SITE PLAN

BUILDING C - PARCEL 3



BUILDING A - PARCEL 1

BUILDING B - PARCEL 2

BLDGS A & C	TENANT
Bldg C - 920/930 Hopper Ave	Blood Bank/Vitalant
940 Hopper Ave	UCFW Office
960 Hopper Ave	Cokas Diko Furniture
970 Hopper Ave	Professional Services
980 Hopper Ave	Permit Services
3644 Airway Dr	AVAILABLE: 3,800+/- SF

BLDG B	TENANT
3640 Airway Dr	Metta Lab
3636 Airway Dr	COIT
3632 Airway Dr	Airway Carretero Construction
3628 Airway Dr	Fire Brand Systems
3624 Airway Dr	Krist Electric
3620 Airway Dr	T.O.R.

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PROPERTY PHOTOS



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AERIAL MAP



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