



Keegan & Coppin
COMPANY, INC.

FOR SALE/LEASE

2815 DUKE COURT
SANTA ROSA, CA

OFFICE/WAREHOUSE BUILDING
AVAILABLE



Go beyond broker.

REPRESENTED BY:

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



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SANTA ROSA, CA

**OFFICE/
WAREHOUSE
BUILDING FOR
SALE OR LEASE**

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- Approximately 18,686 Sq. Ft.
 - **Ground Floor Office:** 3,012+/- SF
 - **Second Floor Office:** 2,762+/- SF
 - **Second Floor Walkway, Stairway & Mezzanine:** 1,198+/- SF
 - **Warehouse:** 11,714+/- sf
- Six (6) 16' Roll-Up Doors
- High Cube Storage with 24' Clear-Height
- Insulated and air conditioned warehouse

LEASE TERMS

Rate

\$1.30 per sq ft Industrial Gross

SALE TERMS

\$3,850,000

DESCRIPTION OF PREMISES

Office and warehouse space with high-quality tenant improvements. Highest end finishes throughout. Operable windows. The building is currently a single tenant build-out but is designed for multi-tenant use.

Parking

34 On-Site Parking Spots

Zoning

IL - Light Industrial

Rentable Space

18,686+/- sf

Power

1,200 Amp, 3 Phase



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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.



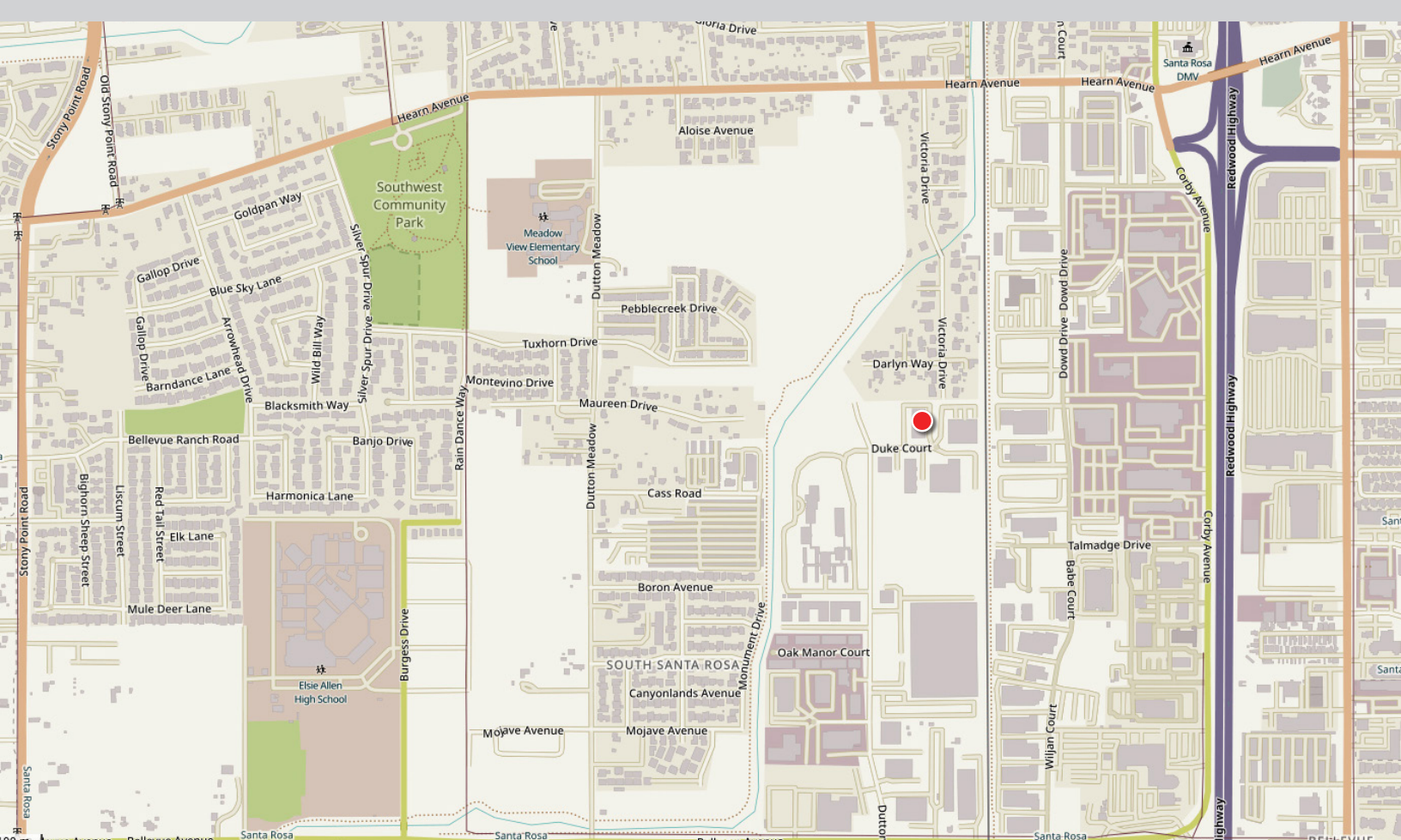
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AREA DESCRIPTION

DESCRIPTION OF AREA

The property is located behind the Corby Auto Row and provides ready access to U.S. 101 via Hearn Avenue or Todd Road. Other businesses in the area include: Pace Supply, Shakley Bros., Canine Companions, American Storage, Wright Contracting, G&C Auto, and DaDa's Delicatessen.



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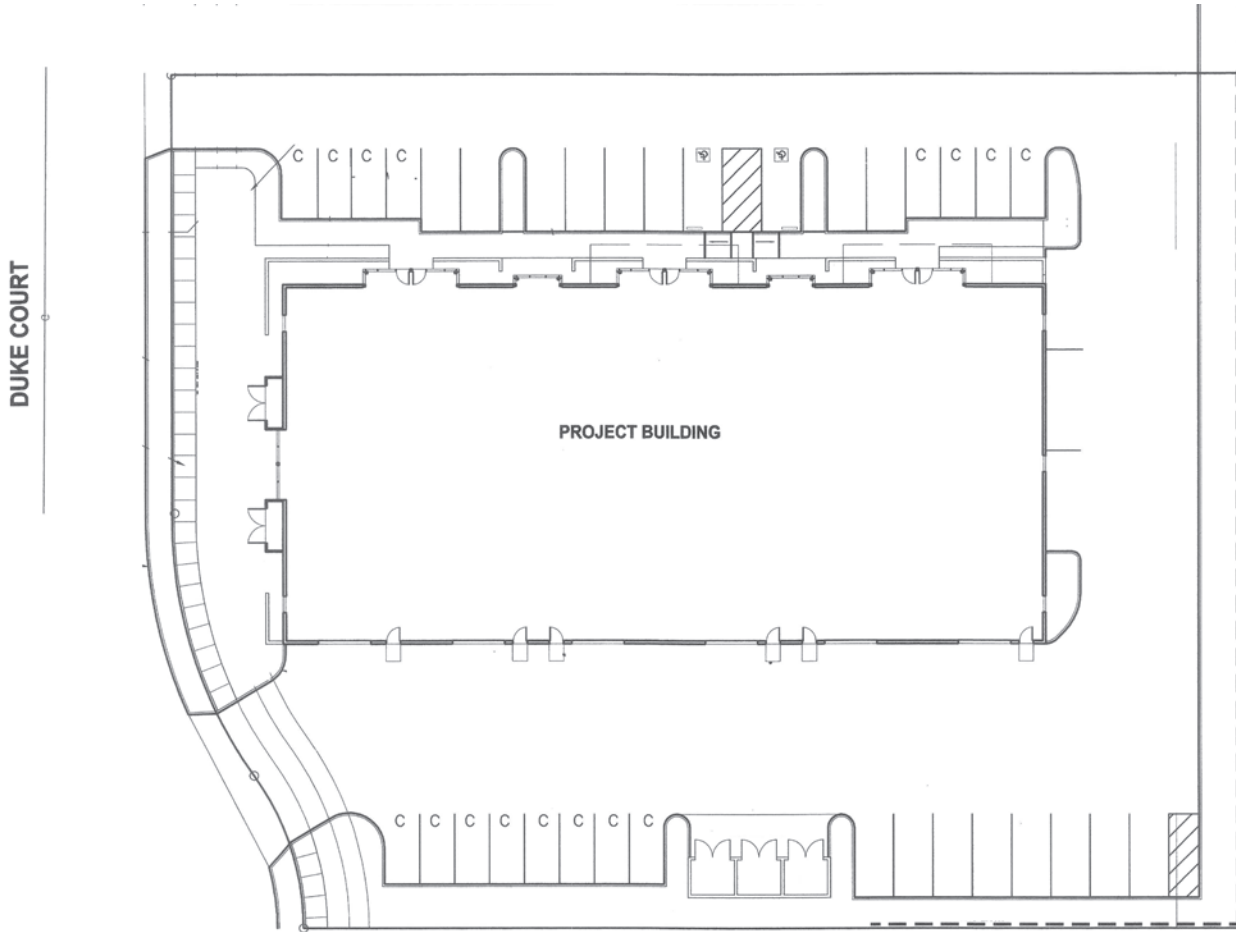
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SITE PLAN



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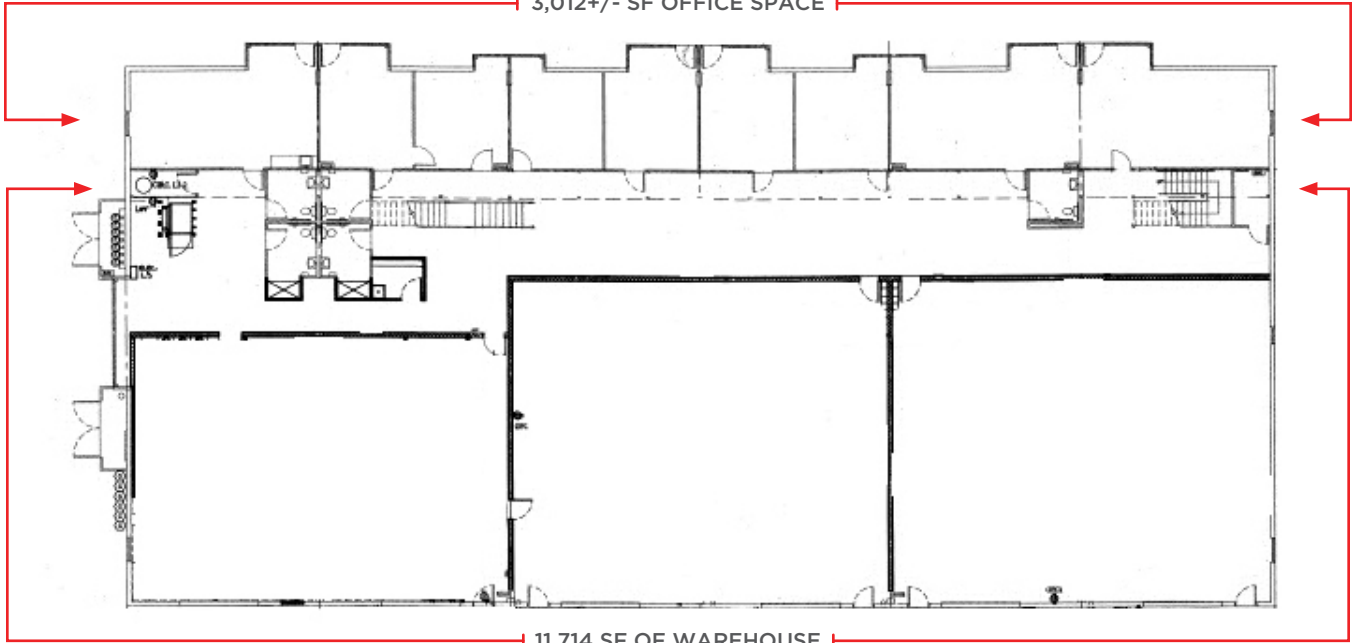
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FLOOR PLANS

FIRST FLOOR

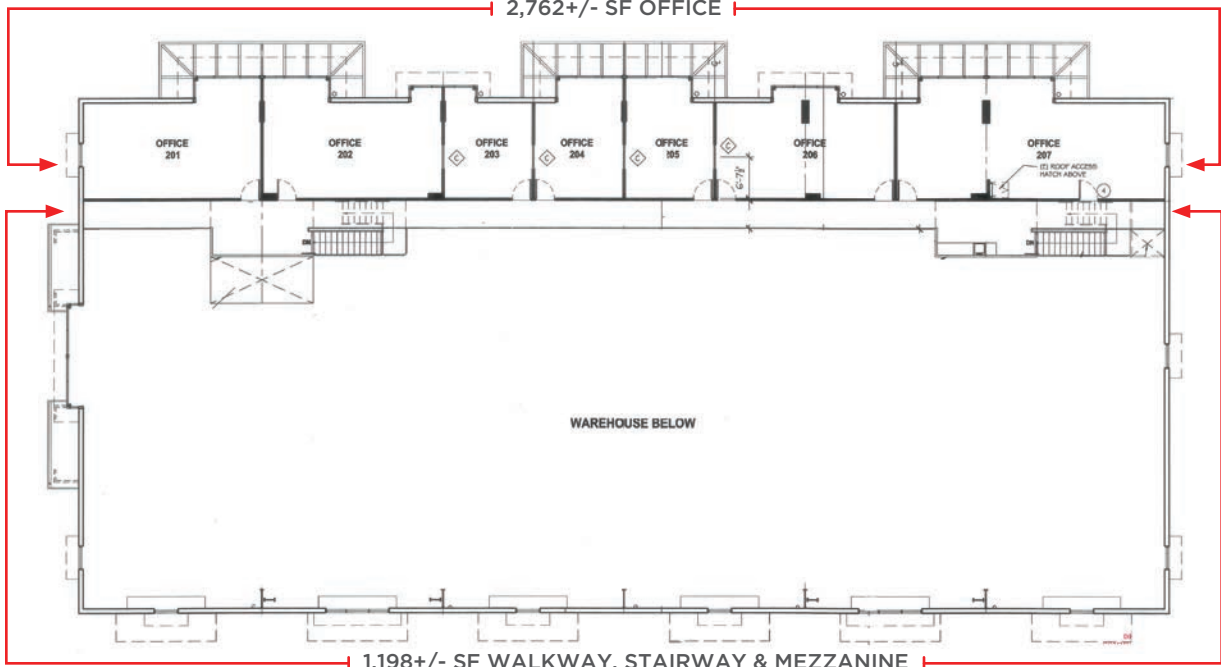
3,012+/- SF OFFICE SPACE



11,714 SF OF WAREHOUSE

SECOND FLOOR

2,762+/- SF OFFICE



1,198+/- SF WALKWAY, STAIRWAY & MEZZANINE

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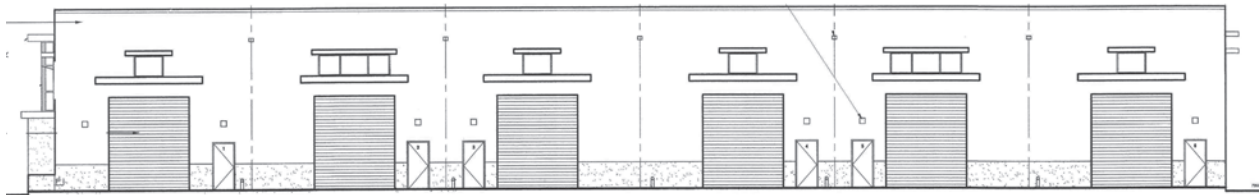
ELEVATIONS



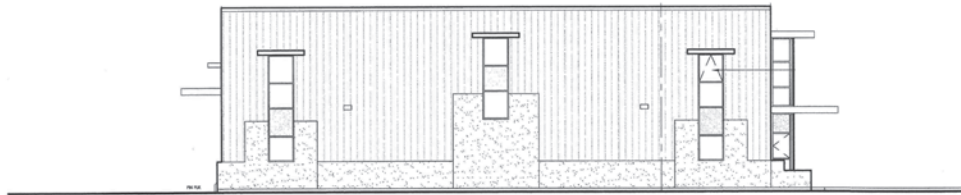
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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VICINITY MAP



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