



Keegan & Coppin
COMPANY, INC.

FOR LEASE

840 - 880 PINER ROAD
SANTA ROSA, CA

TURN-KEY INCUBATOR
WAREHOUSE UNIT



Go beyond broker.

REPRESENTED BY:

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PROPERTY SUMMARY

FEATURES

UNIT 25/26/27/28:

5% COMMISSION TO PROCURING BROKER ON A 3 YEAR LEASE!

- 2,738 +/- SF Industrial Space
- \$3,400/Month
- Showroom with Piner frontage, warehouse, restroom

ZONING

IL Light Industrial

PARKING

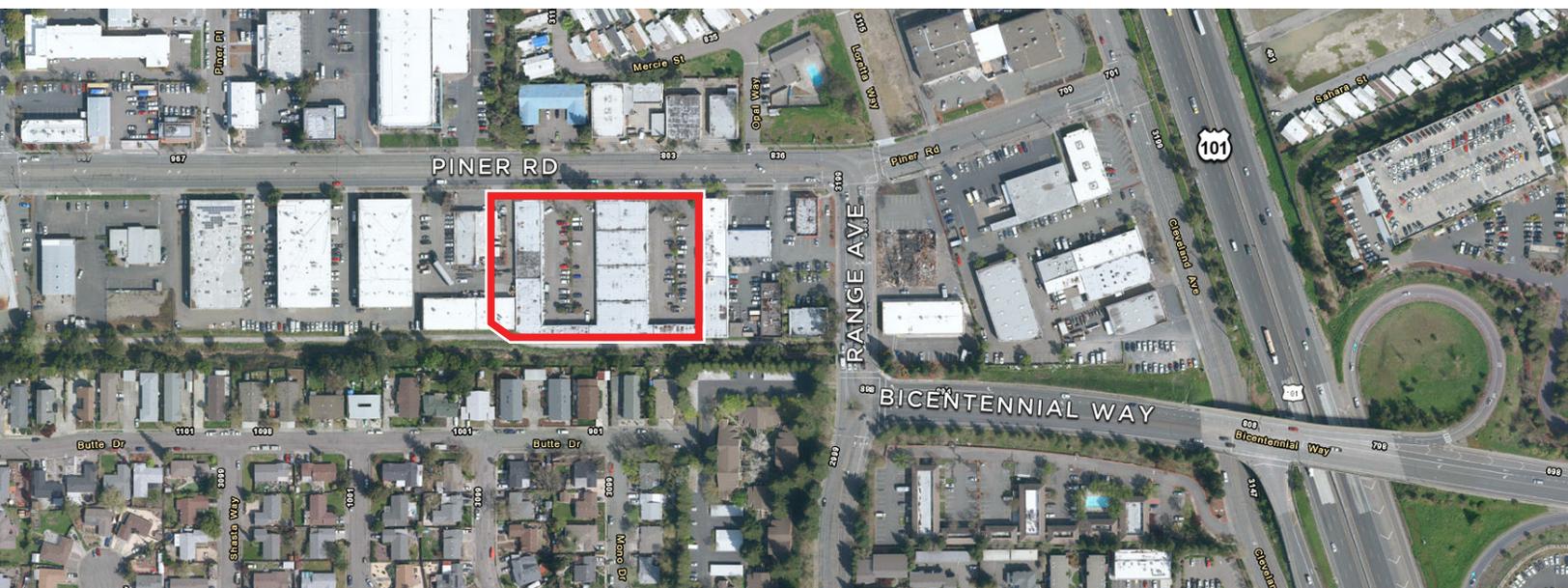
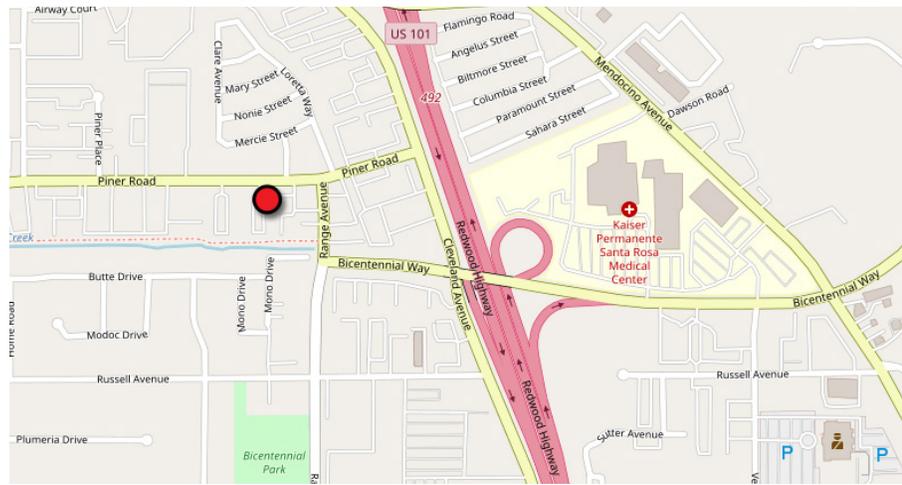
- Pro-rata share of on-site parking.
- No overnight parking

DESCRIPTION OF LOCATION - AREA

North Santa Rosa location with convenient access one block from Highway 101.

DESCRIPTION OF PREMISES - FEATURES

This small bulk retail commercial space offers excellent visibility and functionality, featuring two roll-up doors for easy loading and deliveries along with a convenient small warehouse area for storage. Located on busy Piner Road, the property benefits from strong frontage and a high daily traffic count, providing outstanding exposure for retail, showroom, or light distribution uses. Ideal for businesses seeking accessible space with prominent street presence.



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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.



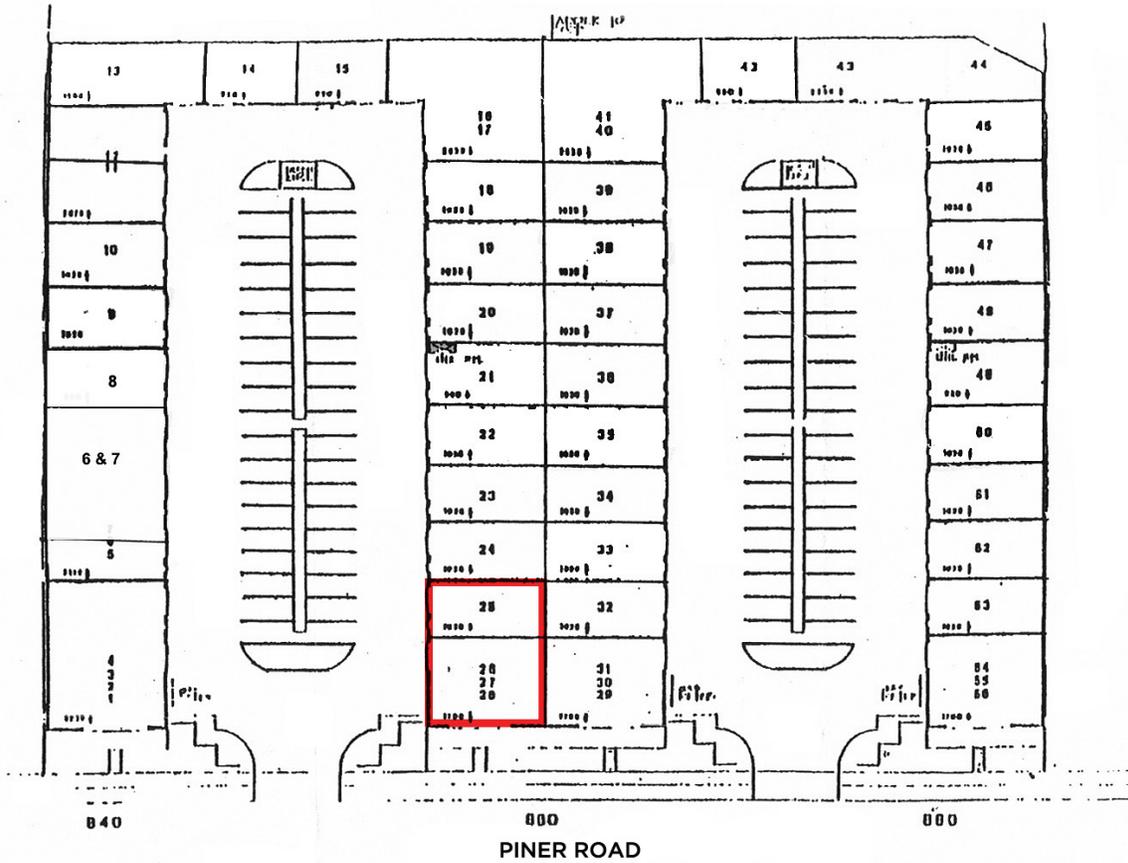
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SITE PLAN



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