



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**5555 SKYLANE BLVD.
SANTA ROSA, CA**

OFFICE/WAREHOUSE SPACE



Go beyond broker.

PRESENTED BY:

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

JAMES NOBLES, AGENT
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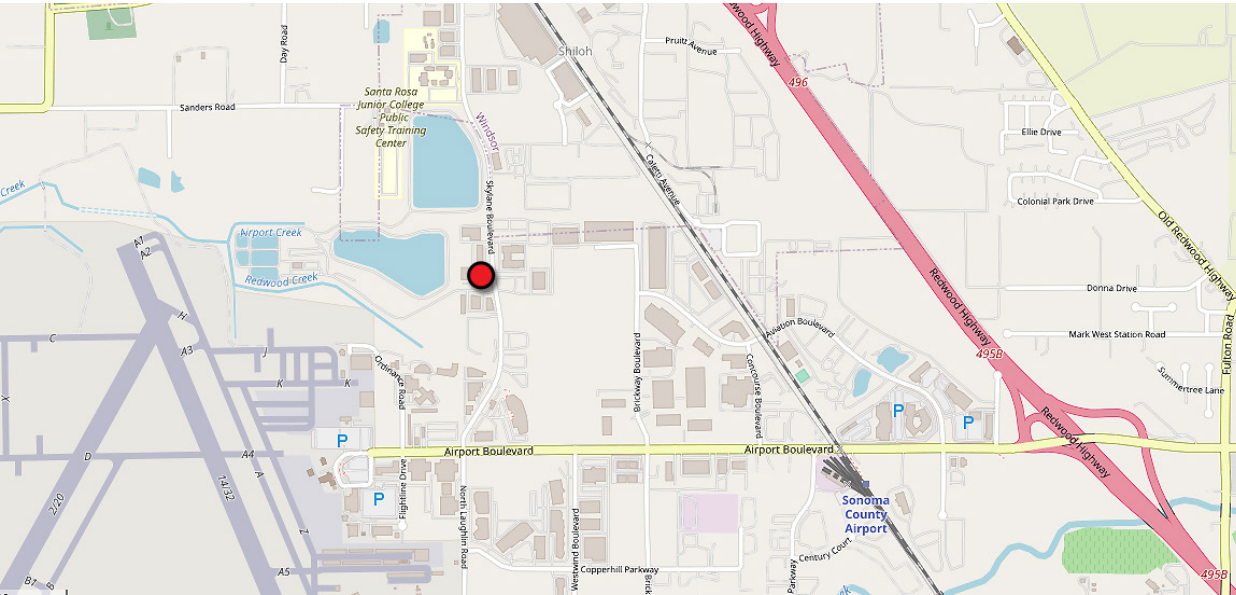


PROPERTY SUMMARY



5555 SKYLANE BLVD.
SANTA ROSA, CA

**OFFICE/WAREHOUSE
SPACE FOR LEASE**



FEATURES

- 24,485+/- sf Rentable Space
- **Warehouse A:** 11,000+/- sf ; **Warehouse B:** 7,920+/- sf
- **1st Floor Office:** 2,902+/- sf ; **2nd Floor Office:** 2,662+/- sf
- Glass-lined office
- Dock-recessed truck well & 3 grade-level roll-up doors
- 22'+/- clear-height
- Excellent business park location in the master-planned Airport Business Center

LEASE RATE

\$1.25 GROSS

LEASE TERMS

3-5 years preferred

USER SPACE

Office/Warehouse

PARKING

47 Spaces

BUSINESS PARK

Airport Business Center

DESCRIPTION OF PREMISES

Ground floor consists of 2 warehouse bays: 7,920 & 11,000+/- sf, and 2,902+/- sf of office and work areas

RENTABLE SPACE

7,920 - 24,485+/- sf

Second floor is approximately 2,662+/- sf, which includes 4 private offices, 1 conference room, 1 private restroom, and two common area restrooms. The unit is located on the 2nd floor and is glass lined and overlooking Skylane and Aviation Boulevards.

TOTAL BUILDING S.F.

24,485+/- sf

DESCRIPTION OF LOCATION

Airport Business Center is a master planned development providing lush landscaping and scenic views. This excellent location in Santa Rosa affords easy access and convenience to both the Sonoma County Airport and Highway 101. Other amenities include picnic and barbecue areas adjoining the lakes, full-service health club and championship golf course. All this within minutes of downtown Santa Rosa.

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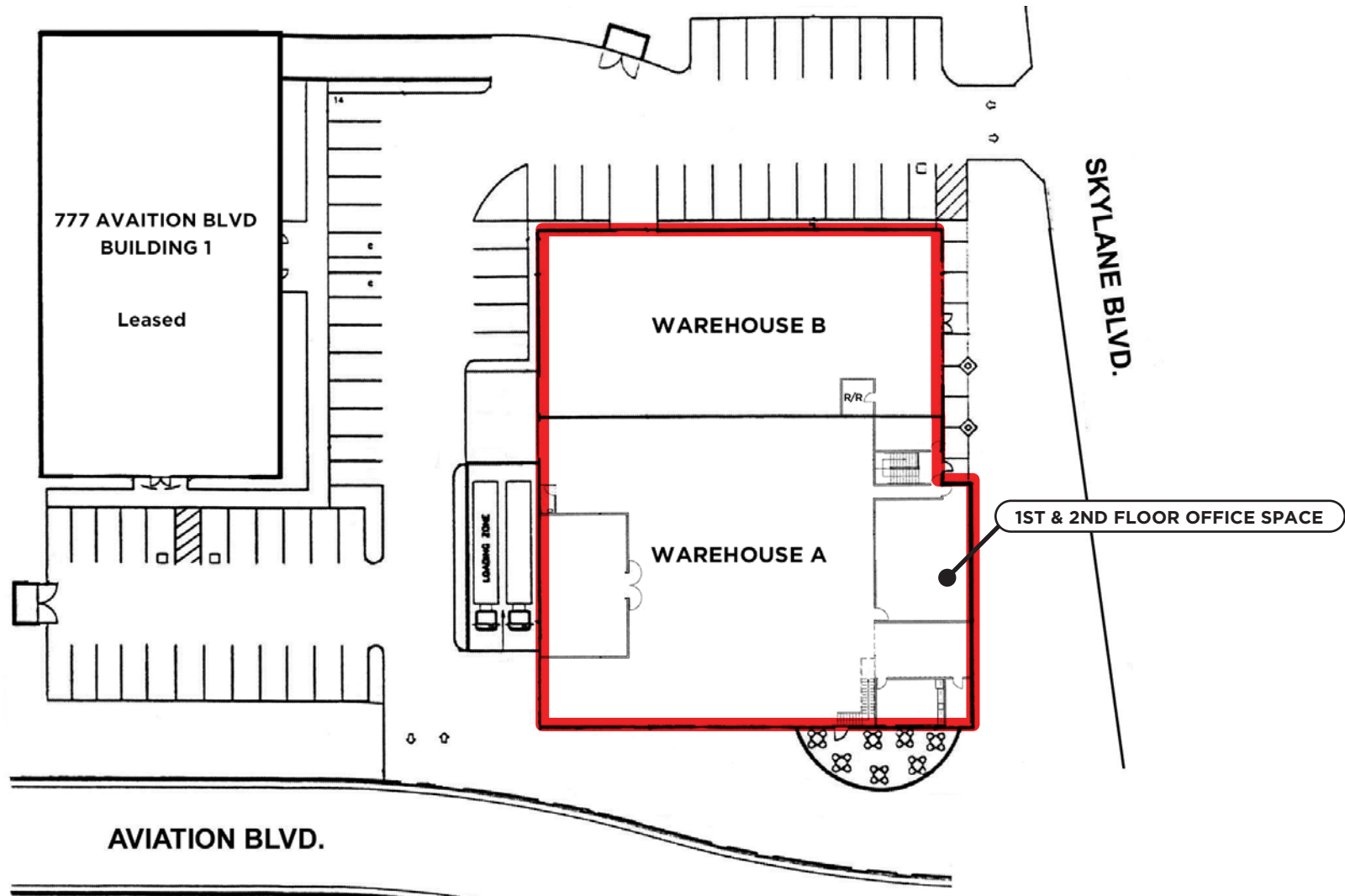


SITE PLAN



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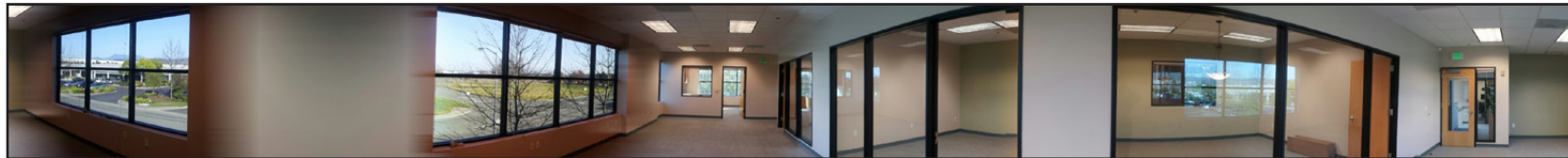
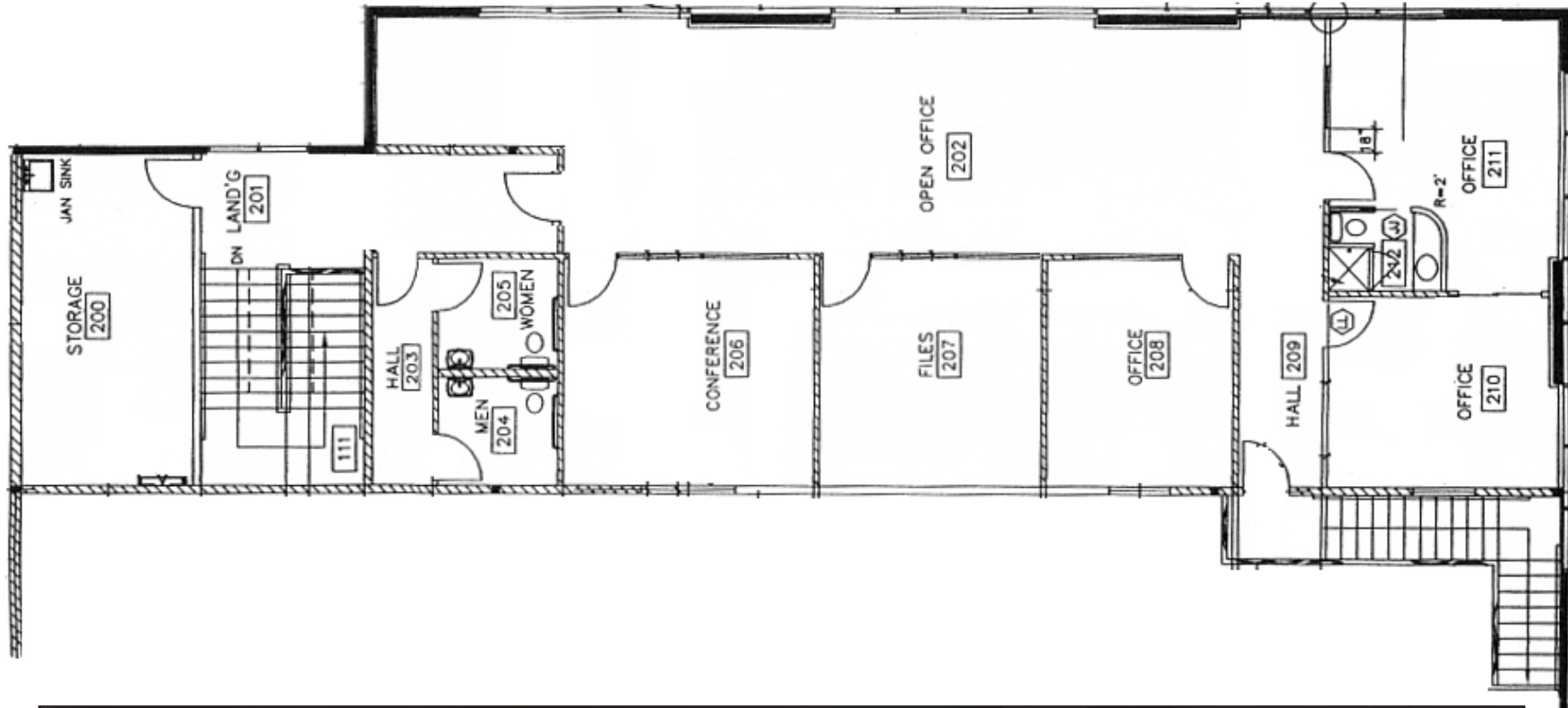


2ND FLOOR PLAN



5555 SKYLANE BLVD.
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Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
Santa Rosa, CA 95401
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(707) 528-1400

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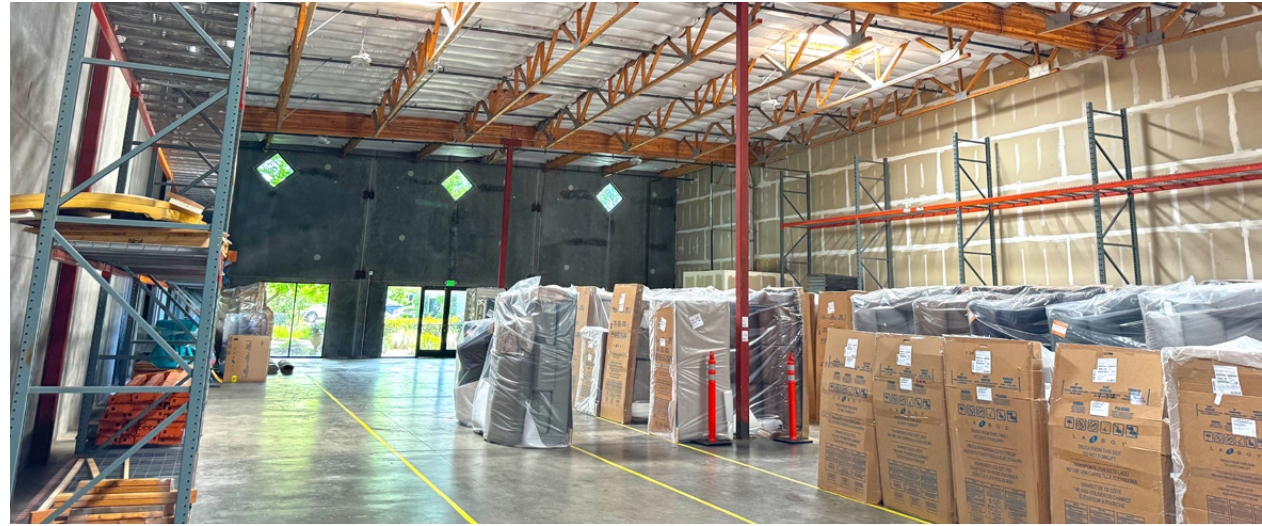


WAREHOUSE A PHOTOS



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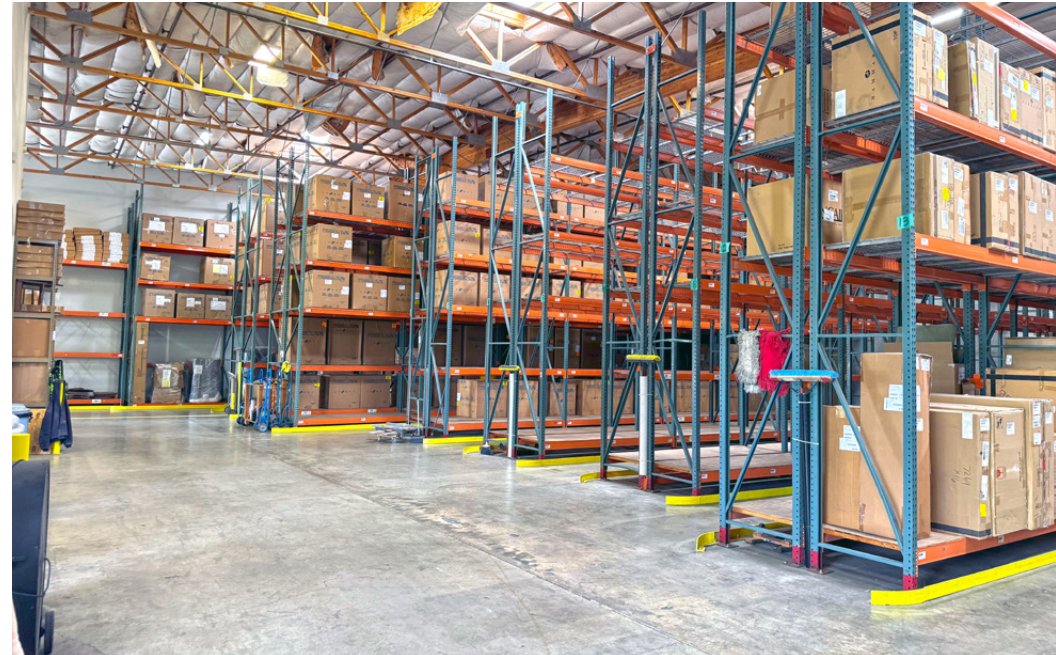


WAREHOUSE B PHOTOS



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