



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

3430 BRICKWAY BOULEVARD  
SANTA ROSA, CA

**GREAT INDUSTRIAL  
BUILDING AVAILABLE**



Go beyond broker.

PRESENTED BY:

**SHAWN JOHNSON**, MANAGING PARTNER/SIOR  
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# PROPERTY DETAILS



3430 BRICKWAY BLVD.  
SANTA ROSA, CA

## GREAT INDUSTRIAL BUILDING FOR LEASE

### PROPERTY INFORMATION

#### HIGHLIGHTS

- Great Corner Location for easy access and high visibility
- 23,024 +/- Square Feet Available
- 1,671 +/- Square Feet of Office Space
- Two Private Offices, Supply Room, Open Office and 4 Restrooms with Mezzanine Storage
- Abundant Glass Window Frontage
- Double-wide Loading Dock
- 18' - 20' Clear Height, 6 Roll-Up Doors
- 480/277 Volt, 3 phase, 800 Amp Electrical Panel
- Parking Ratio: 2:1,000 SF

#### DESCRIPTION OF PREMISES

Concrete tilt-up building available now for a new tenant. The space includes approximately 1,671 sf. of office space with two (2) private offices, supply room, open office and four restrooms. There is abundant glass window frontage for the office area and mezzanine storage above the offices. The warehouse has skylights, a double-wide loading dock, 18' to 20' feet of clear height insulated ceiling and a 480 volt/800 amp electrical panel, 6 roll-up doors, and 50 on-site parking spaces.

#### LEASE TERMS

##### Rate

\$1.25 PSF Industrial Gross

##### Terms

Owner pays base year taxes, insurance and Landscape maintenance. Tenant pays all remaining expenses and increases in taxes and insurance.

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# AREA DESCRIPTION

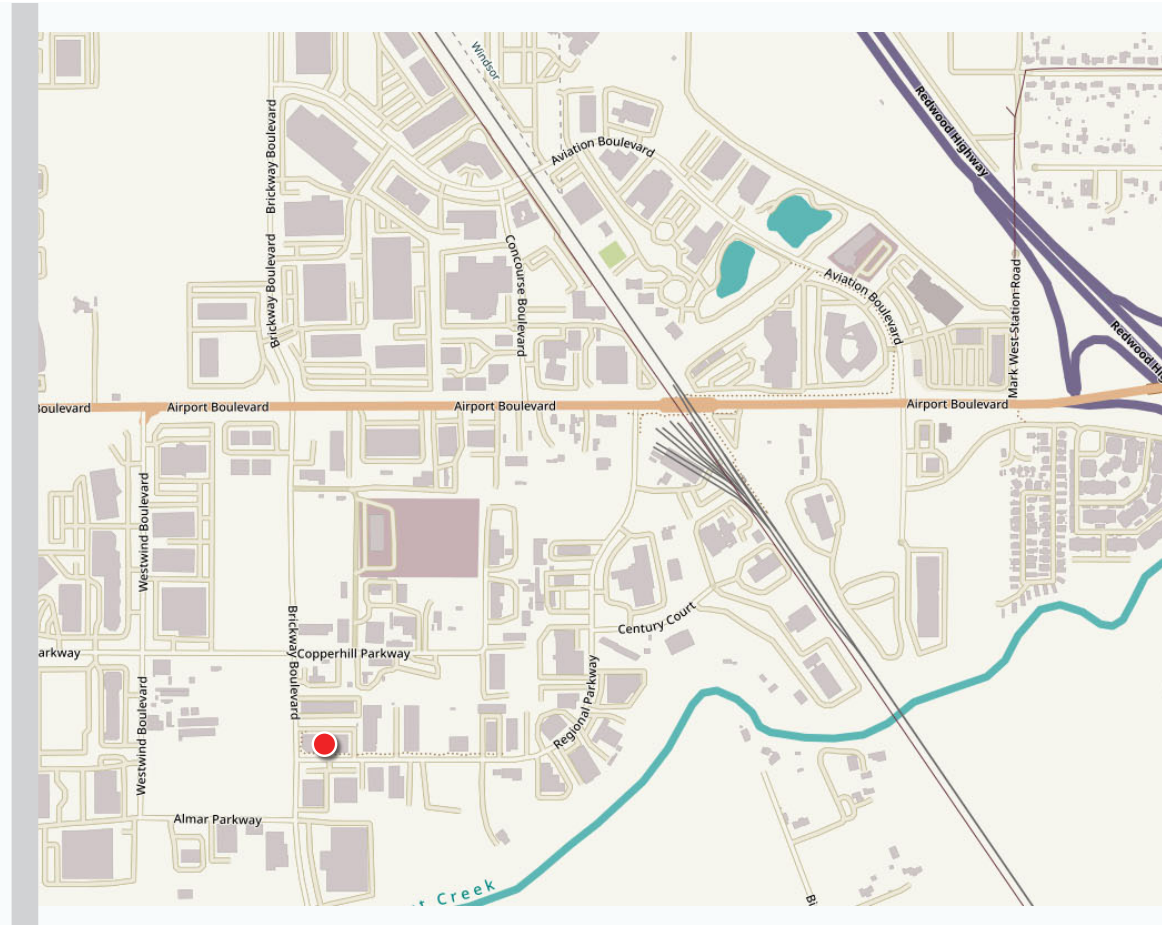


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## DESCRIPTION OF AREA

One of the few warehouse storage buildings available in the airport area- rare find! Excellent opportunity for an industrial user with easy access to Highway 101 and close to the Sonoma County Airport. The Northwest Regional Business Park is zoned M-2, heavy industrial. It allows for heavy manufacturing and outside storage. The area boasts a championship 18-hole golf course, the Sonoma County Airport and a 44,000 square foot state of the art health club.



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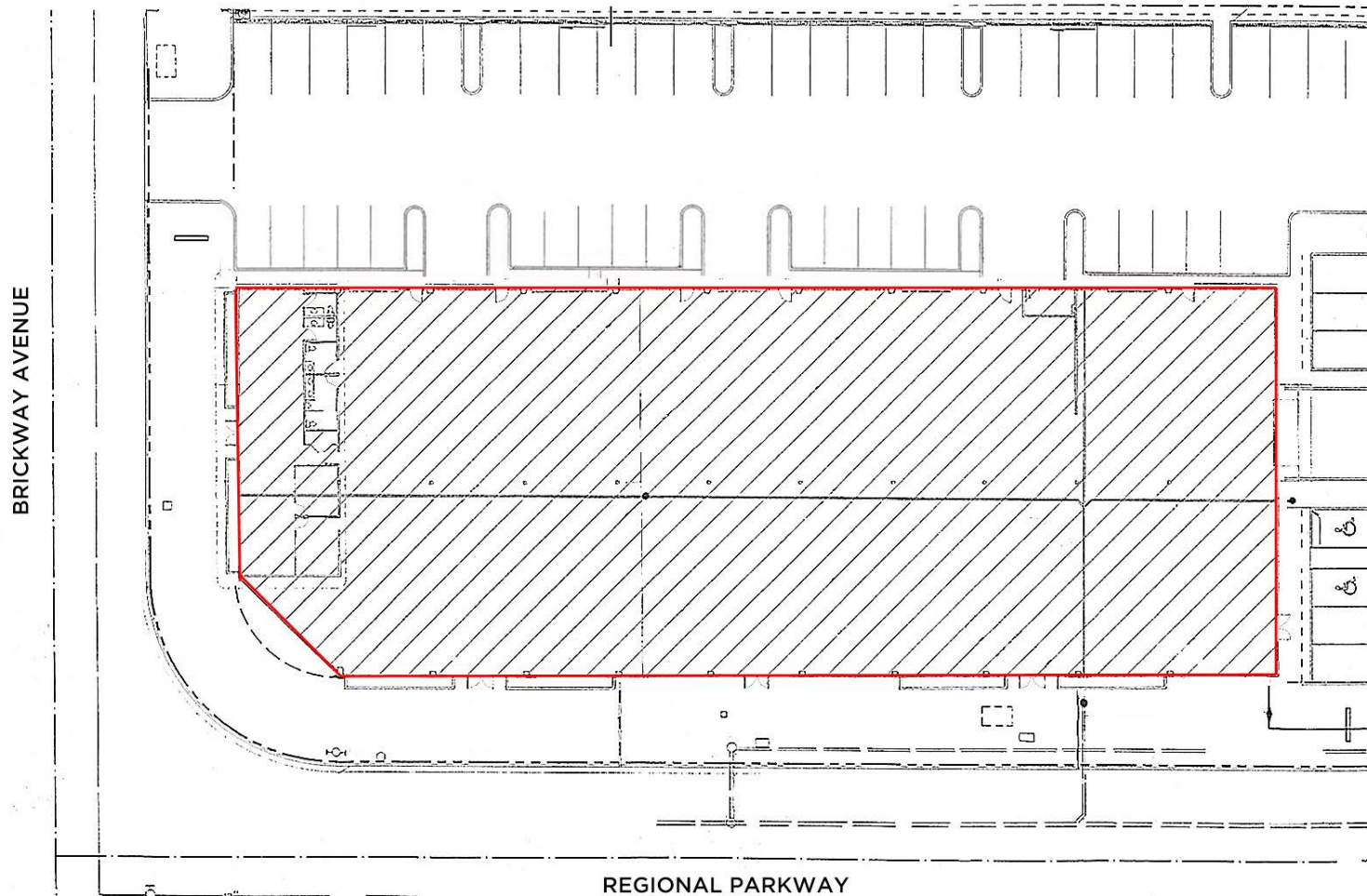


# FLOOR PLAN



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# LOCATION MAP



3430 BRICKWAY BLVD.  
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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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