



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

100 ADOBE ROAD  
PENNGROVE, CA

INDUSTRIAL YARD, WAREHOUSE,  
& OFFICE

ADOBE ROAD

OLD REDWOOD HWY N

Go beyond broker.

PRESENTED BY:

**DAVE PETERSON, SENIOR PARTNER**  
LIC #01280039 (707) 528-1400, EXT 210  
DPETERSON@KEEGANCOPPIN.COM



# PROPERTY DETAILS



100 ADOBE ROAD  
PENNGROVE, CA

**INDUSTRIAL YARD,  
WAREHOUSE, & OFFICE**

## PROPERTY INFORMATION

### HIGHLIGHTS

- Owner will divide
- 1/2 acre to 1 acre available
- Paved/crushed rock yard area
- 5,000+/- sq. ft. warehouse with 3 roll-up doors, drive-through access, and 14' clear-height at center of building
- 1,056+/- sq. ft. office building with 4 private offices & open space
- Truck wash pad with high pressure water and drainage system with oil separator.
- Flexible County of Sonoma M1 Zoning

#### **Parking**

Ample On-site Parking

#### **Zoning**

M1 Industrial

## LEASE TERMS

#### **Rate**

**Office + Warehouse:** \$1.25 psf Gross

**Yard:** \$0.22 psf Gross

Gross Lease includes tax/hazard insurance.

#### **Terms**

Negotiable



#### **PRESENTED BY:**

**DAVE PETERSON, SENIOR PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC #01280039 (707) 528-1400, EXT 210  
DPETERSON@KEEGANCOPPIN.COM**



# AREA DESCRIPTION



100 ADOBE ROAD  
PENNGROVE, CA

**INDUSTRIAL YARD,  
WAREHOUSE, & OFFICE**

## DESCRIPTION OF AREA

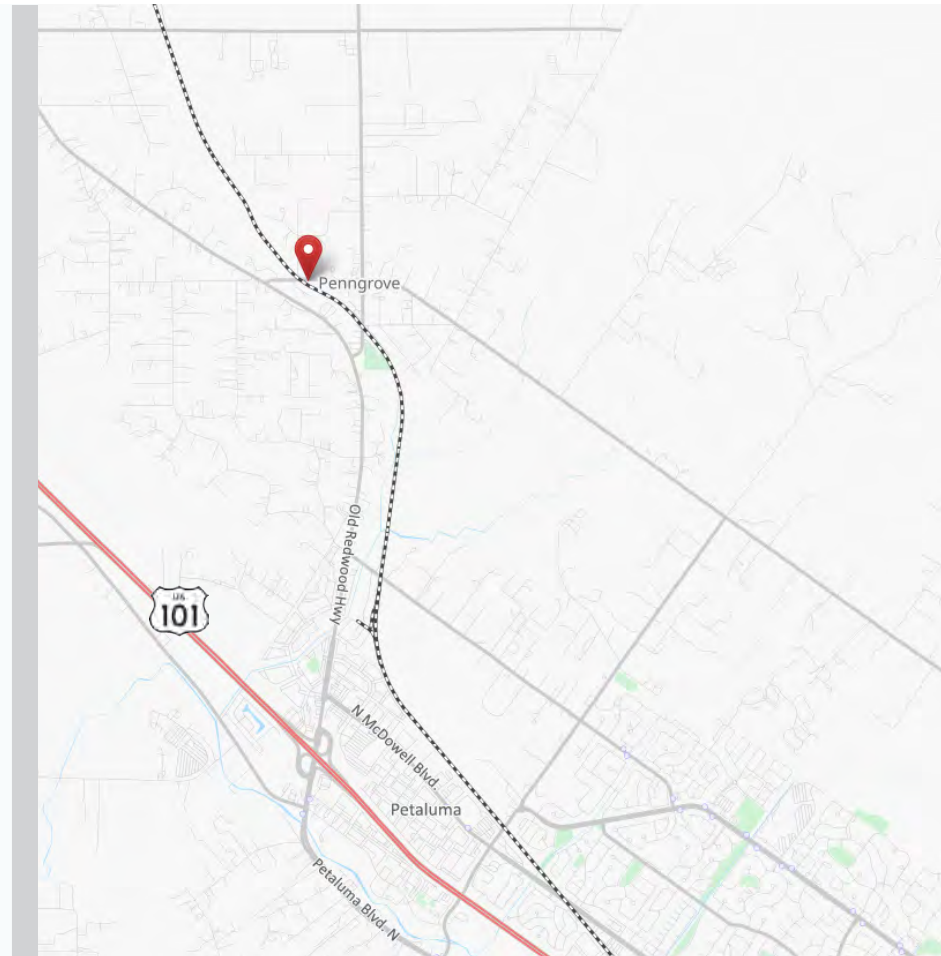
Adobe Road at Old Redwood Hwy N is in the heart of Penngrove and minutes from the downtown area. A great central location with access to Old Adobe Road, Petaluma Hill Road, and Highway 101.

## NEARBY AMENITIES

- Food & cafe downtown
- Penngrove Market
- The Grove shopping center

## TRANSPORTATION ACCESS

- Highway 101 access via Old Redwood Highway
- Direct access to Petaluma Hill Road



**PRESENTED BY:**

**DAVE PETERSON, SENIOR PARTNER**  
**KEEGAN & COPPIN CO., INC.**  
LIC #01280039 (707) 528-1400, EXT 210  
DPETERSON@KEEGANCOPPIN.COM



# SITE MAP



100 ADOBE ROAD  
PENNGROVE, CA

**INDUSTRIAL YARD,  
WAREHOUSE, & OFFICE**





# PROPERTY PHOTOS



100 ADOBE ROAD  
PENNGROVE, CA

**INDUSTRIAL YARD,  
WAREHOUSE, & OFFICE**



**PRESENTED BY:**

**DAVE PETERSON, SENIOR PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC #01280039 (707) 528-1400, EXT 210  
DPETERSON@KEEGANCOPPIN.COM**

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.



# PROPERTY PHOTOS



100 ADOBE ROAD  
PENNGROVE, CA

**INDUSTRIAL YARD,  
WAREHOUSE, & OFFICE**



**PRESENTED BY:**

**DAVE PETERSON, SENIOR PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC #01280039 (707) 528-1400, EXT 210  
DPETERSON@KEEGANCOPPIN.COM**



# PROPERTY PHOTOS



100 ADOBE ROAD  
PENNGROVE, CA

**INDUSTRIAL YARD,  
WAREHOUSE, & OFFICE**



**1/2 - 1 ACRE YARD  
NOT TO SCALE**

**PRESENTED BY:**

**DAVE PETERSON, SENIOR PARTNER  
KEEGAN & COPPIN CO., INC.  
LIC #01280039 (707) 528-1400, EXT 210  
DPETERSON@KEEGANCOPPIN.COM**

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.



# LOCATION MAP



100 ADOBE ROAD  
PENNGROVE, CA

**INDUSTRIAL YARD,  
WAREHOUSE, & OFFICE**



Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
www.keegancoppin.com  
(707) 528-1400

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.

REPRESENTED BY:

**DAVE PETERSON**  
SENIOR PARTNER  
LIC #01280039 (707) 528-1400, EXT 210  
DPETERSON@KEEGANCOPPIN.COM