



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

3660 COPPERHILL LANE  
SANTA ROSA, CA

INDUSTRIAL BUILDING & LAND IN THE  
SONOMA COUNTY AIRPORT DISTRICT



Go beyond broker.

PRESENTED BY:

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





# PROPERTY DETAILS



3660 COPPERHILL LANE  
SANTA ROSA, CA

**SONOMA COUNTY  
AIRPORT DISTRICT**

## HIGHLIGHTS

- Hard to Find
- M-2 Zoned Parcel
- Great County Location Minutes from SoCo Airport & Highway 101
- Immediate Use
- Building & Yard Available to Use

## STRONG REGIONAL BUSINESS

- Manufacturing
- MedTronic, Thermalsun, Endologix, Inc. Supply
- Shamrock Materials, Peterson Cat, Fastenal Wine Industry
- Epic Wines, Vintage Wine Estates, ConeTech

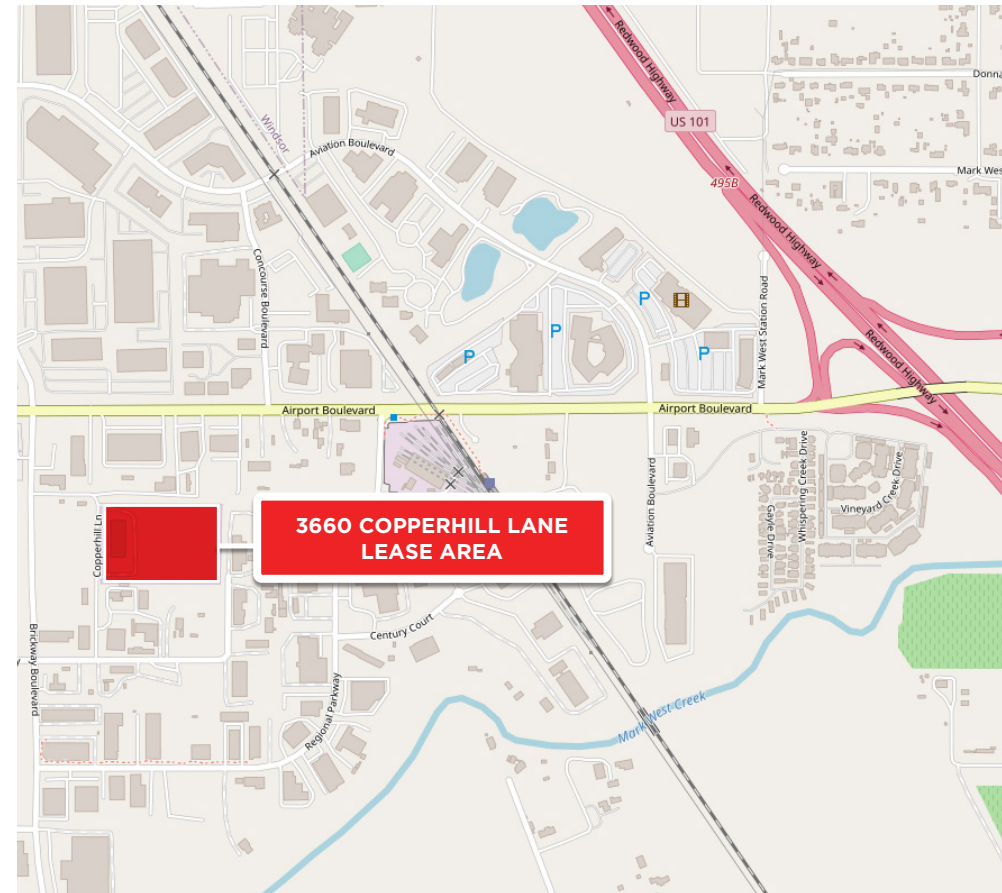
## LEASE TERMS

### Rate

Negotiable

### Terms

Negotiable



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# PROPERTY DESCRIPTION



3660 COPPERHILL LANE  
SANTA ROSA, CA

**SONOMA COUNTY  
AIRPORT DISTRICT**



**BUILDING SIZE**  
8,000+/- SF

**YARD SIZE**  
To be determined

**APN**  
059-250-004

**YEAR BUILT**  
1976

**ZONING**  
M-2 Heavy Industrial

**PARKING**  
On-Site / Yard

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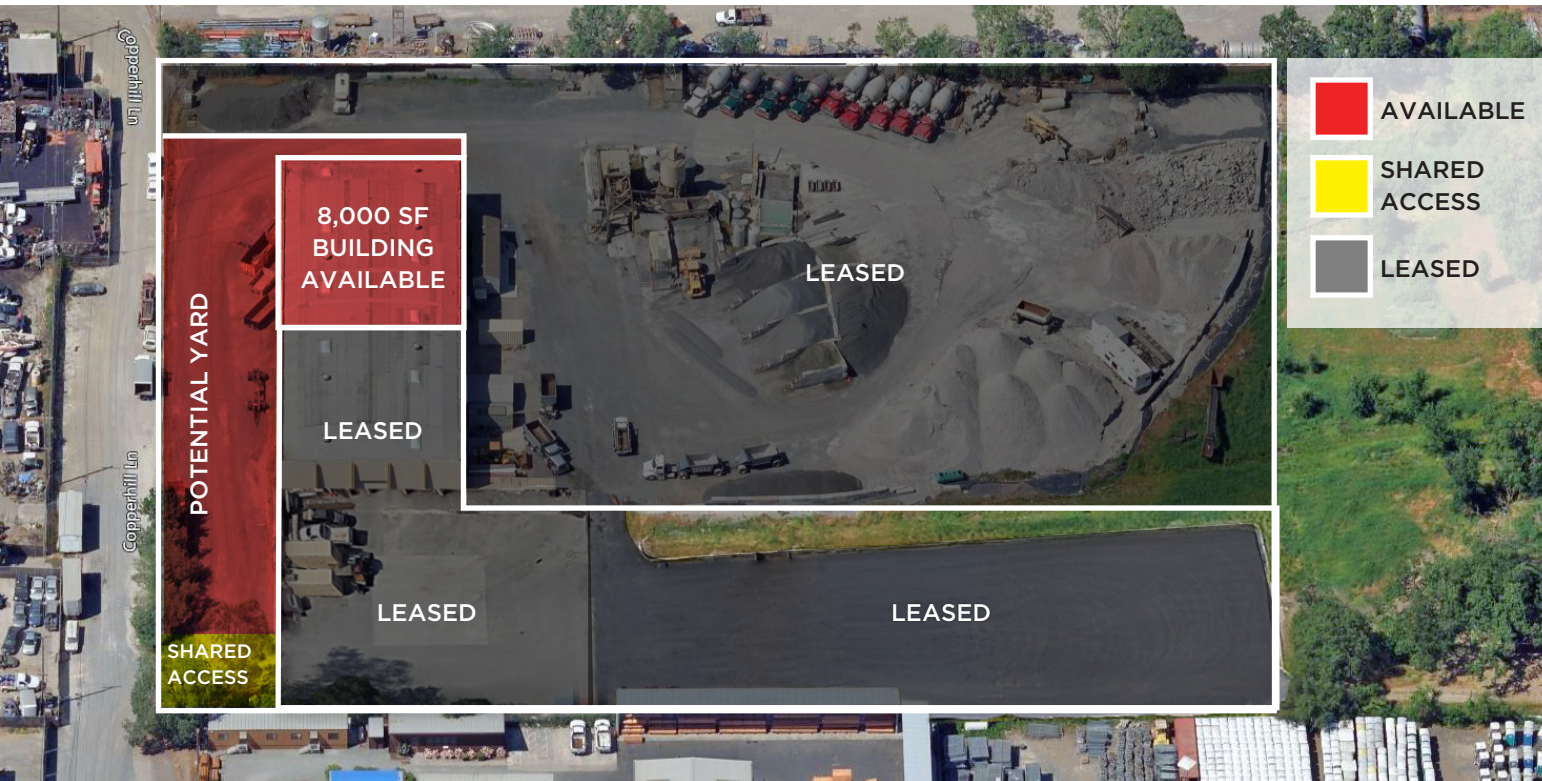


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AIRPORT DISTRICT**



## BUILDING DESCRIPTION

- 8,000+/- sf - Concrete tilt-up construction available
- Built in 1976
- Approximately 100' x 80'
- Approximately 25' - 29' clear-height
- Roll-up door: (1) 16'Hx14'W
- Man Doors: 1
- Power Supply: 400-Amp, 3-Phase 440V shared
- Sprinklered: No
- No Interior Columns
- No water or gas to the building structure

## LAND DESCRIPTION

- Zoning allows for industrial storage and manufacturing including highly sought outside yard storage
- 3 Water Lines (Industrial, Domestic, Landscaping) hooked up to property but not the building
- Sewer: 3 Lines 4" each

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# PROPERTY PHOTOS



3660 COPPERHILL LANE  
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# AERIAL MAP



3660 COPPERHILL LANE  
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# AREA DESCRIPTION



3660 COPPERHILL LANE  
SANTA ROSA, CA

## SONOMA COUNTY AIRPORT DISTRICT

### DESCRIPTION OF AREA

One mile from the Sonoma County Airport and in the heart of the Sonoma County Wine Country, just blocks from the Airport Blvd/Hwy 101 on and off-ramps.

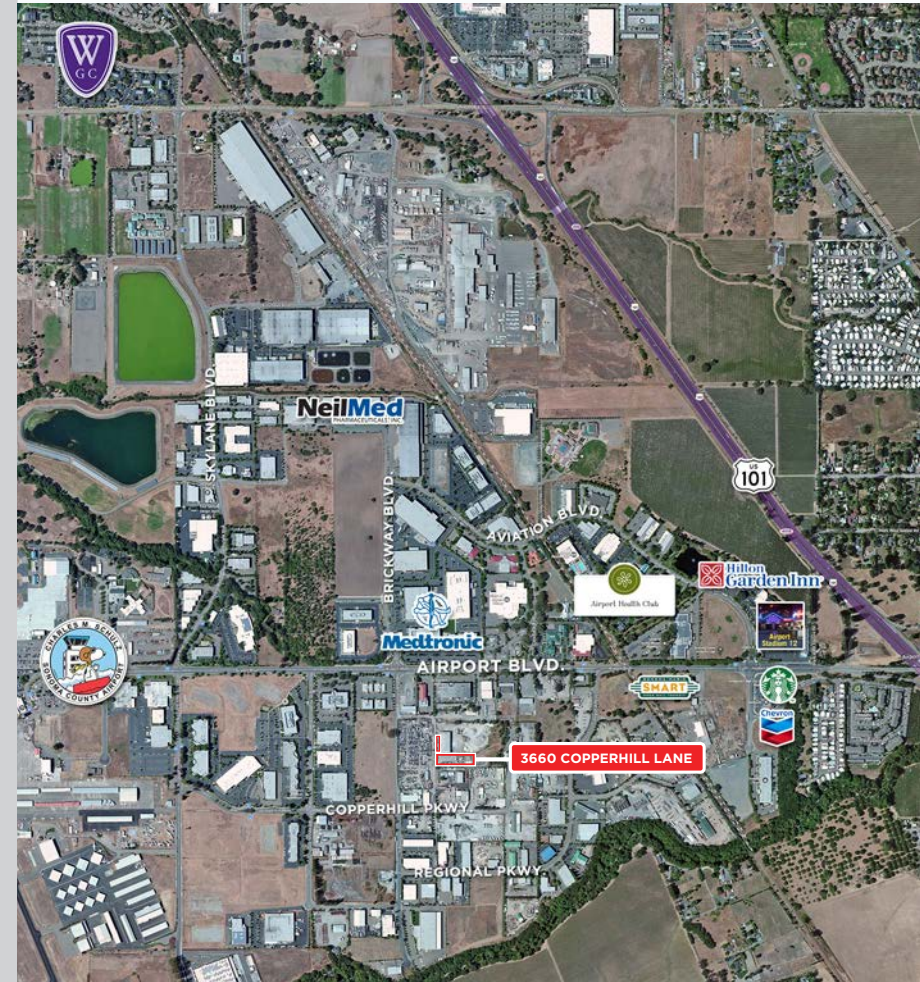
This property has great truck access and is zoned M-2 Heavy Industrial; it is suitable for heavy manufacturing and storage.

### NEARBY AMENITIES

- **Recreation**  
Airport Health Club, Windsor Golf
- **Food Services**  
Starbucks, Kaffe Mocha, Carl's Jr., Mi Burrito, etc.
- **Entertainment**  
Airport Stadium Cinema, 50+ SoCo Regional Parks

### TRANSPORTATION ACCESS

- **Sonoma County Airport**  
Direct Flights to 9 Cities
- **SMART Train**  
Regional Commuter Rail Line
- **Highway 101**  
Direct Access via Airport Blvd.



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