



Keegan & Coppin
COMPANY, INC.

FOR LEASE

5621 SKYLANE BLVD.
SANTA ROSA, CA

WAREHOUSE SPACE • SECURED YARD •
GRADE-LEVEL LOADING •
DOCK LOADING

5621

Go beyond broker.

PRESENTED BY:

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM



PROPERTY DETAILS



5621 SKYLANE BLVD.
SANTA ROSA, CA

WAREHOUSE FOR LEASE

EXCELLENT INDUSTRIAL LEASE OPPORTUNITY

5621 Skylane Blvd. offers a highly functional **single-tenant industrial building** designed to accommodate a variety of industrial, warehouse, distribution, contractor, service, and manufacturing uses.

The property features **multiple grade-level roll-up doors, dock-high loading access, and ample secured yard space**, providing excellent flexibility for businesses requiring convenient loading, unloading, storage, equipment access, and outdoor operations.

HIGHLIGHTS

- **23,600+/- SF of warehouse space**
- **Single-Tenant Industrial Building For Lease for \$1.15 “True Gross” - No Industrial CAM!**
- **Multiple over side grade level doors and dock-high roll-up loading doors**
- 30 foot plus clear height
- 1.5 Acres of **fenced secured yard space** with large overhang roof for staging, loading and distribution (overhead area is completely fire sprinklered)
- Excellent truck and equipment access
- Functional warehouse/industrial layout
- Secure outdoor storage and staging potential
- Ideal for contractors, distributors, warehouse users, service businesses and industrial operations
- Convenient access to major transportation routes

IDEAL USES

Ideal for Contractors, Building Trades, Warehousing, Distribution, Equipment Storage, Service Businesses, Manufacturing or Automotive/Industrial Users.

Functional Industrial Space

The combination of multiple roll-up doors and dock loading provides users with efficient receiving and shipping capabilities. The secured yard offers valuable additional space for equipment, vehicles, materials, inventory, staging and other permitted outdoor uses.

A well-located and highly functional industrial property offering the flexibility and accessibility that today's industrial users require.

LEASE TERMS

Rate

\$1.15 per square foot /per month
No pass throughs - No Industrial CAM

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AREA DESCRIPTION

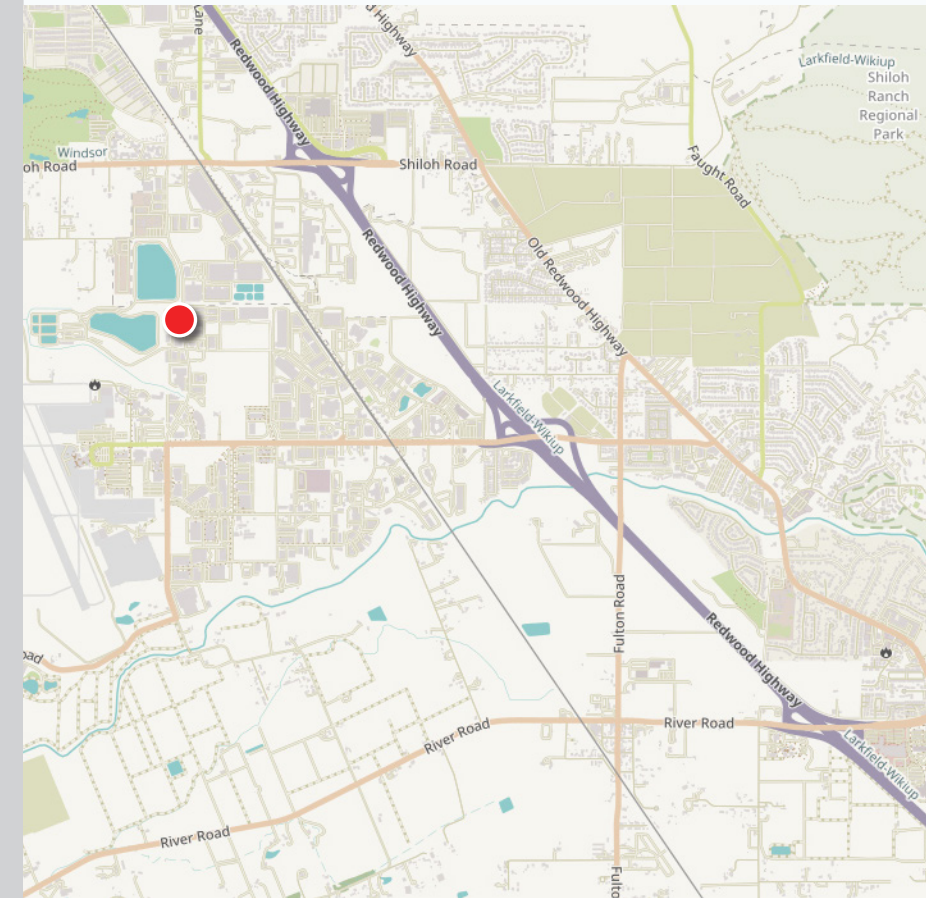


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**WAREHOUSE
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DESCRIPTION OF AREA

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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PROPERTY PHOTOS



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LOCATION MAP



5621 SKYLINE BLVD.
SANTA ROSA, CA

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

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