



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1821 EMPIRE INDUSTRIAL COURT
UNIT E
SANTA ROSA, CA

WAREHOUSE SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

BRIAN KEEGAN, PARTNER
LIC # 01809537 (707) 528-1400, EXT 249
BKEEGAN@KEEGANCOPPIN.COM

JACK ALCAYAGA, AGENT
LIC # 02301019 (707) 528-1400, EXT 237
JALCAYAGA@KEEGANCOPPIN.COM



PROPERTY DETAILS



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WAREHOUSE SPACE FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- 1,537+/- sf of Warehouse/Office Space
- Fire Sprinklered
- One (1) 10' x 12' Roll-Up Door
- Full Drive Around Truck Access
- Air Conditioning Equipped
- Shared Common Area Restroom

Total Building

14,500+/- SF

Parking

Pro-Rata

Zoning

PD - Planned Development

Rentable Space

Unit E: 1,537+/- SF

DESCRIPTION OF PREMISES

Unit E: 1,537+/- SF of insulate and conditioned warehouse space with one private office.

LEASE TERMS

Rate

\$1.40 SFT/Month Gross + CAM

Terms

3-5 years

Tenant Pays: PG&E, trash, and a monthly CAM charge estimated at \$0.14 PSF/Month, subject to change based on actual expense.

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AREA DESCRIPTION



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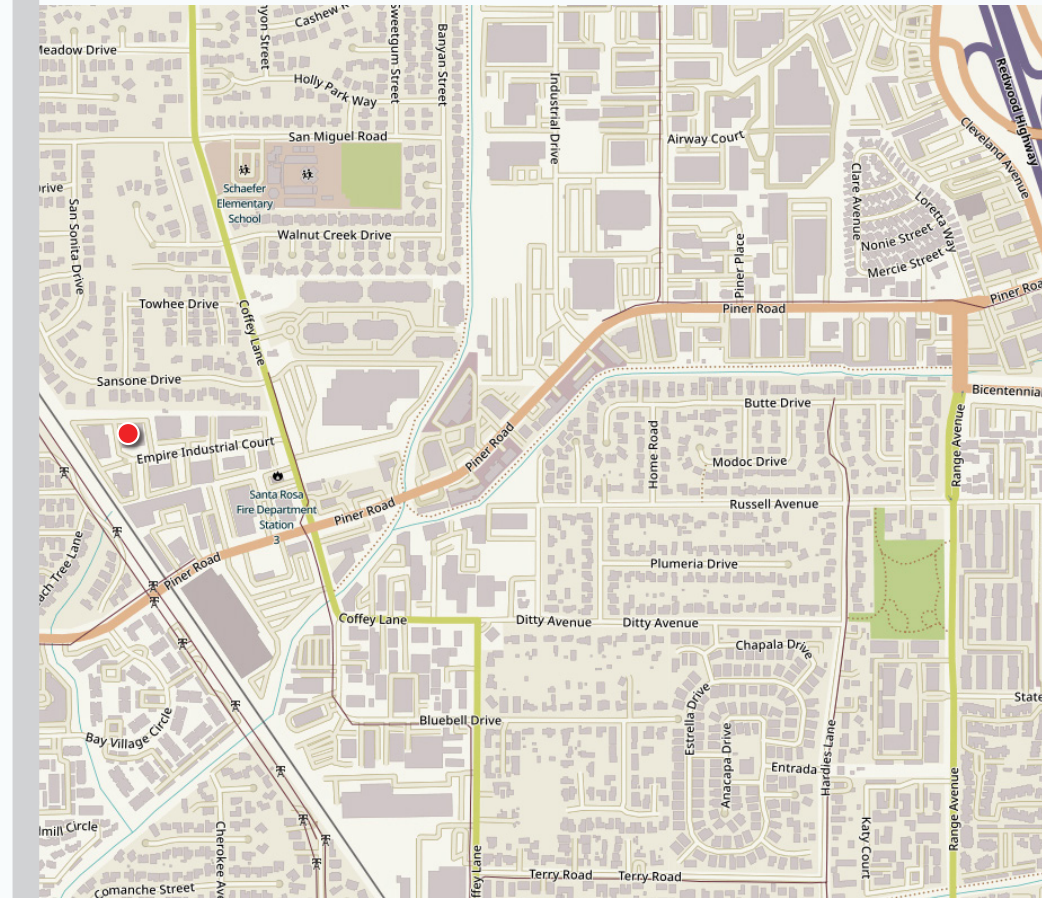
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DESCRIPTION OF AREA

Additional building improvements/amenities include: Air conditioning, insulated ceilings, fire sprinklers, skylight in warehouse, florescent & high output light fixtures, access to common area restrooms, on-site & street parking, nice landscaping, and full drive around truck access.

NEARBY AMENITIES

- Smart Train - Santa Rosa North Station Nearby
- Coddington Retail Hub
- Epicenter - Restaurant, Sports Bar, Fitness Facilities, Bowling and Games
- Nearby Piner Road, Industrial Drive and Airway Drive are major industrial arteries of the City of Santa Rosa



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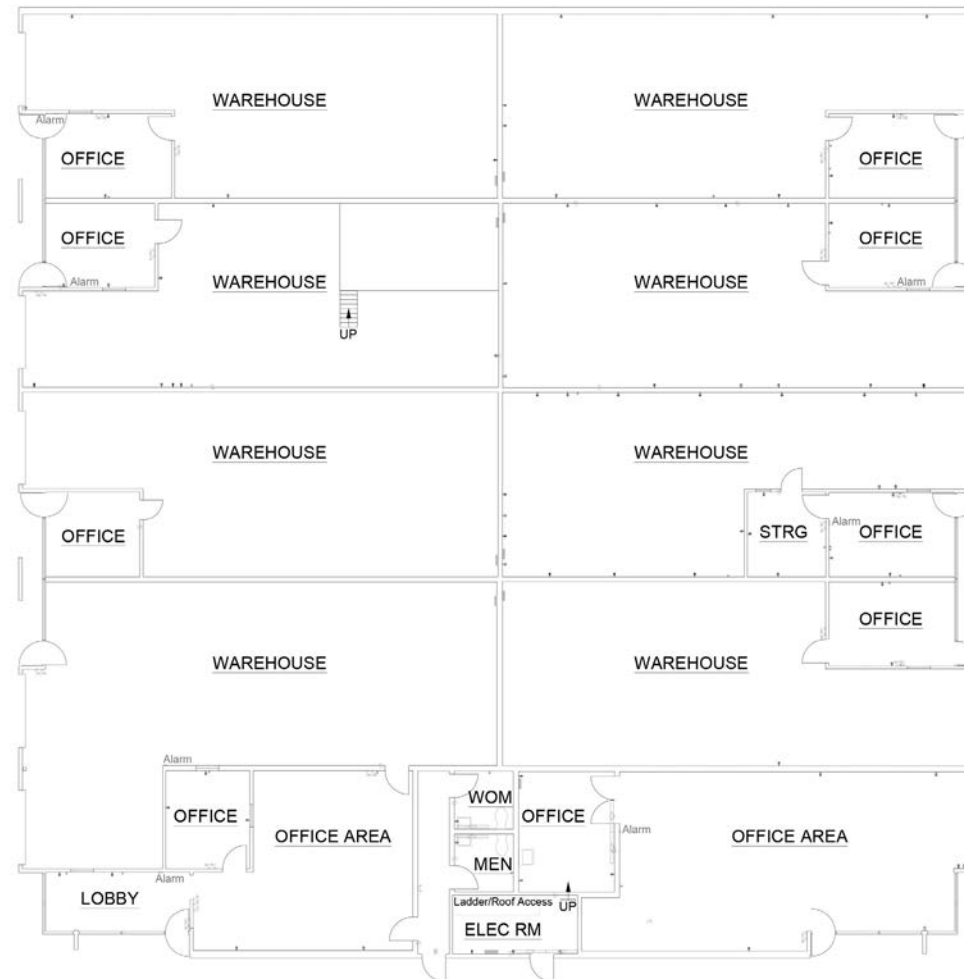


FLOOR PLAN



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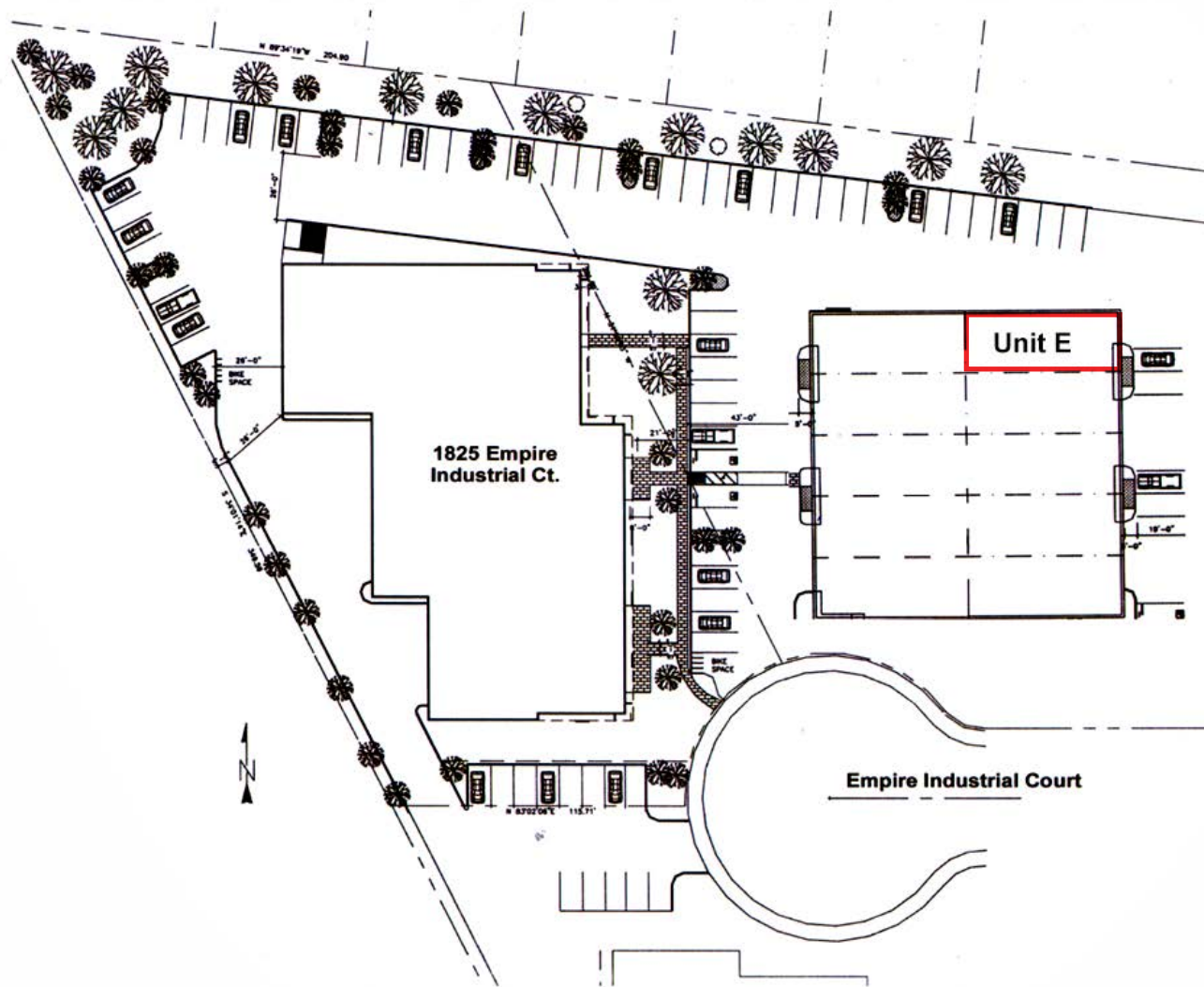


SITE MAP



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LOCATION MAP



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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.

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