



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2811 DOWD DRIVE
SANTA ROSA, CA

INDUSTRIAL SPACE FOR LEASE



Go beyond broker.

PRESENTED BY:

MIKE FLITNER, PARTNER
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PROPERTY DETAILS

PROPERTY INFORMATION

Located just west of the Corby Auto Mall in the rapidly developing Santa Rosa, this property is located within the City of Santa Rosa's Light Industrial (IL) Zone, which allows for a wide verity of industrial and warehouse uses. See attached zoning code for more information.

HIGHLIGHTS

- Two (2) concrete block buildings of 23,432+/- sf and 7,000+/- sf roofed and sprinklered breezeway between buildings
- Dock high and grade level truck doors
- Located just West of the Corby Auto Mall in the rapidly developing SW area of Santa Rosa with easy access to US Highway 101

Parking

2 : 1,000 sf On-Site with Fenced Yard Area

Zoning

IL - Light Industrial, City of Santa Rosa



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DESCRIPTION OF PREMISES

The property consists of 23,432+/- sf in two (2) buildings plus a roofed and sprinklered 7,000+/- sf breezeway between the two buildings. The larger front building includes 4,387+/- sf of 1st and 2nd floor office space and 19,045+/- sf H-3 occupancy warehouse space with dock high and grade level truck doors. Both buildings feature attractive split face concrete block construction, fire sprinklers throughout, and heavy 3-phase electrical service (former cabinet shop). The property features easy Highway 101 freeway access via Hearn Avenue, just west of the Corby Auto Row featuring car dealerships including Ford, BMW, Mercedes Benz, Honda, Lexus, Toyota, Volkswagen, Acura, CarMax and others.

LEASE TERMS

Rate

\$1.00 per sq ft Gross



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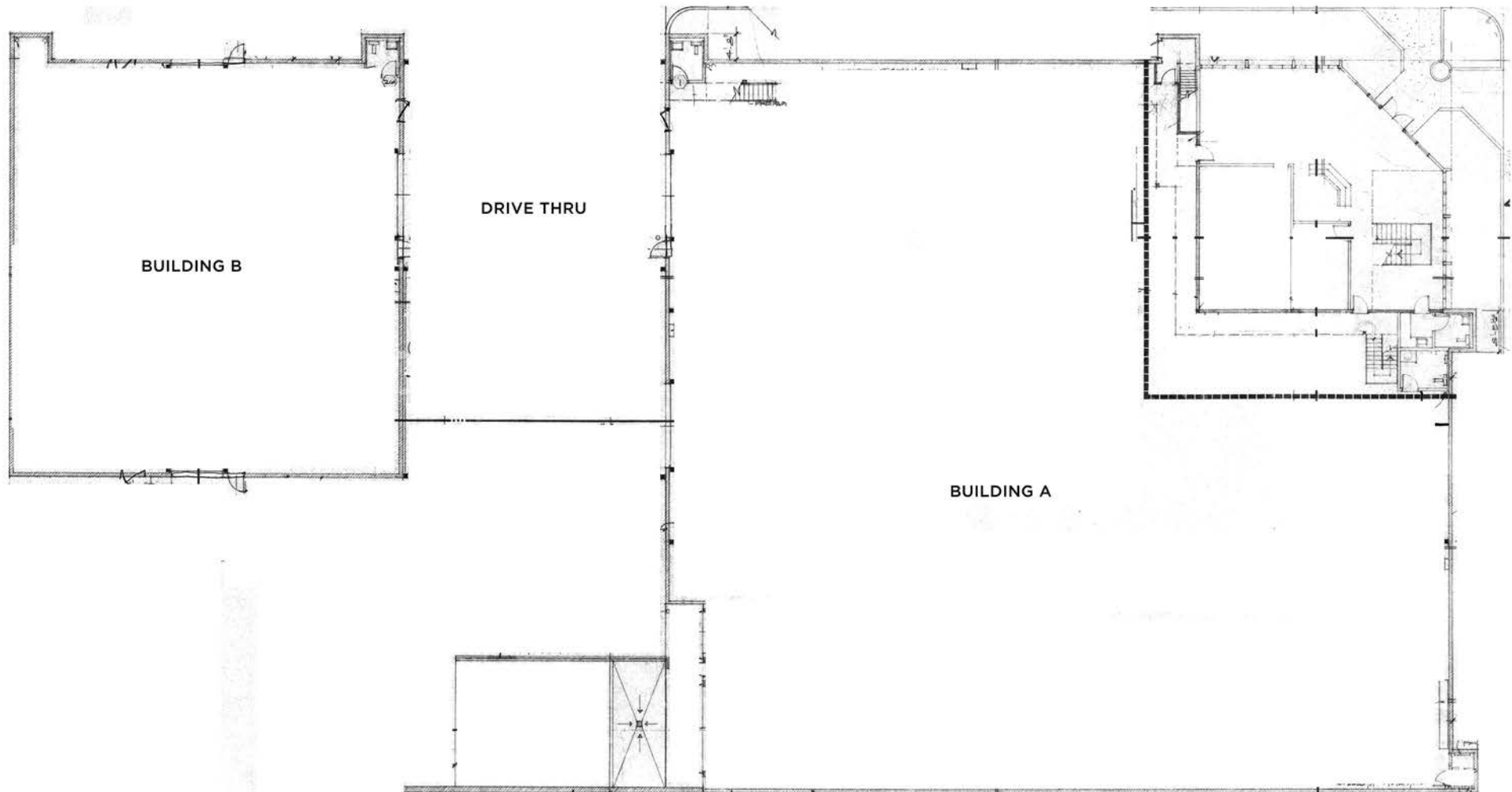


FLOOR PLAN



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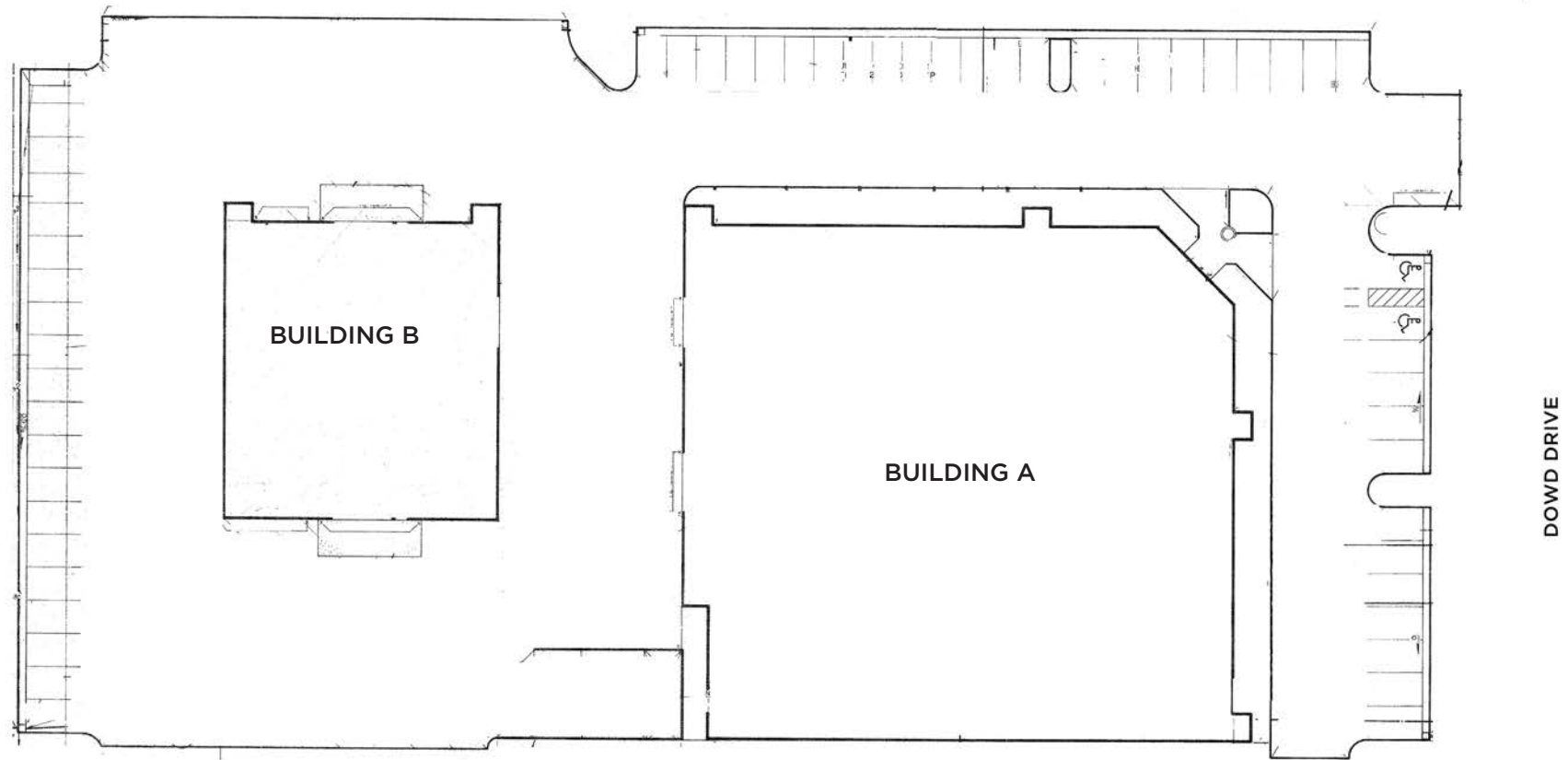


SITE PLAN



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PROPERTY PHOTOS



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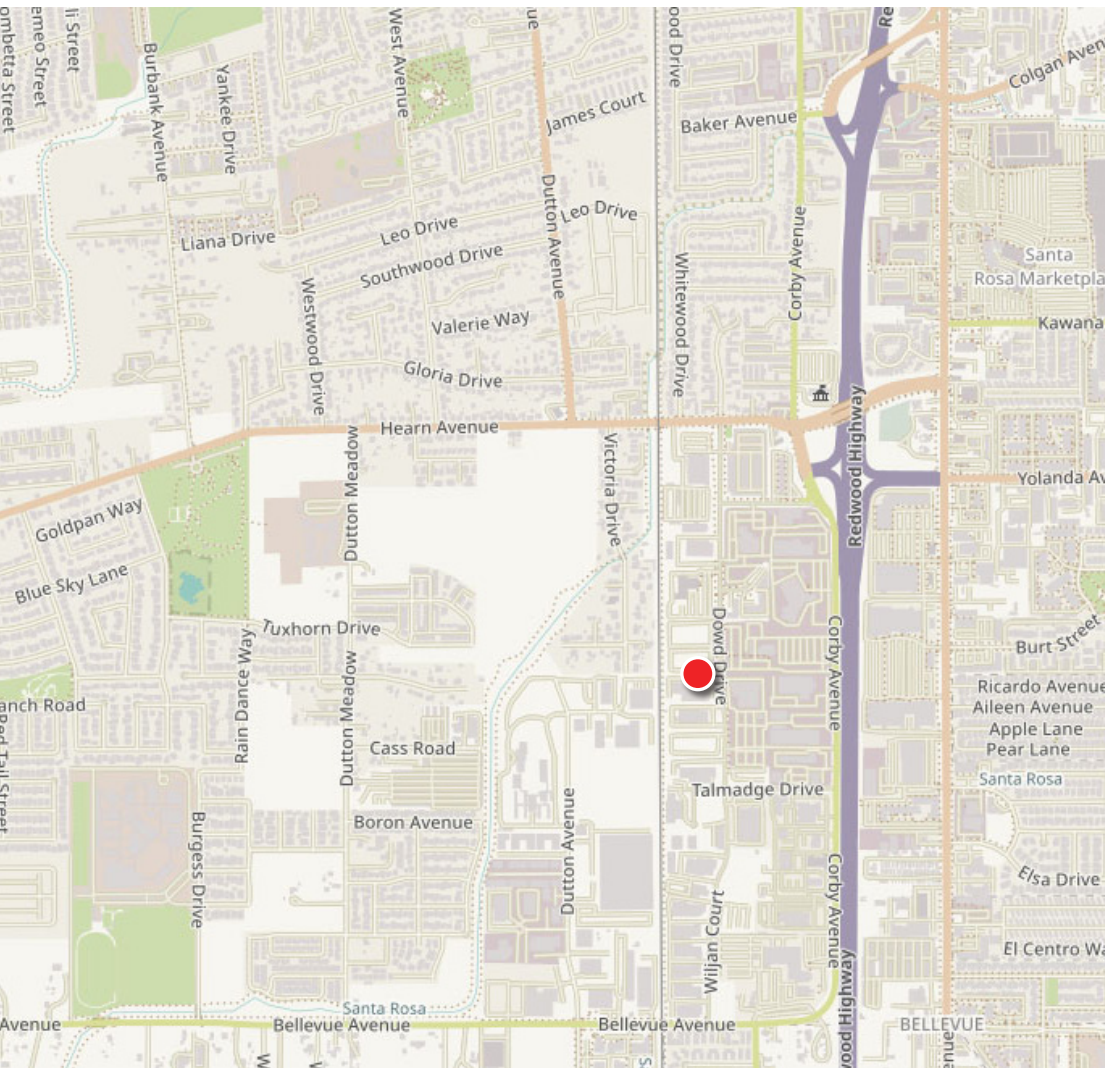


LOCATION MAP



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