



Keegan & Coppin
COMPANY, INC.

FOR LEASE

840 - 880 PINER ROAD
SANTA ROSA, CA

**TURN-KEY INCUBATOR
WAREHOUSE UNIT**



Go beyond broker.

REPRESENTED BY:

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TURN-KEY INCUBATOR WAREHOUSE UNIT

PROPERTY SUMMARY

FEATURES

UNIT 42:

- 950+/- SF Industrial Space
- \$1,250/Month
- Showroom with Piner frontage, warehouse, restroom
- Classic incubator unit with roll-up door and private restroom

ZONING

IL Light Industrial

PARKING

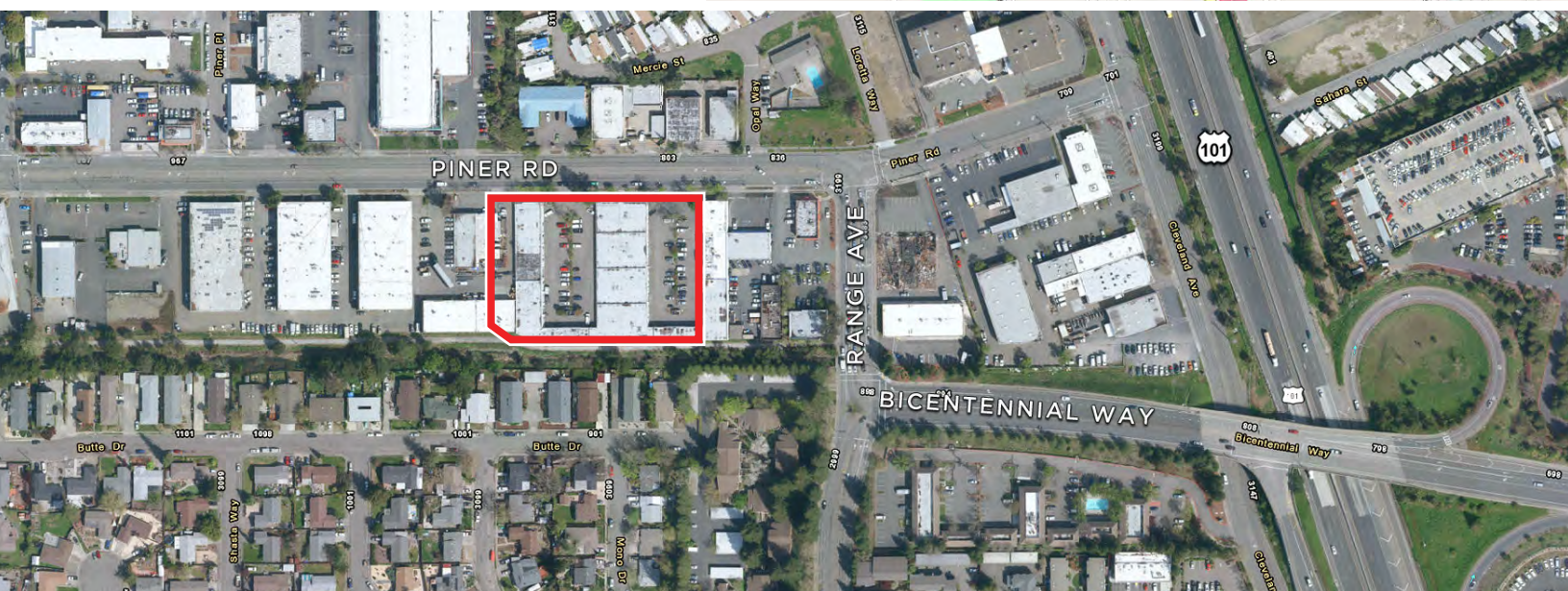
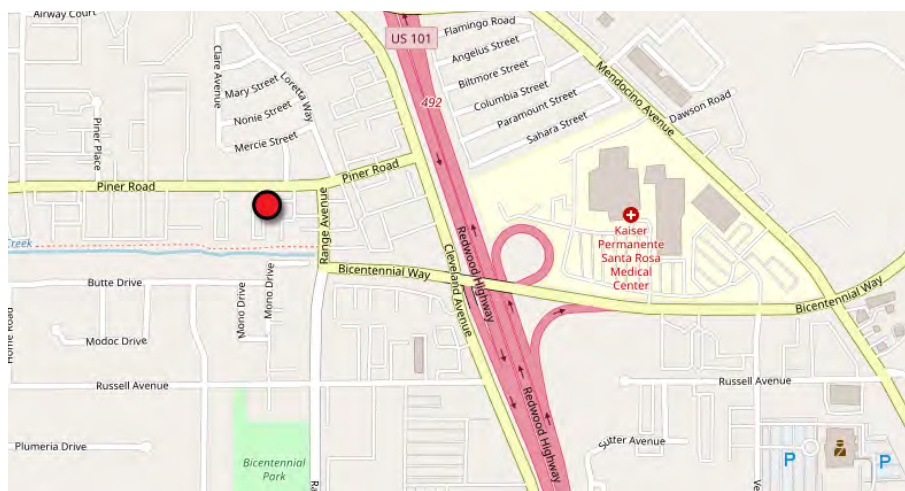
- Pro-rata share of on-site parking.
- No overnight parking

DESCRIPTION OF LOCATION - AREA

North Santa Rosa location with convenient access one block from Highway 101.

DESCRIPTION OF PREMISES - FEATURES

This small bulk retail commercial space offers excellent visibility and functionality, featuring two roll-up doors for easy loading and deliveries along with a convenient small warehouse area for storage. Located on busy Piner Road, the property benefits from strong frontage and a high daily traffic count, providing outstanding exposure for retail, showroom, or light distribution uses. Ideal for businesses seeking accessible space with prominent street presence.



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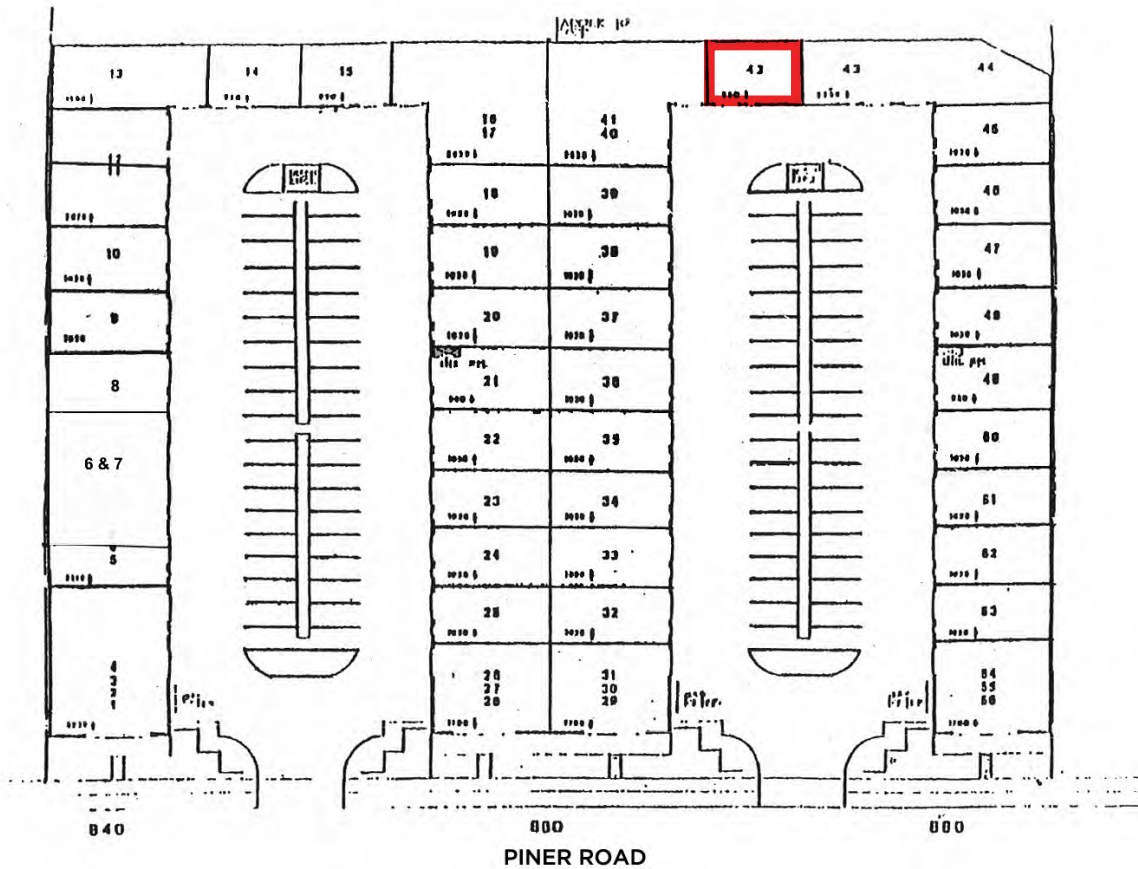
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SITE PLAN



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