



Keegan & Coppin
COMPANY, INC.

FOR SALE

**5355 SKYLANE BOULEVARD
SANTA ROSA, CA**

**AIRPORT-DISTRICT LOCATED
DISTRIBUTION SPACE**



YOUR NAME HERE

5355

Go beyond broker.

PRESENTED BY:

ANNETTE COOPER, SENIOR ADVISOR
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.COM



PROPERTY DESCRIPTION

Available for sale: 15,000 SF light-industrial building on 1.73 acres with a major advantage — approximately 4,000 SF of large existing refrigerated rooms with 13-foot ceiling height that can easily be converted to full freezer space. Perfect for frozen food distributors, cold chain logistics, 3PLs, foodservice companies, meat processors, or e-commerce perishable fulfillment.

- 1.73+/- acre lot
- Secured yard for truck parking and outdoor storage
- Existing refrigerated rooms, 13-foot ceiling height
- Floor drains
- Direct Hwy 101 access and proximity to Sonoma County Airport
- Concrete tilt-up construction with flex office space

OFFERING

Sale Price

\$3,250,000



5355 SKYLINE BOULEVARD
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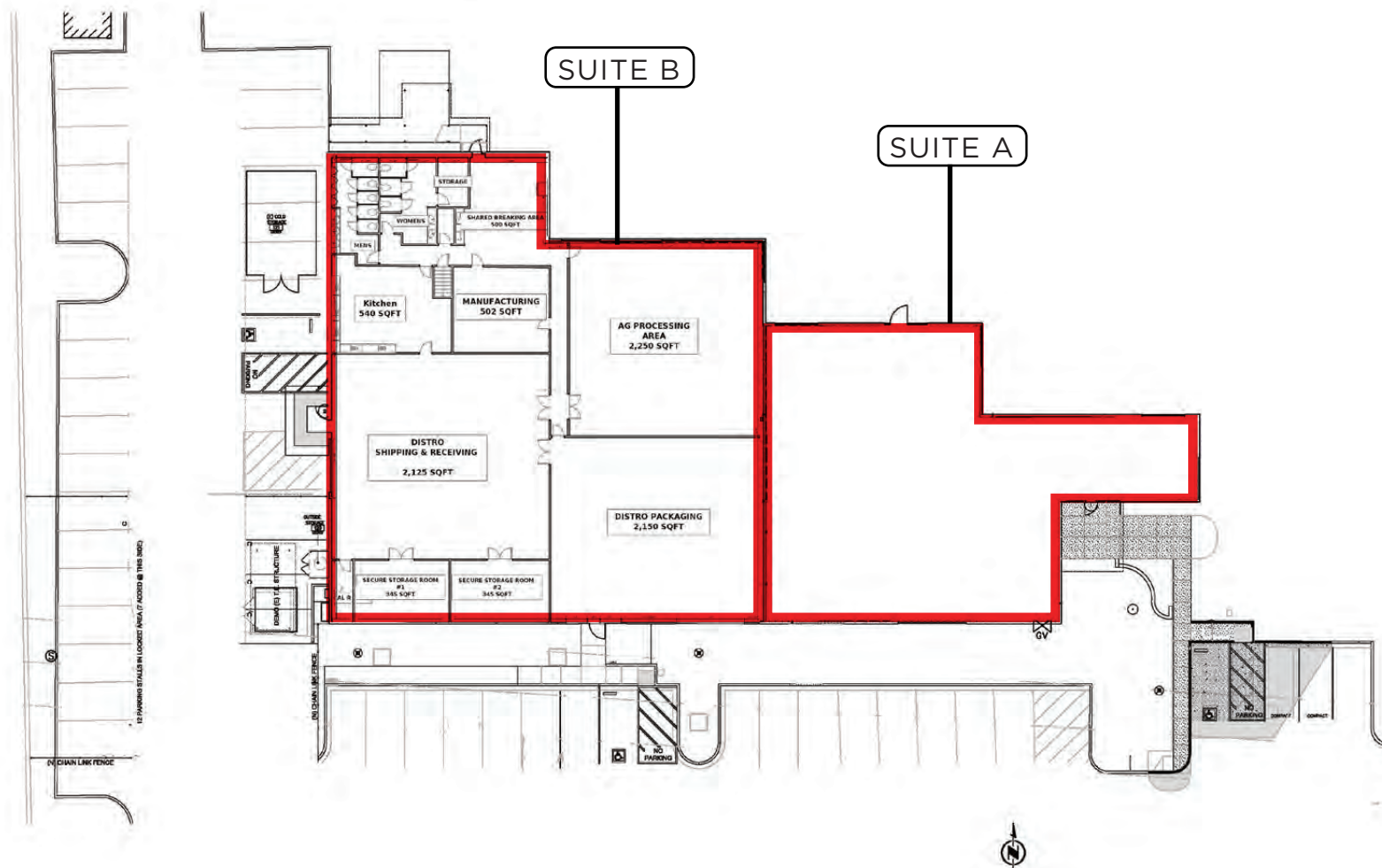


SITE PLAN



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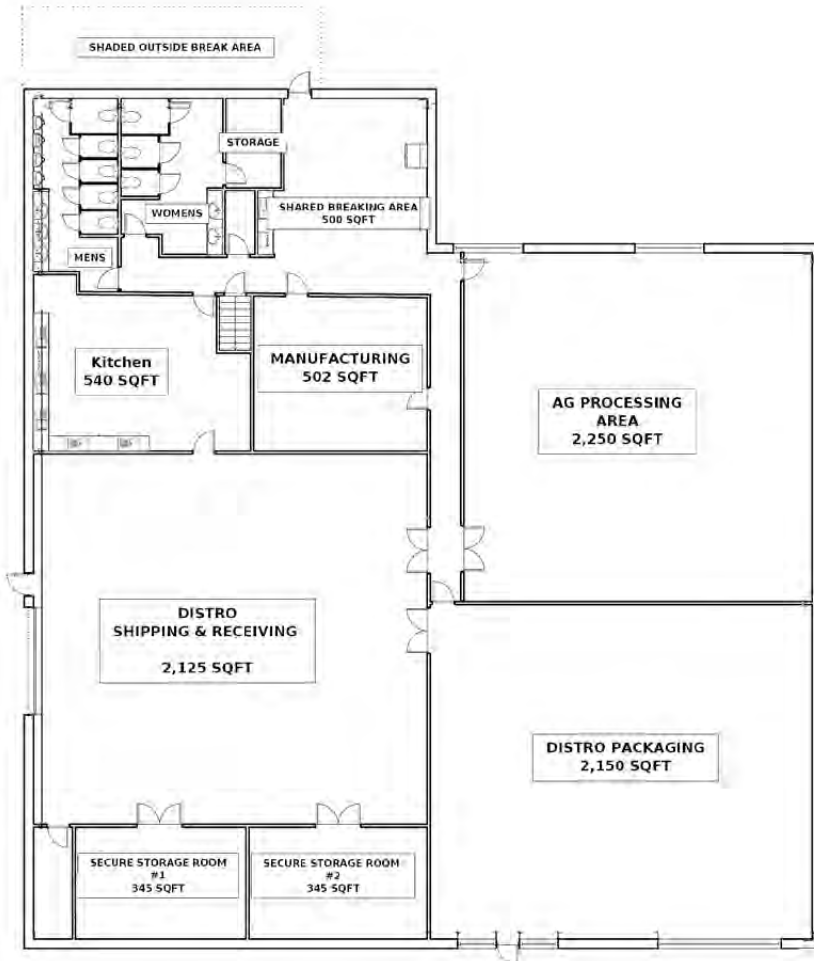


SUITE B FLOOR PLAN

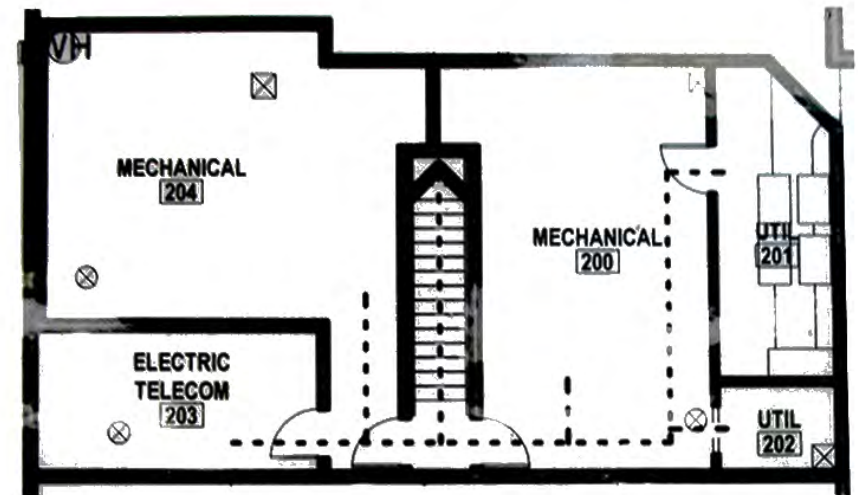


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FIRST FLOOR



SECOND FLOOR

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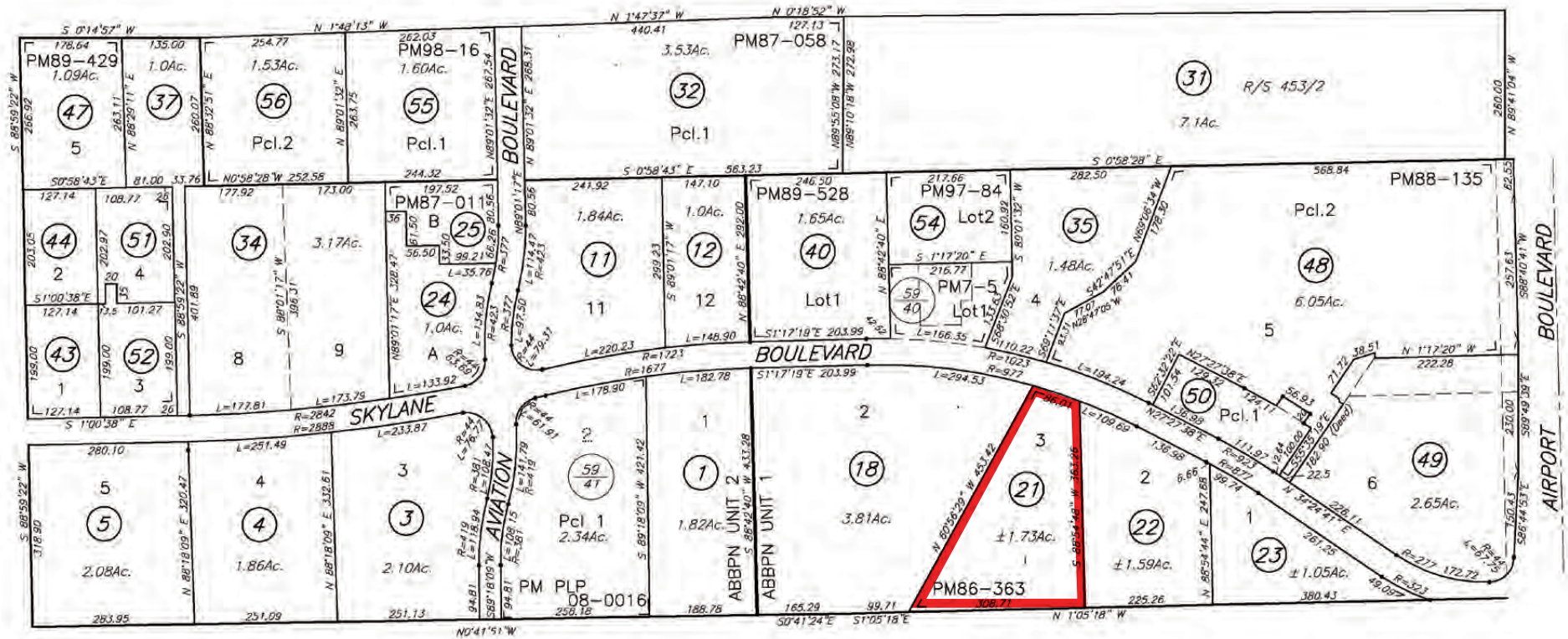


PARCEL MAP



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PROPERTY PHOTOS



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AERIAL MAP



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