



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE/LEASE

**1814 EMPIRE INDUSTRIAL COURT  
UNIT E  
SANTA ROSA, CA**

**LIGHT INDUSTRIAL WAREHOUSE CONDO**

**PRICE REDUCED!**



Go beyond broker.

PRESENTED BY:

**ERLINA D'ARGENZIO, SENIOR REAL ESTATE ADVISOR**  
LIC # 01985519 (707) 528-1400 EXT. 241  
[ERLINA.OTHMAN@KEEGANCOPPIN.COM](mailto:ERLINA.OTHMAN@KEEGANCOPPIN.COM)

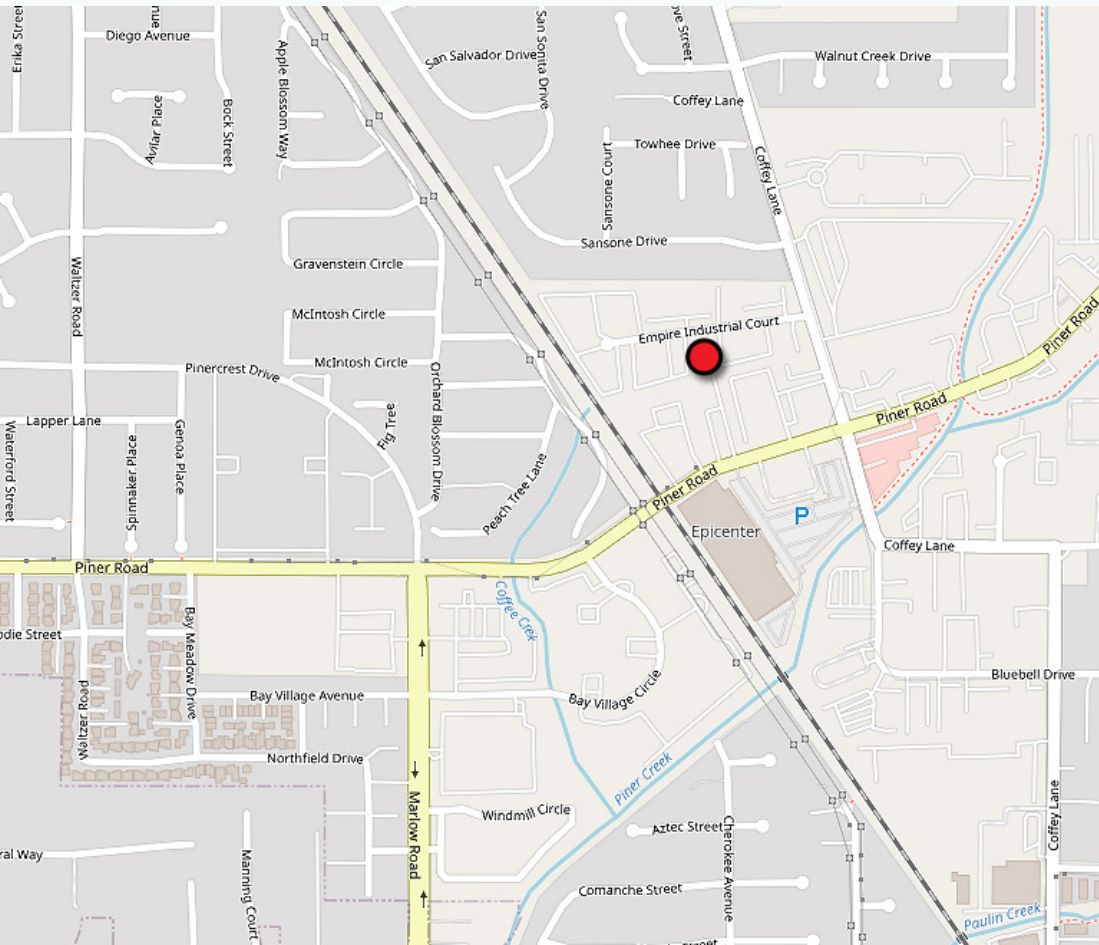


# EXECUTIVE SUMMARY



1814 EMPIRE INDUSTRIAL COURT  
UNIT E  
SANTA ROSA, CA

## LIGHT INDUSTRIAL WAREHOUSE CONDO



End unit, top-quality sprinklered, insulated, and conditioned concrete tilt-up building construction

- Open warehouse floor plan
- Building space 1,464+/- sf total
- Private office with restroom, shower and area for kitchenette
- 12x10 roll-ups
- Conditioned warehouse
- 200 amp 3 phase power
- Exclusive loading/truck parking in front of unit
- HOA \$525/mo; includes water, trash and CAM utilities
- ZONING: PD Planned Development Light Industrial

### LEASE TERMS

#### Rate

\$1.35 PSF/Modified Gross  
Plus Utilities

### SALE OFFERING

Sale Price **\$375,000**

Price PSF **\$256.15+/-**

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# PROPERTY DESCRIPTION



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UNIT E  
SANTA ROSA, CA

**LIGHT INDUSTRIAL  
WAREHOUSE  
CONDO**

## USER SPACE

1,464+/- sf total

## ZONING

PD Planned Development Light Industrial

## APN #

**Unit E**

015-731-035

## DESCRIPTION OF PREMISES

The build quality and association management of the Planned Development at Empire Industrial is that of the highest pedigree in all of the County.

## DESCRIPTION OF LOCATION

Located in the Northwest Industrial sector of Santa Rosa, North of arterial pathways of Piner Road and Highway 101.



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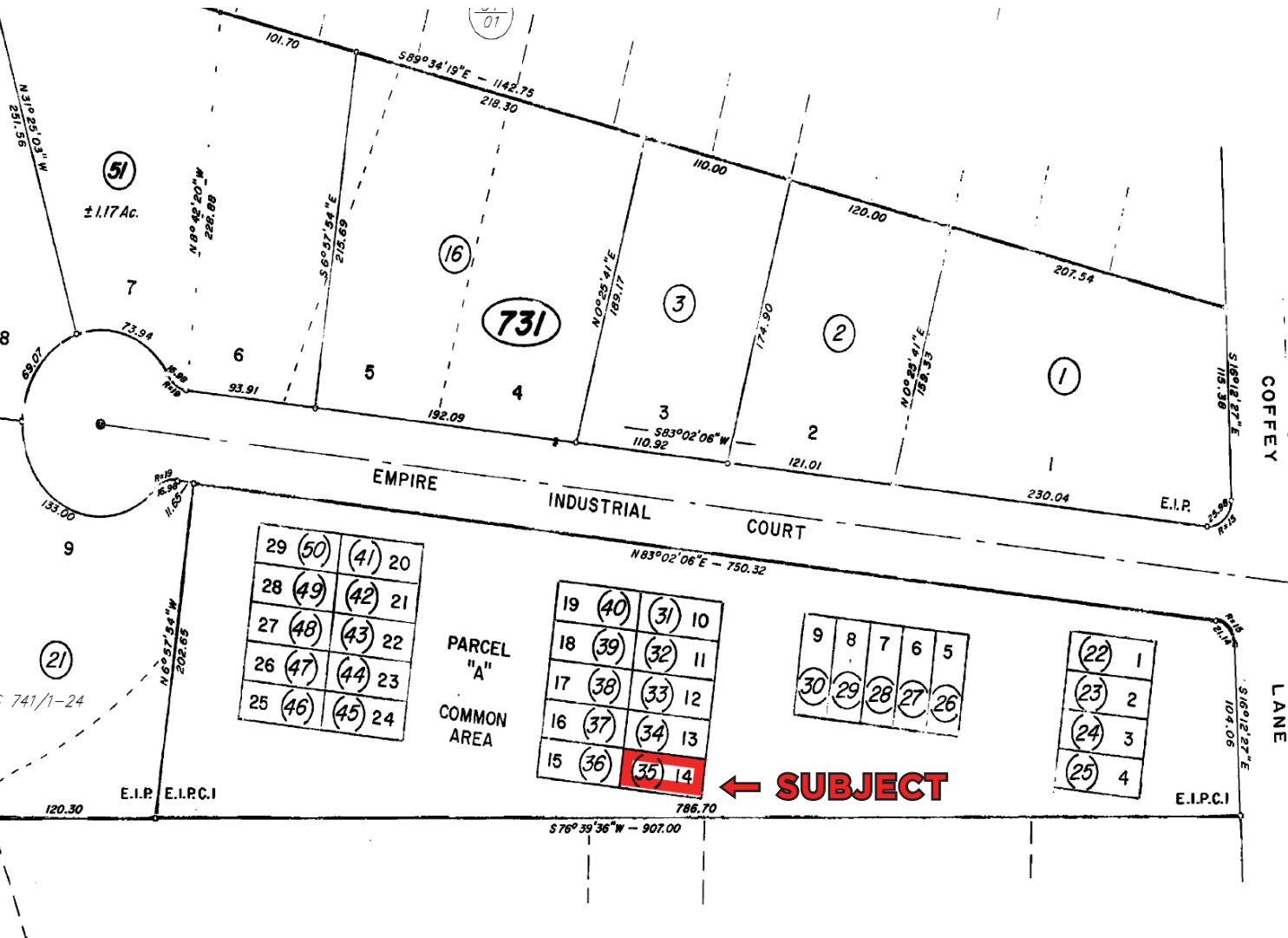


# PARCEL MAP



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WAREHOUSE  
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# PROPERTY PHOTOS



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**1814**

A Studio	F Forgotten Felines of Sonoma Co.
B Baggentos & Associates	G
C Santa Rosa Party Rentals	H McCannell Enterprises
D Sierra Dawn Products	I Corner to Corner Cleaners
E Your Name Here	



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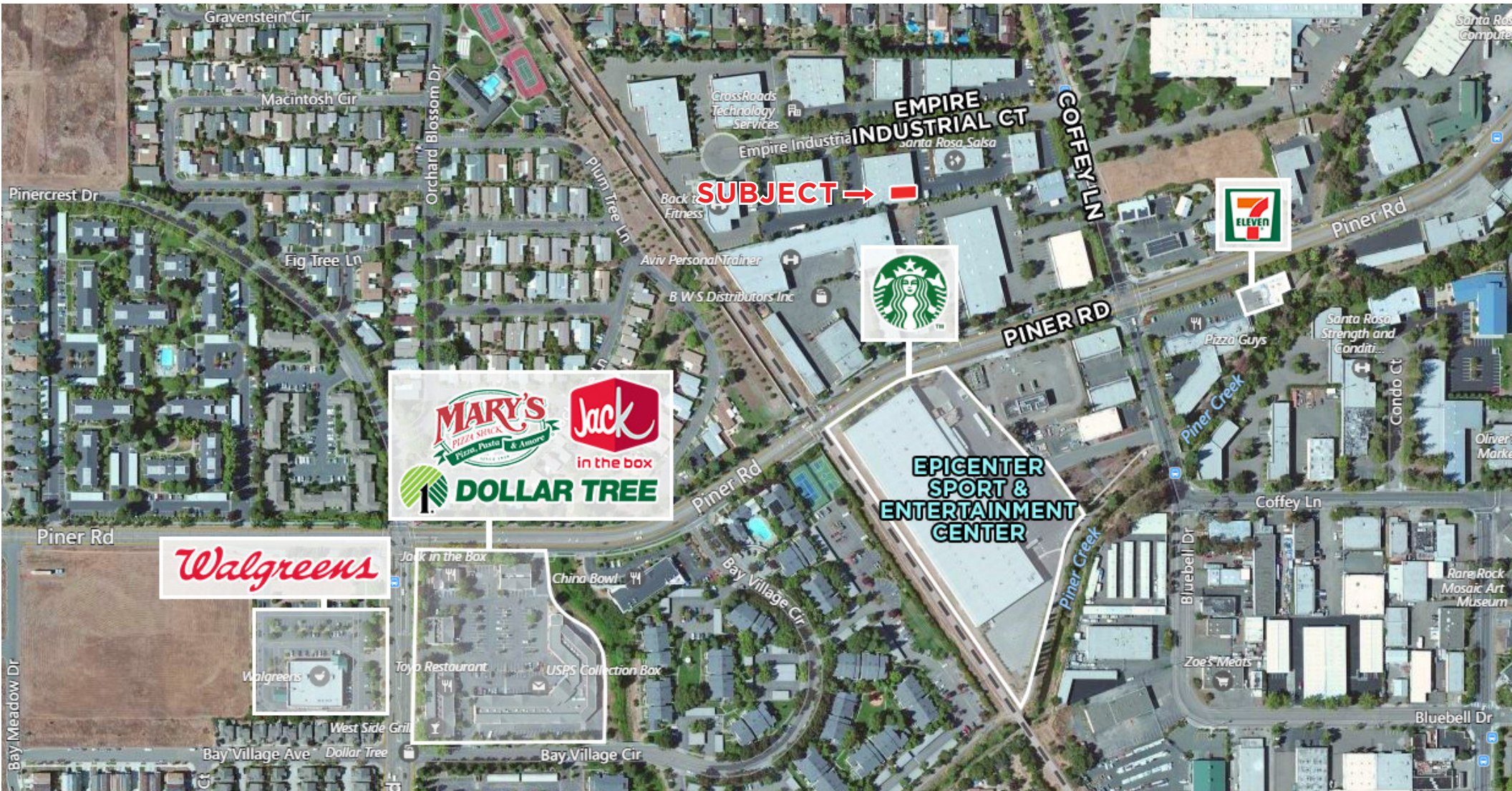


# VICINITY AERIAL



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## ABOUT KEEGAN & COPPIN



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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## DISCLAIMER



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## DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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