



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**3633 REGIONAL PARKWAY
SANTA ROSA, CA**

Industrial Space for Lease
In Santa Rosa Airport Area



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
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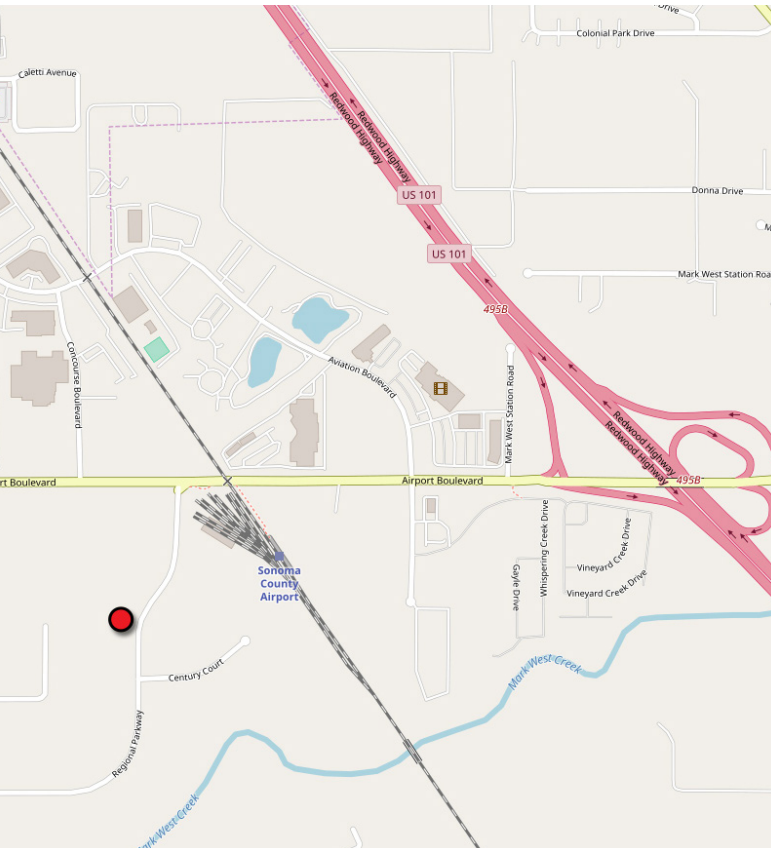


PROPERTY DESCRIPTION



3633 REGIONAL PARKWAY
SANTA ROSA, CA

Industrial Space for Lease
In Santa Rosa Airport Area



HIGHLIGHTS

Unit #100: 3,378+/- sf (906+/- sf Office & 2,472+/- sf Warehouse)

Four (4) 12'x14' Roll-Up Doors with Drive Through Capability

16' Clear Height in Warehouse - Sprinklered

8,481+/- sq.ft. Building

Zoned Heavy Industrial (M-2)

Located off Airport Blvd near Federal Express Office

Easy Access to and from Hwy 101

Generous On-Site Parking 3:1,000 Sq. Ft.

LEASE RATE

**\$1.30 PSF GROSS +
EST. \$.12 PSF CAM CHARGES**

LEASE TERMS

Available June 1, 2021. 3-10 year lease term. Multi-Tenant Industrial Gross Lease. Annual Increases. Common Area Maintenance Charge. Cam charges to be determined.

USER SPACE

Industrial

BUSINESS PARK

Northwest Regional Industrial Park

ZONING

Heavy Industrial (M-2)

RENTABLE SPACE

Unit #100: 3,378+/- sf

TOTAL BUILDING S.F.

8,481+/- sf

PARKING

3:1,000 sf

DESCRIPTION OF PREMISES

ADA restroom in warehouse area. A steel frame metal building. Power service includes: two (2) 125 amp panels, 3-phase, 208 volt per unit. The rear building is the home of Vintage 99 Label Manufacturing. Abundant on-site parking is available and drive around access.

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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.



SITE & FLOOR PLANS



3633 REGIONAL PARKWAY
SANTA ROSA, CA

Industrial Space for Lease
In Santa Rosa Airport Area



Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
Santa Rosa, CA 95401
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(707) 528-1400

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ZONING

Article 48. - M2 Heavy Industrial District.

Sec. 26-48-005. - Purpose.

Purpose: to implement the provisions of Section 2.4.1 of the general plan by providing areas within urban service areas which permit a wide range of industrial uses.

(Ord. No. 4643, 1993.)

Sec. 26-48-010. - Permitted uses.

Permitted uses include the following:

- (a) Manufacturing, compounding, assembling or treating of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, metal, paint, paper, plastics, rubber, precious or semiprecious stones, shell, tars, tobacco and wood;
- (b) Manufacturing of pottery and ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas;
- (c) Manufacturing, processing, fabricating, refining, repairing, packaging or treating of goods, materials or products by electric power, oil or gas (except operations relative to the above involving fish, fats and oils, bone and meat products, or similar substances commonly recognized as creating offensive conditions in the handling thereof);
- (d) Manufacturing, compounding, processing, packing or treating of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries and food products (except the rendering or refining of fats and oils);
- (e) Manufacturing, assembling, testing or repairing of devices, equipment and systems of an electrical, electronic or electromechanical nature;
- (f) Manufacturing, assembling, fabrication, warehousing and wholesale distribution of goods, wares, merchandise, articles, substances or compounds, which are not flammable, explosive or likely to create fire, radiation or explosive hazards to surrounding property;
- (g) Foundries casting lightweight, nonferrous metal not causing noxious fumes or odor;
- (h) Cooperage and bottling works;
- (i) Manufacture of precision instruments and equipment such as watches, electronics equipment, photographic equipment, optical goods and similar products;
- (j) Other heavy commercial uses for which storage, large or heavy merchandise or commercial transportation facilities are necessary and usual to the operation;
- (k) Bakeries, creameries, soft drink bottling plants, laundries, cleaning and dyeing plants;

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- (l) Cabinet shops, electrical, plumbing and heating shops; welding, sheet metal and machine shops, lumber yards;
- (m) Professional, administrative and general business offices;
- (n) Experimental or testing laboratories;
- (o) The outdoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops;
- (p) Accessory uses and buildings incidental and appurtenant to a permitted use that do not alter the character of the site;
- (q) Small collection facilities as an accessory use to any permitted use subject to the provisions of Section 26-88-070;

(Ord. No. 3805.)

- (r) Occasional cultural events; provided, that a written notice stating "The Sonoma County Planning Department will issue a zoning permit for a cultural event (state nature and duration) on this property if a written appeal is not received within ten (10) days from the date of this notice." is posted on the property at least ten (10) days prior to issuance of a zoning permit, and no appeal pursuant to Section 26-92-040 has been received from any interested person, and provided that approval is secured from the following departments: sheriff, public health, fire services, building inspection and public works. In the event of an appeal, a hearing on the project shall be held pursuant to Section 26-92-010;
- (s) Beekeeping;
- (t) Attached commercial telecommunication facilities subject to the applicable criteria set forth in Section 26-88-130;
- (u) Minor and intermediate freestanding commercial telecommunication facilities eighty feet (80') or less in height, subject to the applicable criteria set forth in Section 26-88-130;
- (v) Noncommercial telecommunication facilities eighty feet (80') or less in height subject to the applicable criteria set forth in Section 26-88-130;
- (w) Small wind energy systems not located within a county-designated urban service area or within two thousand five hundred feet (2,500') of a county-designated urban service area, subject to zoning permit approval and the standards in Section 26-88-135;
- (x) Other nonresidential uses which in the opinion of the planning director are of a similar and compatible nature to those uses described in this section;
- (y) Commercial cannabis medical uses in compliance with Sections 26-88-250 through 26-88-256;
- (z) One (1) junior accessory dwelling unit per lot, pursuant to Section 26-88-061.

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(Ord. No. 6191, § V(Exh. D), 1-24-2017; Ord. No. 6189, § II(B), 12-20-2016; Ord. No. 5435 § 2(II), 2003; Ord. No. 5342 § 3, 2002; Ord. No. 4973 § 10(a), 1996; Ord. No. 4643, 1993.)

Sec. 26-48-020. - Uses permitted with a use permit.

Uses permitted with a use permit include the following:

- (a) Retail commercial and services uses, such as hotels and motels, restaurants, financial institutions, and service stations appropriate to and in conjunction with industrial development permitted in the M2 district;
- (b) Contractor's equipment storage or rental yards; truck terminals including major repair;
- (c) Wrecking and salvage yards;
- (d) Manufacturing or processing of asphalt, building materials, cement, concrete, earth, fuel briquettes or similar products;
- (e) Manufacturing, compounding, fabricating, processing, packaging, refining or treating of goods, materials or products which are caustic, explosive, flammable, highly combustible, noxious, poisonous or radioactive;
- (f) Animal processing plants, rendering plants, fertilizer plants or yards. Lumber, planing and logging mills, mill ponds and associated uses;
- (g) Processing, storage, bottling, canning, etc. of agricultural products, including wineries, dehydrators, fruit and vegetable packing plants, canneries and similar agricultural uses, and including incidental retail sales of agricultural products processed on the premises;
- (h) One (1) single-family dwelling unit on the same lot as the permitted use, to be used only as the residence of the caretaker and his family;
- (i) Minor public service uses or facilities (transmission and distribution lines and telecommunication facilities excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, small power stations, transformer stations, fire and police stations and training centers, service yards and related parking lots which, at a minimum, meet the criteria of general plan Policy PF-2(s) and which are not otherwise exempt by state law;
- (j) Exploration and development of low temperature geothermal resources for other than power development purposes, provided that at a minimum it is compatible with surrounding land uses;
- (k) Day care center;
- (l) Large residential community care facility;
- (m) Planned industrial developments and industrial condominiums. Compatibility and provision of amenities shall be required and unique characteristics, design innovation and creativity shall be additional criteria utilized in evaluating such development. The lot

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size and required yards of this section shall apply unless otherwise specified in the use permit approval. Conversions of existing buildings to condominium or planned development may be accomplished by hearing waiver pursuant to Section 26-88-010(g) and applicable sections of Chapter 25 of this code;

- (n) Large recycling collection facilities, heavy and light recycling processing facilities and subject to the provisions of Section 26-88-070;
- (o) Churches located in existing industrial buildings which are clearly incidental to the permitted industrial use;
- (p) Gymnasiums, health clubs, spas, indoor recreation, and similar uses;
- (q) Heliports;
- (r) Amplified live music;
- (s) Intermediate and major freestanding commercial telecommunication facilities greater than eighty feet (80') in height, subject at a minimum to the criteria set forth in Section 26-88-130;
- (t) Noncommercial telecommunication facilities greater than eighty feet (80') in height subject at a minimum to the applicable criteria set forth in Section 26-88-130;
- (u) Small-scale homeless shelters serving up to ten (10) persons, subject to design review, within designated urban service areas;
- (v) Emergency homeless shelters with up to fifty (50) beds, subject to design review, within designated urban service areas;
- (w) Small wind energy systems located within a county-designated urban service area or within two thousand five hundred feet (2,500') of a county-designated urban service area, subject to the standards in Section 26-88-135;
- (x) Indoor shooting ranges;
- (y) Other nonresidential industrial uses which in the opinion of the planning director are of a similar and compatible nature to those uses in this section;
- (z) Commercial cannabis medical uses in compliance with Sections 26-88-250 through 26-88-256.

(Ord. No. 6189, § II(C), 12-20-2016; Ord. No. 5933, § II(d), 5-10-2011; Ord. No. 5711 § 6 (Exh. G), 2007; Ord. No. 5435 § 2(mm), 2003; Ord. No. 5429 § 5, 2003; Ord. No. 4973 § 10(b), (c), 1996; Ord. No. 4643, 1993; Ord. No. 3805; Ord. No. 3349.)

Sec. 26-48-030. - Building intensity and development criteria.

The use of the land and structures within this district is subject to this article, the applicable regulations of this chapter, and the provisions of any district which is combined herewith.

Policies and criteria of the general plan and any applicable specific or area plan or local area

ZONING

development guidelines shall supersede the standards herein.

- (a) Building Intensity. The maximum building intensity of the use of a site shall be determined by multiplying the maximum building height limit and the maximum lot coverage. The specified height or lot coverage limits may be modified if a use permit is first secured and if the maximum building intensity is not exceeded.
- (b) Maximum Building Height.
 - (1) Sixty-five feet (65') provided that additional height may be permitted where special structures are required subject to subsection (a) of this section.
 - (2) Maximum height for telecommunication facilities is subject to the provisions of this article and Section 26-88-130.
- (c) Minimum Lot Size. Twenty thousand (20,000) square feet, provided that more than one building may be located on each lot.
- (d) Maximum Lot Coverage. Fifty percent (50%), provided, however, that additional coverage may be permitted subject to subsection (a) of this section.
- (e) Minimum Lot Width. Not less than eighty feet (80').
- (f) Yard Requirements. The minimum yard requirements in an M2 district shall be the same as in the LC district; provided, however, that a greater setback may be established for properties abutting certain roads classified as collector or arterial in Sections CT-4.4 and CT-4.5 of the general plan or to accommodate landscaping required pursuant to subsection of this section.
- (g) Parking and Loading Requirements. Parking shall be required in accordance with Article 86.
- (h) Design Review. Design review approval in an M2 district shall be required for all uses in the manner provided in Article 82.

(Ord. No. 4973 § 10(e), 1996; Ord. No. 4643, 1993.)

Allowed Uses and Permit Requirements

FINAL (ADOPTED DEC 20, 2016)
SUMMARY OF ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR CANNABIS USES

LAND USE				ZONING DISTRICT																										
				Agricultural			Resources		Rural Residential		Urban Residential				Commercial						Special		Industrial				Public	Cannabis		
				Land Intensive Agriculture	Land Extensive Agriculture	Diverse Agriculture	Resources and Rural Development	Timber Preserve	Agriculture and Residential	Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Planned Community	Commercial Office	Neighborhood Commercial	Retail Business and Services	General Commercial	Limited Commercial	Commercial Rural	Agricultural Services	Recreation and Visitor Serving	Industrial Park	Limited Urban Industrial	Heavy Industrial	Limited Rural Industrial	Public Facilities	Cannabis Inclusion	Cannabis Exclusion	
				LIA ¹	LEA ¹	DA ¹	RRD ¹	TP	AR ¹	RR	R1	R2	R3	PC	CO	C1	C2	C3	LC	CR	AS	K	MP	M1	M2	M3	PF	Y	D	
MEDICAL AND ADULT USE CANNABIS																														
Personal Cultivation ²	100 sq ft including up to 6 plants for adult use, per residence	None	exempt	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—	—		
MEDICAL CANNABIS USES																														
Nursery	per use permit																													
Wholesale (outdoor)	43,560		4	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Wholesale (indoor/greenhouse)	22,000		4	CUP ³	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	MUP	MUP	MUP	MUP	—	—	—	
Outdoor Cultivation																														
Cottage	25 plants	2 ac	1C	ZP	ZP	ZP	MUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Specialty Outdoor	5,000 sq. ft. or 50 plants	3 ac	1	CUP	ZP	ZP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Small Outdoor	5,001 - 10,000	5 ac	2	CUP	ZP	ZP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Medium Outdoor	10,001 - 43,560	10 ac	3	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Indoor Cultivation																														
Cottage	500	None ⁴	1C	ZP ³	ZP	ZP/2 ac	MUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	ZP	ZP	ZP	ZP	—	—	—	—	
Specialty Indoor	501 - 5,000	None ⁴	1A	CUP ³	CUP ³	CUP/2 ac ³	CUP ³	—	—	—	—	—	—	—	—	—	—	—	—	—	—	MUP	MUP	MUP	MUP	—	—	—	—	
Small Indoor	5,001 - 10,000	None	2A	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	MUP	MUP	MUP	MUP	—	—	—	—	
Medium Indoor	10,001 - 22,000	None	3A	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	MUP	MUP	MUP	MUP	—	—	—	—	
Mixed Light Cultivation																														
Cottage	2,500	2 ac	1C	ZP ³	ZP	ZP	MUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	MUP	MUP	MUP	MUP	—	—	—	—
Specialty Mixed Light	2,501 - 5,000	3 ac	1B	CUP ³	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	MUP	MUP	MUP	—	—	—	—
Small Mixed Light	5,001 - 10,000	5 ac	2B	CUP ³	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	MUP	MUP	MUP	—	—	—	—
Medium Mixed Light	10,001 - 22,000	10 ac	3B	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	MUP	MUP	MUP	—	—	—	—
Testing/Laboratories			8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	—	—	—	MUP	MUP	MUP	MUP	—	—	—	—
Manufacturing																														
Level 1 - nonvolatile solvents	per use permit		6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	MUP	MUP	MUP	MUP	—	—	—	—
Level 2 - volatile solvents			7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Dispensaries																														
Storefront and Delivery	per use permit		10	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	—	CUP	—	—	—	—	—	—	—	—	—	—	—
Dispensary, max 3 retail sites	per use permit		10A	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	—	CUP	—	—	—	—	—	—	—	—	—	—	—
Distributor	per use permit		11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	MUP	MUP	MUP	—	—	—	—	—
Transporter	per use permit		12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	MUP	MUP	MUP	—	—	—	—	—

TYPE OF PERMIT REQUIRED

P	Permitted Use - CEQA exempt; Building Permit only (with clearances and subject to standards)
ZP	Permitted Use if standards met- CEQA exempt; Zoning Permit and Building Permit only
MUP	Minor Use Permit or Hearing Waiver; CEQA applies unless Cat Exempt; can add conditions
CUP	Use Permit - noticed hearing before Planning Commission; CEQA; can add conditions
—	Use not allowed

- Notes:**
- 1 Commercial Medical Cannabis Uses on properties with a Land Conservation (Williamson Act) Act Contract are subject to Uniform Rules for Agricultural Preserves.
 - 2 Personal Outdoor Cultivation is prohibited in multifamily units and in the R2 and R3 zones
 - 3 Within existing previously developed areas or legally established structures built (finalized) prior to January 1, 2016
 - 4 2 acre minimum lot size in the DA zone