



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**3286 AIRWAY DRIVE
SANTA ROSA, CA**

**Warehouse/Industrial Space
All or Part**



AIRWAY DRIVE

Go beyond broker.

PRESENTED BY:

STEPHEN SKINNER, ADVISOR
LIC # 02020207 (707) 528-1400
[SSKINNER@KEEGANCOPPIN.COM](mailto:sskinner@keegancoppin.com)



PROPERTY INFORMATION



3286 AIRWAY DRIVE
SANTA ROSA, CA

Warehouse/Industrial Space
for Lease - All or Part

32,240+/- SF SPLITABLE TO 16,000+/- SF

DESCRIPTION

The property is located in highly desirable, high traffic, bulk retail/industrial area of Santa Rosa, well known as the "Piner Area," easily accessed by shoppers and industrial vehicles.

The location is a corner site on busy Airway Drive, a highly trafficked major connector of Santa Rosa's northernmost retail center and the busy Piner industrial/retail area.

Building and monument signage are available, based upon the amount and location of the space leased.

KEY FACTS

BUILDING SIZE

32,240+/- sf available for lease, all or half (16,000+/- sf)

CONSTRUCTION

Concrete tilt-up construction

ELECTRICAL

1,600 A, 120-208v, 3-phase to building

SITE

Building is set on oversize lot (2.02+/- ac.) providing above-standard parking for industrial and bulk retail usage (2.7/1,000 sf). The bulk retail tenant will delight in the expansive glassline on three sides of the building. The industrial user will appreciate drive-around access to the six 10'w X 12'h roll-ups, enhancing storage of bulk retail or industrial products.

YEAR CONSTRUCTED

1988-89

A. P.

015-690-032

ZONING

IL (light industrial) Broad-based zoning, allowing industrial and many retail uses without the requirement of a use permit. Said uses include a brewery or a winery, among many other uses

LEASE RATE

\$1.00 Plus NNN



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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.

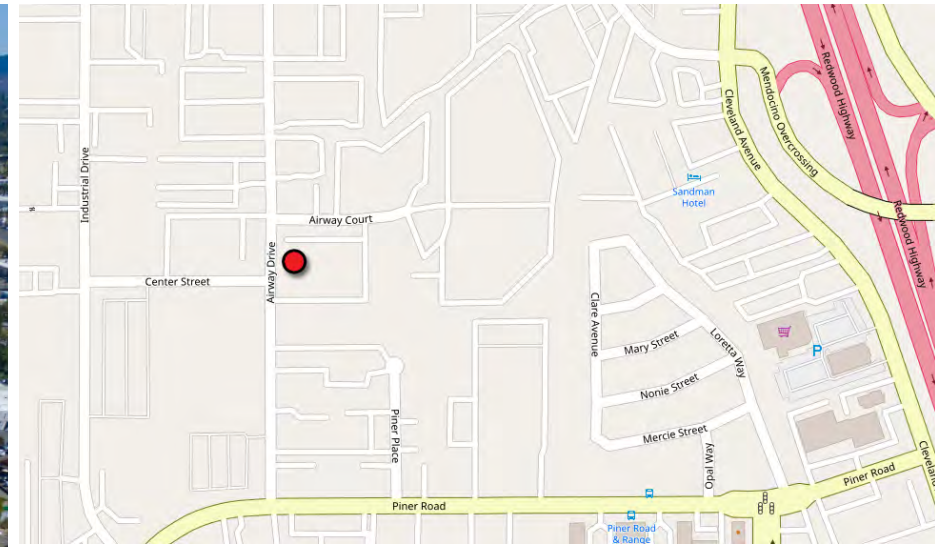


PROPERTY VICINITY



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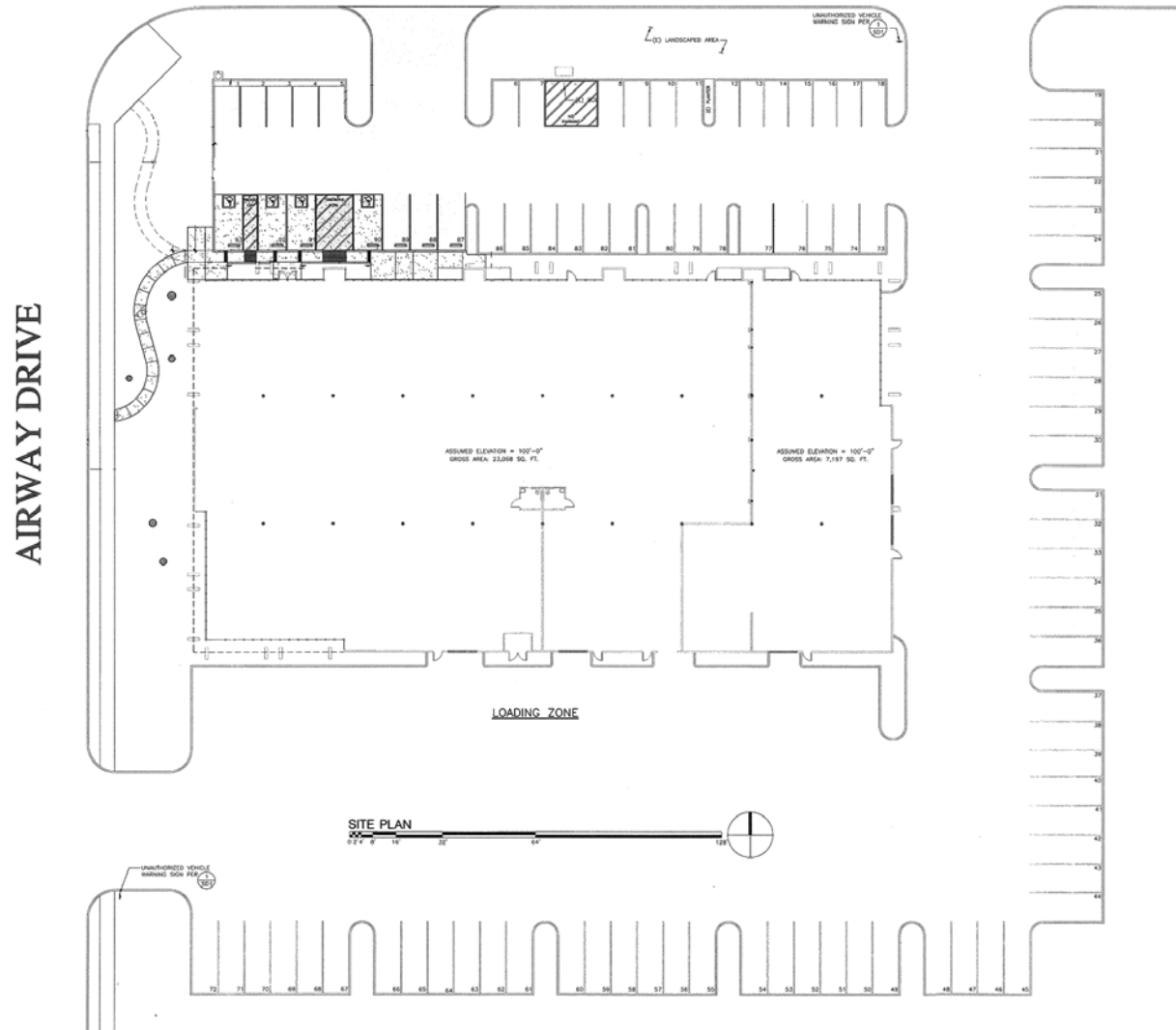


SITE PLAN



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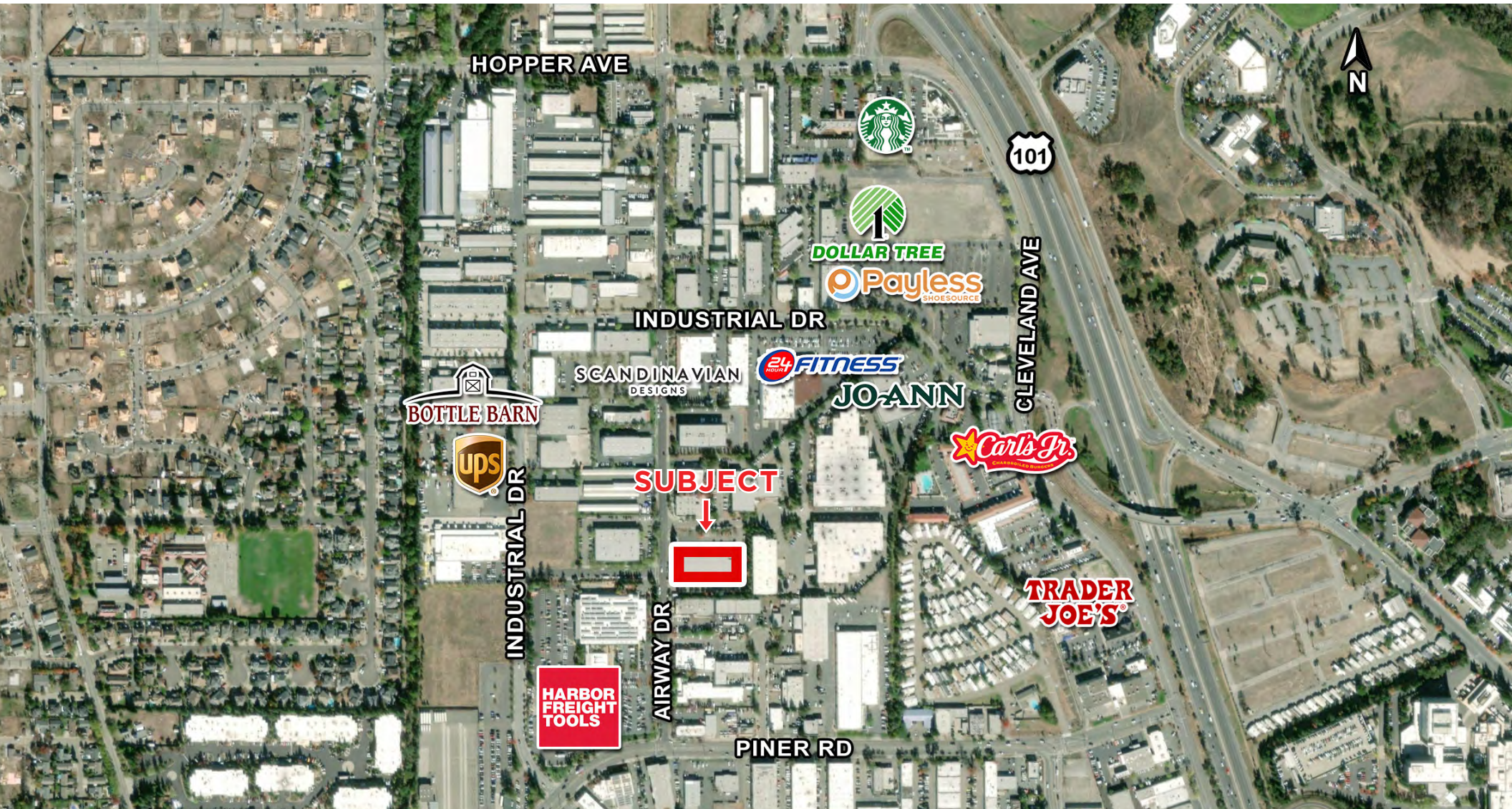


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PROPERTY LOCATION



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PROPERTY PHOTOS



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