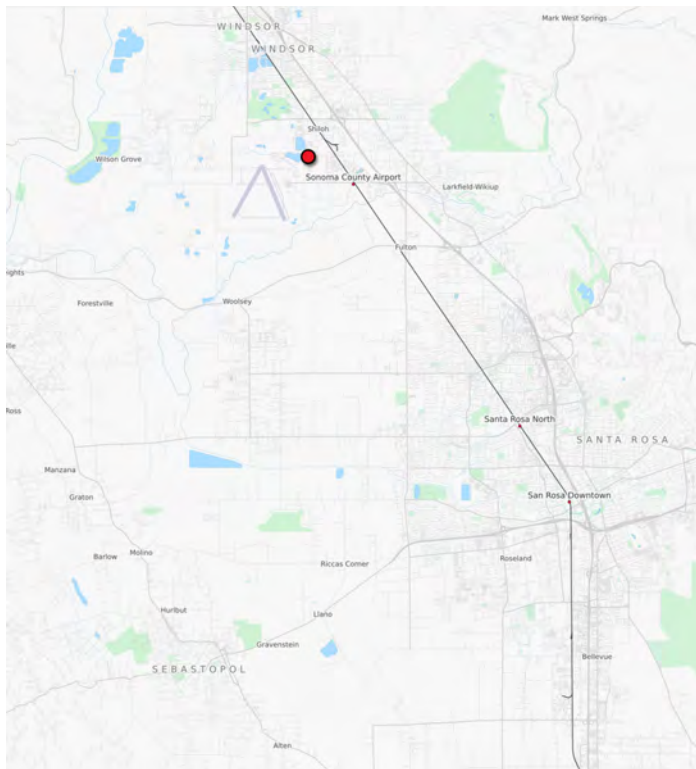


1.53 Acres For Sale Located in Airport Business Center

685 Aviation Boulevard | Santa Rosa, California | County of Sonoma



Vicinity Map

FEATURES

- A Commercial Development Opportunity in the Sonoma County Regional Airport Area
- Ready to be Developed for Office, High Tech, Manufacturing/Warehouse Uses
- Owner will do a Build-to-Suit for Lease - a previous 21,315 +/- sf building had been approved through Design Review (now expired)
- 3.3 Parking per 1,000 Square Feet

SALE PRICE

\$14.00 Per Square Foot



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Commercial Real Estate Services

Shawn Johnson, Managing Partner/SIOR

1355 N Dutton Ave., Santa Rosa, CA 95401

(707) 528-1400 • Fax: (707) 524-1419

Lic. #: 00835502

SJohnson@KeeganCoppin.com

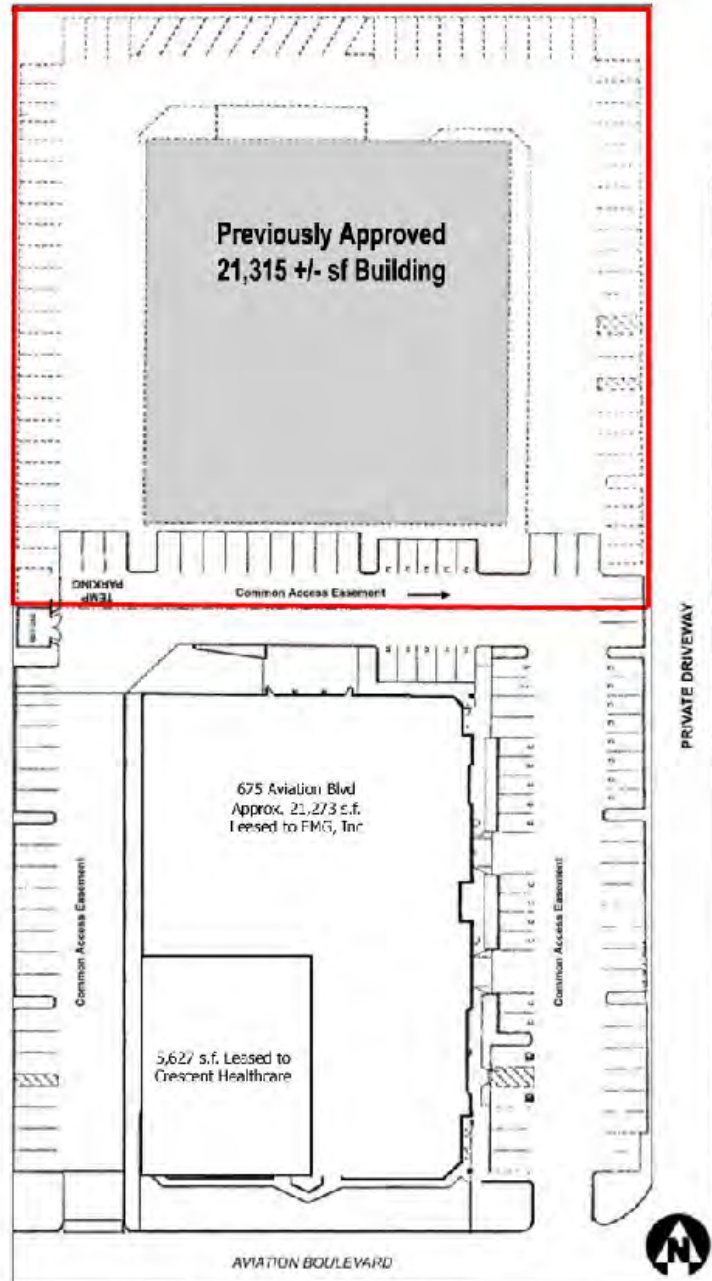
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SITE PLAN



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PARCEL MAP



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1.53 Acres For Sale

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685 Aviation Boulevard | Santa Rosa, California | County of Sonoma

LAND

Industrial/Manufacturing

ACRES

1.53 Acres

ADDRESS

685 Aviation Boulevard

APN

059-340-056

CITY

Santa Rosa, California, 95403

TOTAL BUILDING S.F.

21,315± sf

BUSINESS PARK

Airport Business Center

PARKING

3.3 per 1,000 s.f.

DESCRIPTION OF PREMISES - FEATURES

685 Aviation Boulevard offers 1.53 acres of land that had been through Design Review and approved for a development site for an approximate 21,315± square foot building which is now expired. This site is located behind 675 Aviation, a 26,900 ± sf concrete tilt up building occupied by EMG, Inc. & Crescent Healthcare.

This land opportunity is ready to be developed for various industrial uses. The subject parcel is being reviewed for wetlands, flowers and California Tiger Salamander.

This property is accessed through the driveway easement of the property to the south and is not fronting on a public street.

SALE TERMS

\$14.00 per square or at terms acceptable to owner

DESCRIPTION OF LOCATION - AREA

The property is located adjacent to the Airport Business Center, which is a master planned development providing lush landscaping and scenic views. This excellent location in Santa Rosa affords easy access and convenience to both Sonoma County Airport and Highway 101. Other amenities include full-service health club and championship golf course. All this within minutes of downtown Santa Rosa.



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