



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**255-257 SUTTON PLACE
SANTA ROSA, CA**

**Warehouse/
Distribution Building
for Lease**



Go beyond broker.

REPRESENTED BY:

KEVIN DORAN, PARTNER
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JAMES NOBLES, AGENT
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255-257 SUTTON PLACE
SANTA ROSA, CA

Great Stand Alone Distribution Building for Lease

PROPERTY INFORMATION

User Space Warehouse
Business Park Industry West
Rentable Space 7,000+/- sf - Front Unit
Parking On-site

Lease Rate \$1.20 per SF Gross
Lease Terms 3-5 year lease term preferred by owner. \$1.20 per square foot Gross. Tenant shall be responsible for utilities, garbage, sewer and water.
Total Bldg SF 17,000+/- sf

HIGHLIGHTS

- 7,000± sf (Please see floor plan)
- One Dock High Door + Two Grade Level Doors
- Zoned M2 (Heavy Industrial) Distribution Building
- Located in the Industry West Business Park
- Easy access to Highway 101
- Heavy Power 3 Phase 600 Amp Service

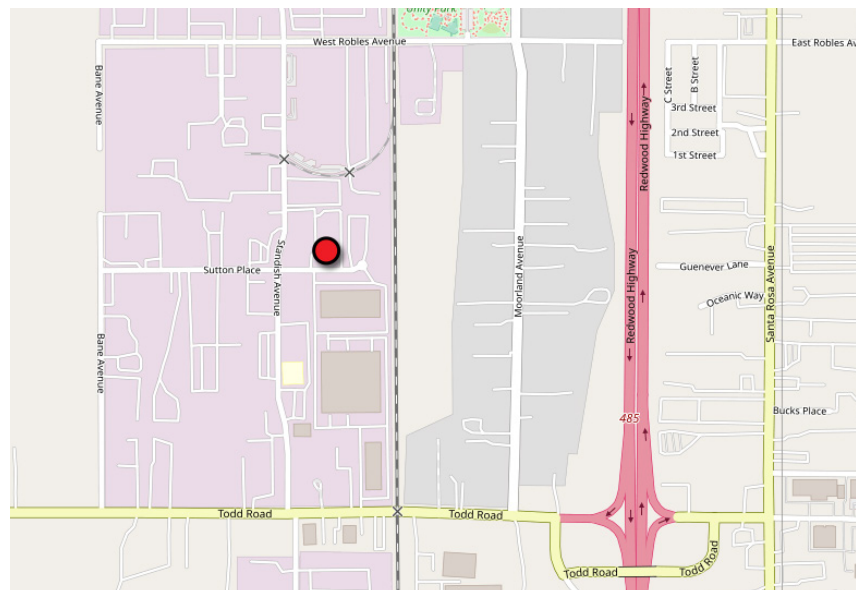
DESCRIPTION OF PREMISES

The front unit has 6,000 sf of warehouse space with a loading dock, two grade-level roll-up doors, and a private restroom. Along with 1,000 sqft of office space.

DESCRIPTION OF AREA

The subject property is in the southwestern portion of Santa Rosa as defined by California Highway 12, extending East/West, and U.S. Highway 101, extending North/South. The property is outside the City Limits of Santa Rosa, however, it is within the Urban Service District of Santa Rosa and has public utilities provided by the City.

Uses in Industry West include the West County Transportation Agency, which operates and maintains school buses, Dal-Tile and Graybar Electric. The majority of uses within Industry West are light industrial and warehousing.



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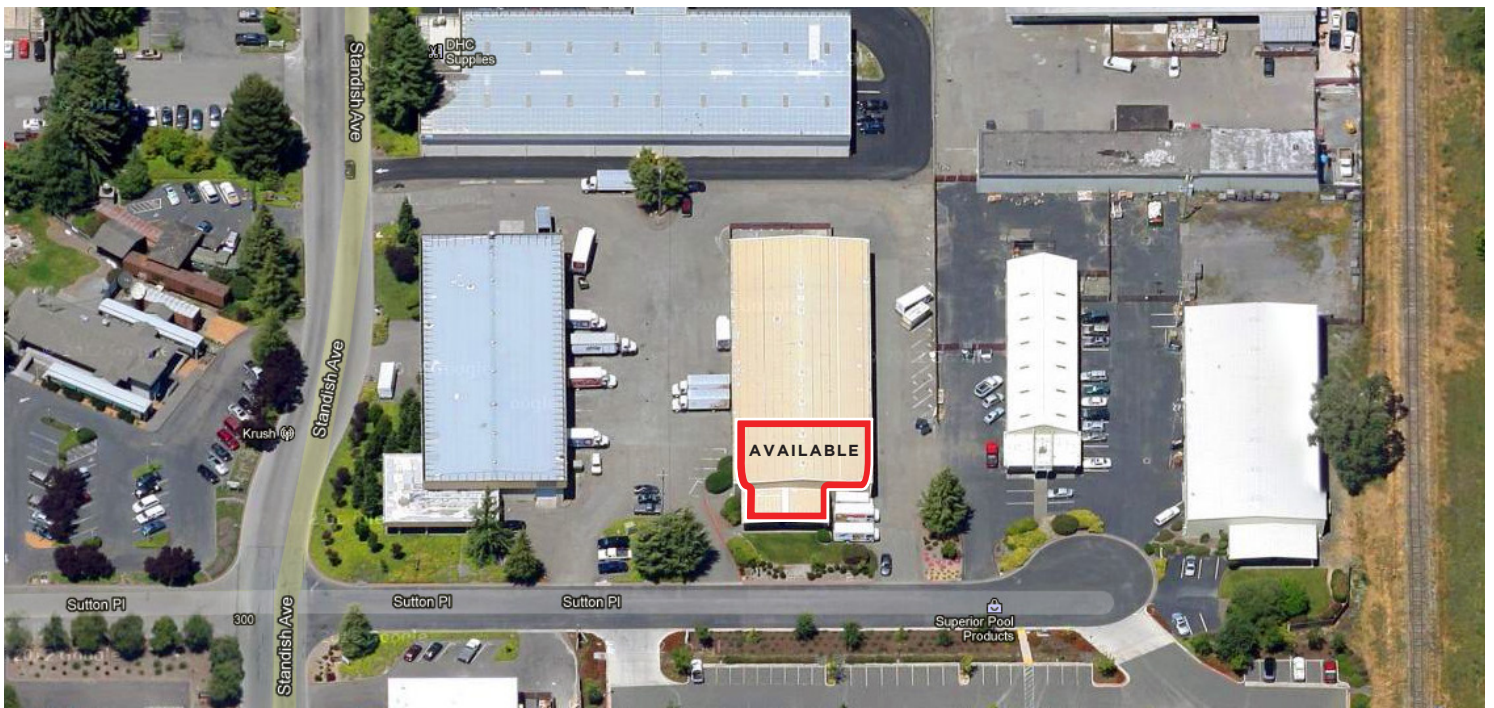
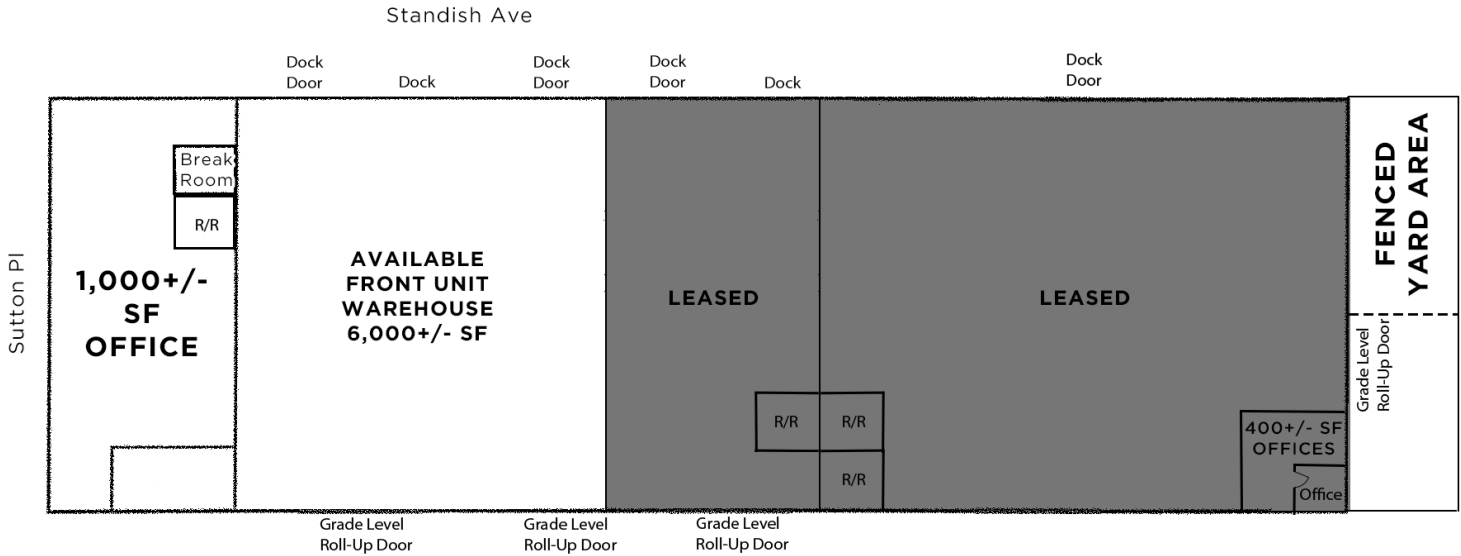
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FLOOR PLAN



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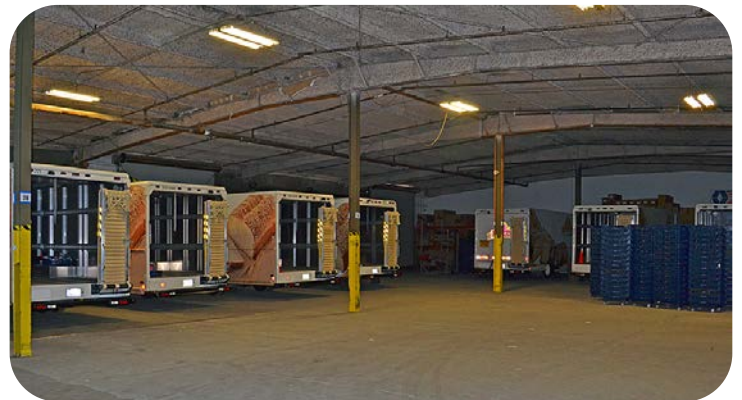
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