

**2877**  
**GIFFEN**  
SANTA ROSA, CA

# FOR LEASE OR SALE

169,717 SF Free-Standing **Advanced Manufacturing** Opportunity with Heavy Power Service

**BEST IN CLASS FACILITY**  
**WITH HIGH-CAPACITY POWER**  
**UP TO 8,000 AMPS**



# BUILDING FEATURES



**Building Size:**  
±169,717 SF  
on 2 Floors



**Power Service:**  
8,000 Amps,  
277/480v, 3-Phase



**Desirable North Bay  
Market Location**



**Office Size:**  
±5,448 SF



**Year Built:**  
2000



**Site Size:**  
±9.62 AC



**Roof:**  
Firestone ultra-ply TPO 45 mil  
mechanically attached membrane  
over firestone ISO 95+ insulation



**Clear Height:**  
21' on each floor



**Zoning:**  
BP - Business Park District (HQ,  
R&D, Offices, Manufacturing,  
Warehouse/Distribution, etc.)



**Parking:**  
2.84/1,000 SF  
483 surface stalls



**Elevators:**  
2 (1 with 10,000 lbs. capacity)



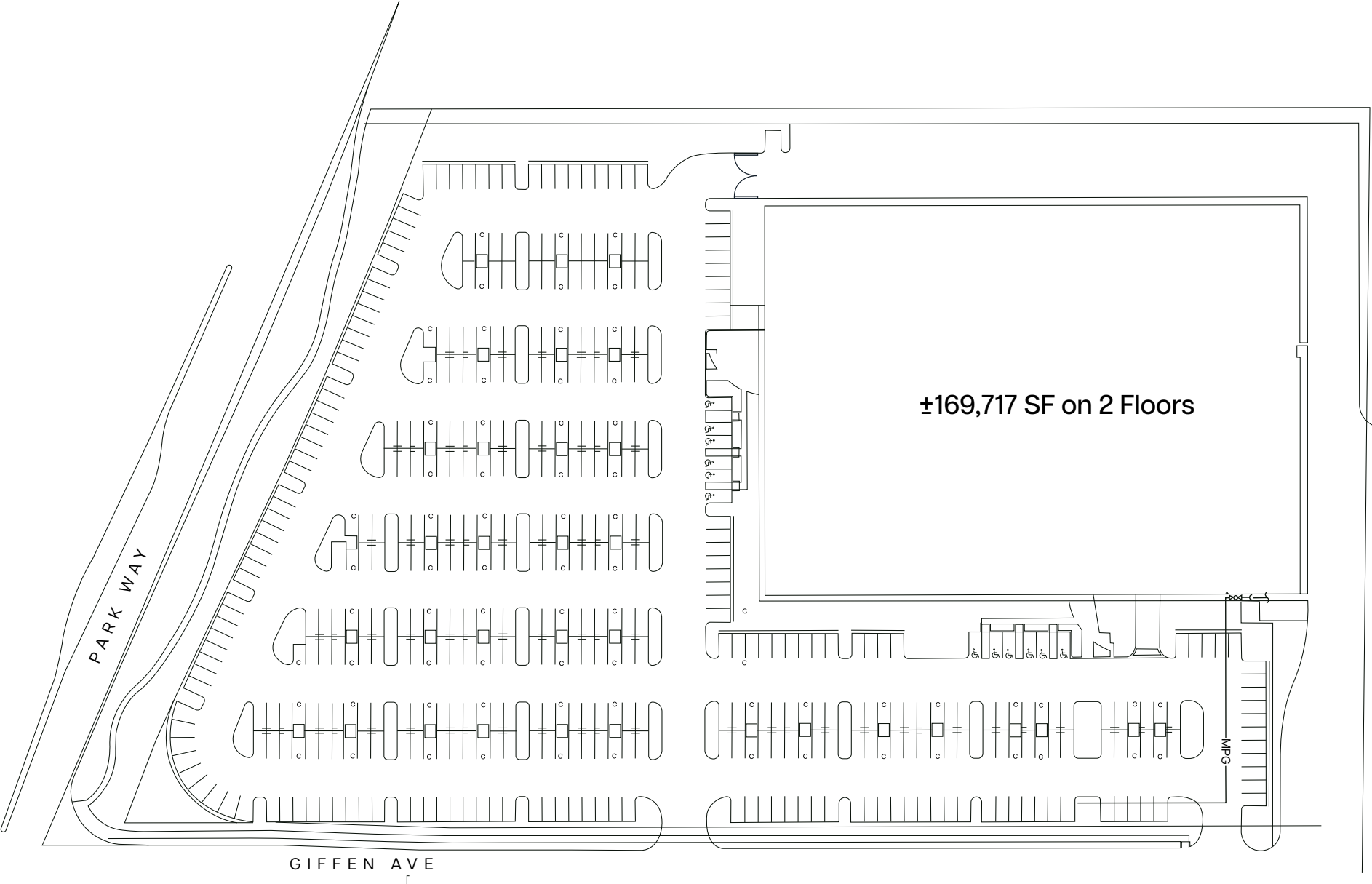
**Loading:**  
3 Dock-high doors and  
9 Grade-level doors



**Sprinklers:**  
ESFR



# SITE PLAN





# CONNECTIVITY TO NORTHERN CALIFORNIA

Located at the intersection of Giffen Ave and Corporate Center Pkwy, the Property offers quick access to CA-12, CA-101, and CA-116 which connects to the greater Bay Area.

**2877 Giffen** has convenient access to an expansive transportation network including major regional roadways, four international airports, the Port of Oakland (the 8th busiest container port in the U.S.) and the Union Pacific Railroad.



UC BERKELEY 55 miles

UC DAVIS 76 miles



STS AIRPORT 9 miles

OAK AIRPORT 68 miles

SFO AIRPORT 68 miles



PORT OF OAKLAND 60 miles

BNSF RAILWAY 26 miles



CA 12 1.6 miles

CA 101 3.0 miles

CA 116 5.3 miles



# CONSUMERS AND TALENT

## SANTA ROSA CONSUMER DEMOGRAPHICS

Within a 45-min drive-time

**567,761**

Total  
Population

**23.11%**

Millennial  
Population

**19.76%**

Generation X  
Population

## SANTA ROSA LABOR & TALENT

Within a 45-min drive-time



**26,416**

Manufacturing  
Resident Workers



**2,052**

Engineers



**26,956**

STEM  
Resident Workers



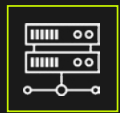
**3,940**

AI  
Resident Workers



**21,067**

Warehousing/  
Distribution Workers



**23,151**

Advanced Industries  
Jobs



**\$64.35**

Average  
Hourly Earnings



MILES ● 25 ● 55 ● 75

# CORPORATE NEIGHBORS



NORTHROP GRUMMAN

VIATI

SONOMA BEVERAGE COMPANY

VIATI

Alhambra

RECORDXPRESS  
Safeguarding Canada's Information Journey

MAC  
THIN FILMS

2877  
GIFFEN

SONIC

N

# 2877 GIFFEN

SANTA ROSA, CA



## 2877 GIFFEN AVE | SANTA ROSA, CA

### BROKER CONTACTS:

#### JORDAN LAZOR

License #: CA-0201117

+1 415 595 5102

[jordan.lazor@jll.com](mailto:jordan.lazor@jll.com)

#### GLEN DOWLING

License #: CA-00890450

+1 707 227 7800

[glen.dowling@jll.com](mailto:glen.dowling@jll.com)

#### KRISTI CHILDERS

License #: CA-01997043

+1 510 465 9408

[kristi.childers@jll.com](mailto:kristi.childers@jll.com)



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