



Keegan & Coppin
COMPANY, INC.

FOR LEASE

3418 STANDISH AVE.
SANTA ROSA, CA

INDUSTRY WEST INDUSTRIAL PARK
MULTI-UNIT/WAREHOUSE



Go beyond broker.

PRESENTED BY:

MICHAEL FLITNER, PARTNER
LIC # 00840890 (707) 528-1400, EXT 239
MFLITNER@KEEGANCOPPIN.COM

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT 270
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PROPERTY DETAILS

This architecturally designed wood frame building developed by current owner for its investment portfolio. The space allotted has been permitted for cannabis use and is currently licensed for Type 6* with an expiration of June 2023.

- Conveniently located in the Industry West Business Park with easy access to Highway 101 and Downtown Santa Rosa.
- Easy access to Highway 101 via Todd Rd.

SPACE DESCRIPTION

Unit B: 5,215+/- sq ft

A lobby/showroom and a large clean warehouse with including 1,015 sq ft 2nd floor mezzanine area above warehouse area. The 4,200+/- SF ground floor includes 2 private offices, 2 lab/offices, bathrooms and conditioned clean room. Warehouse features approximately 20+/- clear height, fire sprinklered and an extra wide roll-up door (oversized).

LEASE TERMS

Rate

\$1.25 per sq ft Gross

* Department of Cannabis Control License Types
<https://cannabis.ca.gov/applicants/license-types/>



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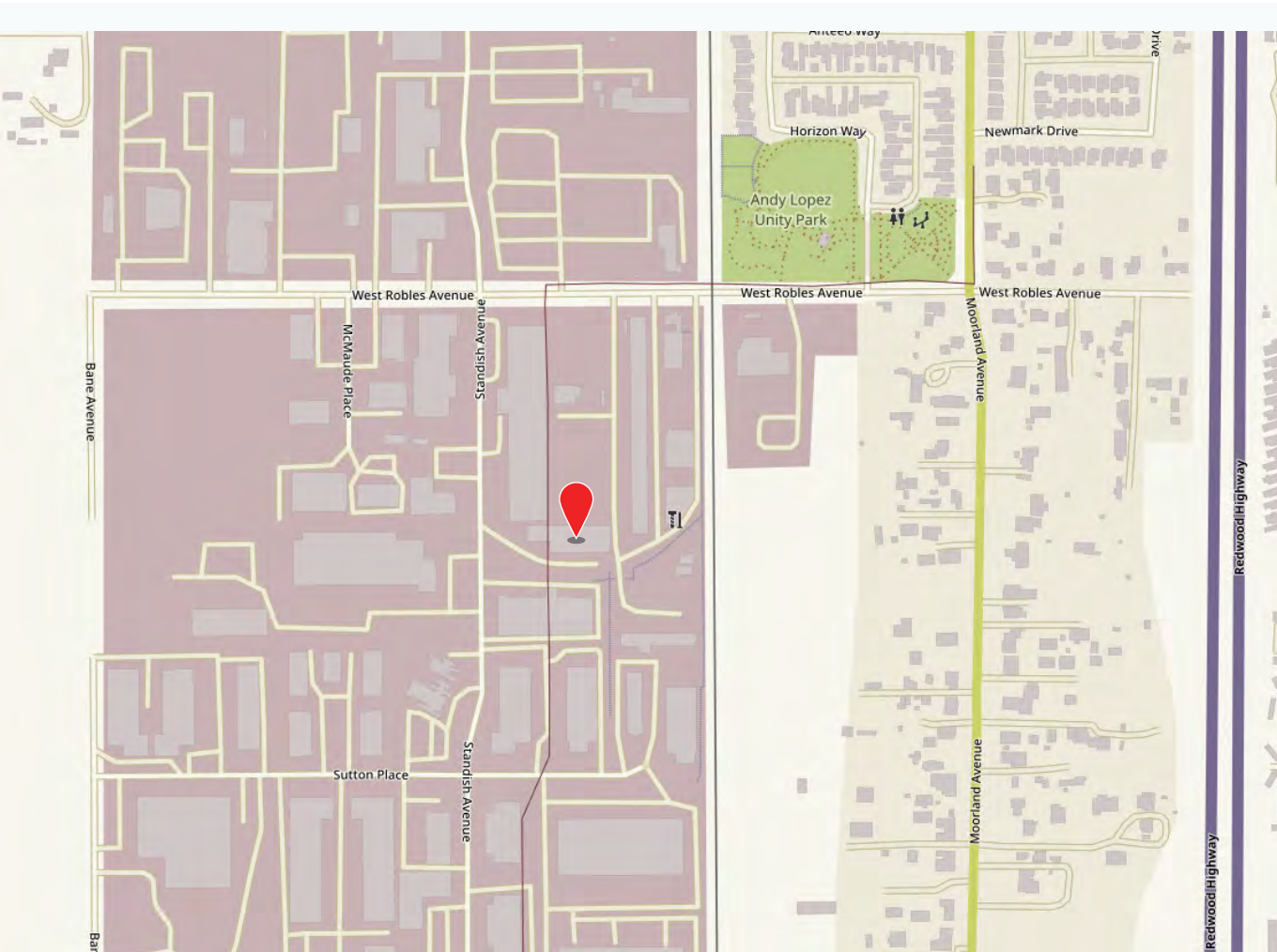


PROPERTY DESCRIPTION



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TOTAL BUILDING S.F.
14,878+/- SF

LOT SIZE
36,000+/- Acres

ZONING
IL (Light Industrial)

PARKING
On-site

DESCRIPTION OF AREA

Conveniently located in the Industry West Business Park. This excellent location affords easy access to Highway 101 at Todd Road with local area neighbor restaurants. The Business Park is just minutes from downtown Santa Rosa.

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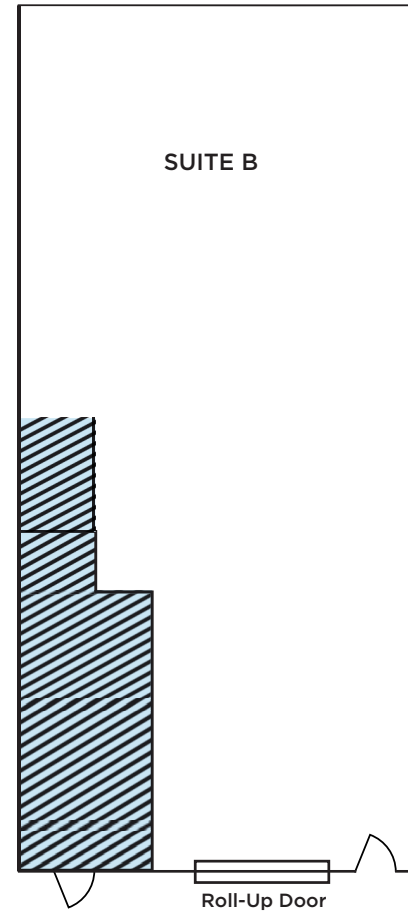
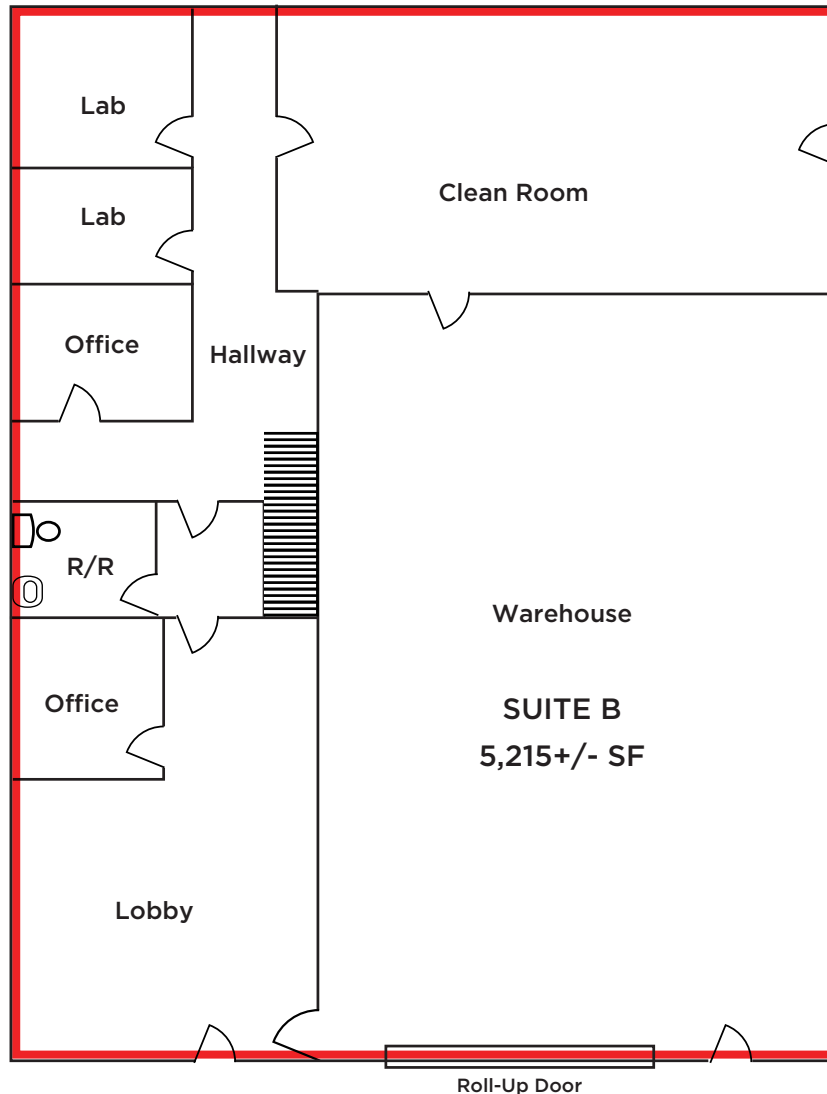


FLOOR PLAN



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-  AVAILABLE
-  MEZZANINE AREA

Not t

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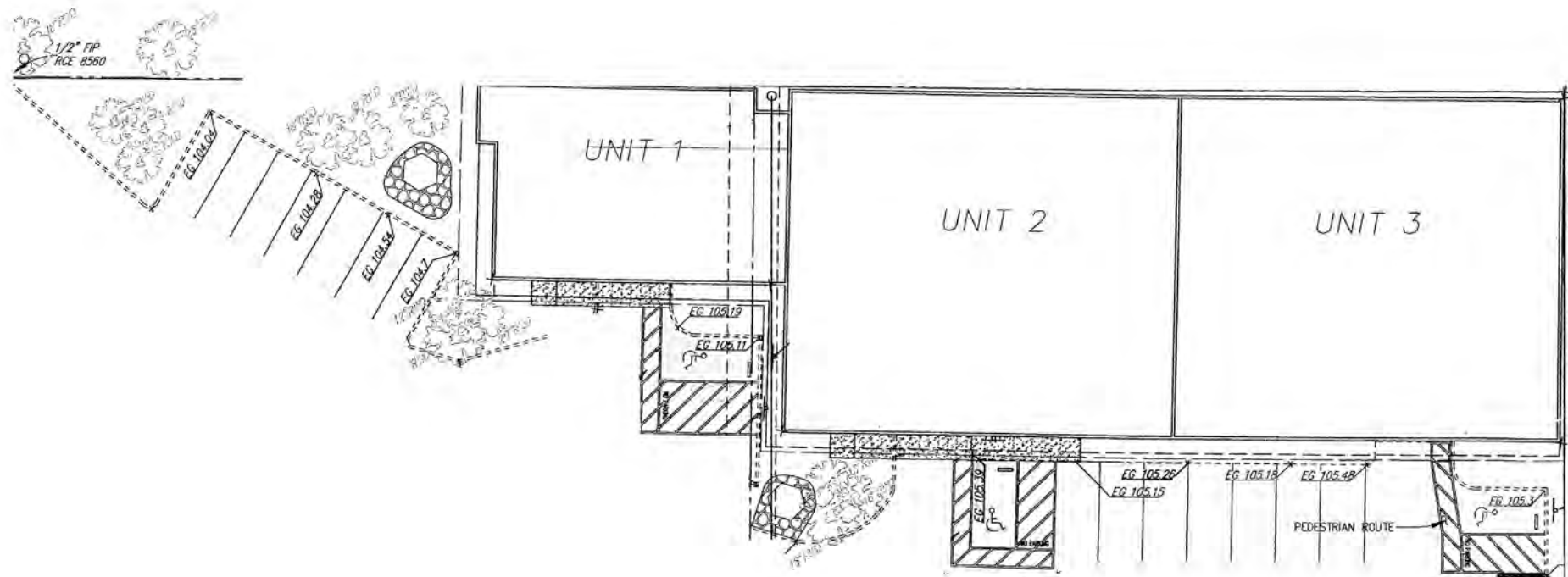


SITE PLAN



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PROPERTY PHOTOS



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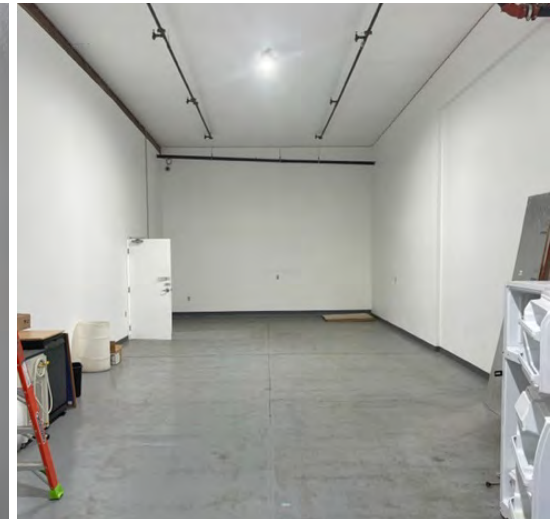


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PROPERTY AERIAL



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VICINITY MAP



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