

Light Industrial Zoned Property for Lease

970 Piner Road, Santa Rosa, CA



LEASE RATE

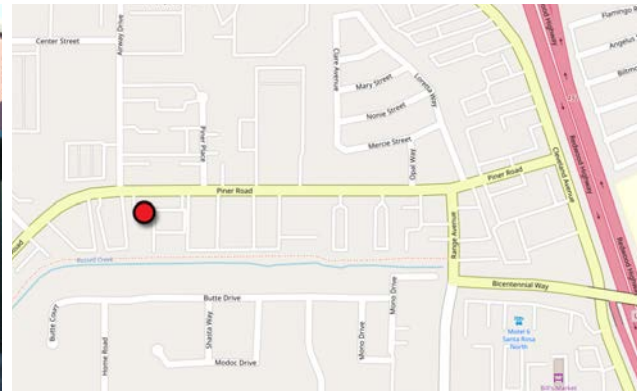
\$1.65 psf/Gross

**4,350± sft Building with 17 Parking
Zoned Light Industrial (IL)**

Plus a 15,000± sft Fenced Yard is Available

PROPERTY SUMMARY

- ◆ Approx. 4,350± sf Single Story 'IL' Light Industrial Zoned / Flex Building for User Buyer
- ◆ Features Excellent Piner Road Frontage
- ◆ 970 Piner Rd Building has CUP Approved for Cannabis (not Retail)
- ◆ Excess Fenced Yard Area Available at \$950/Mo Additional Cost
- ◆ Grade Level Loading Door
- ◆ Cannabis Rate Available



Vicinity Map



KEEGAN & COPPIN
COMPANY, INC.
www.keegancoppin.com

Dino D'Argenzio, Partner
Erlina O. D'Argenzio, Agent

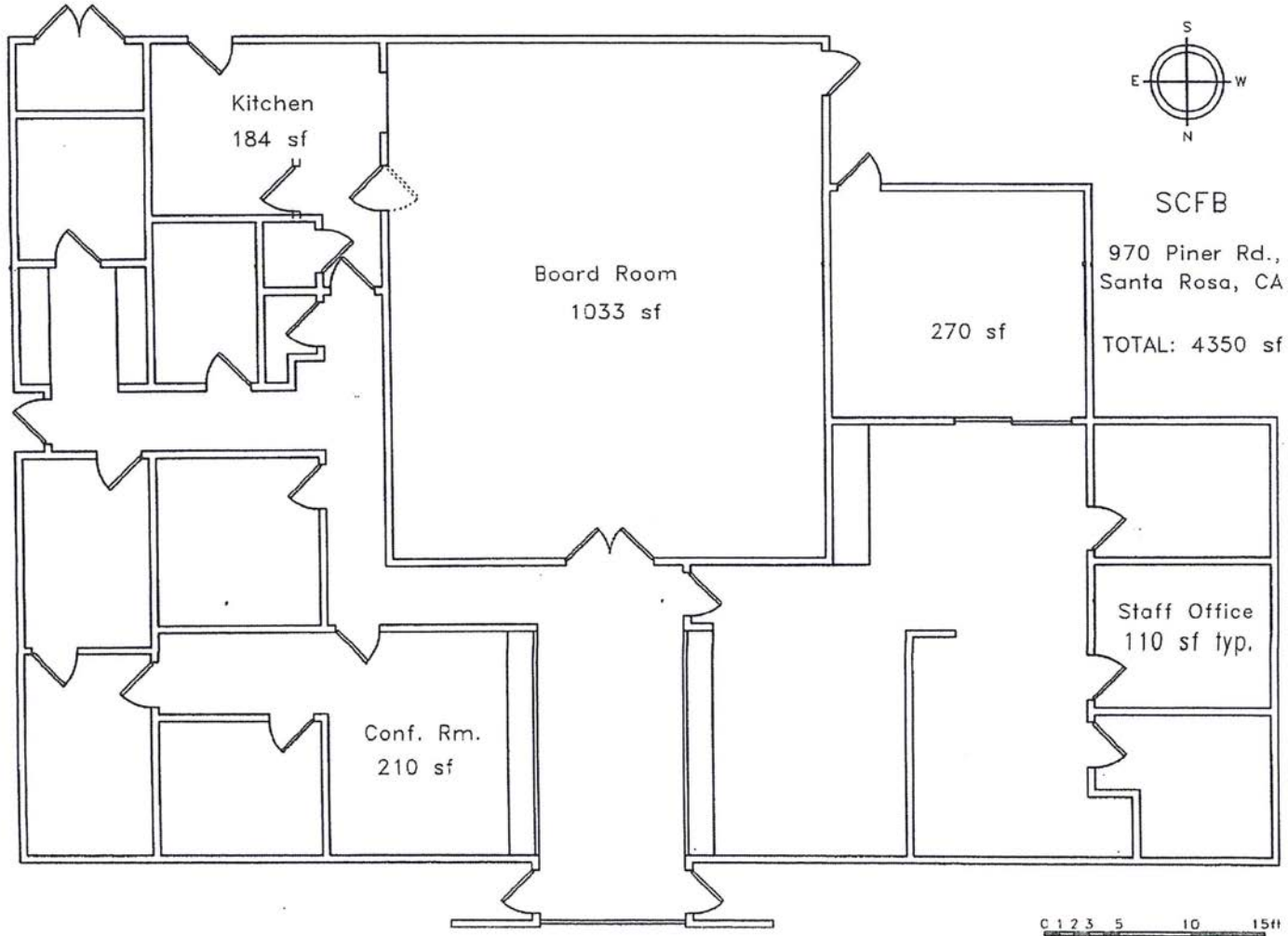
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970 PINER ROAD FLOOR PLAN

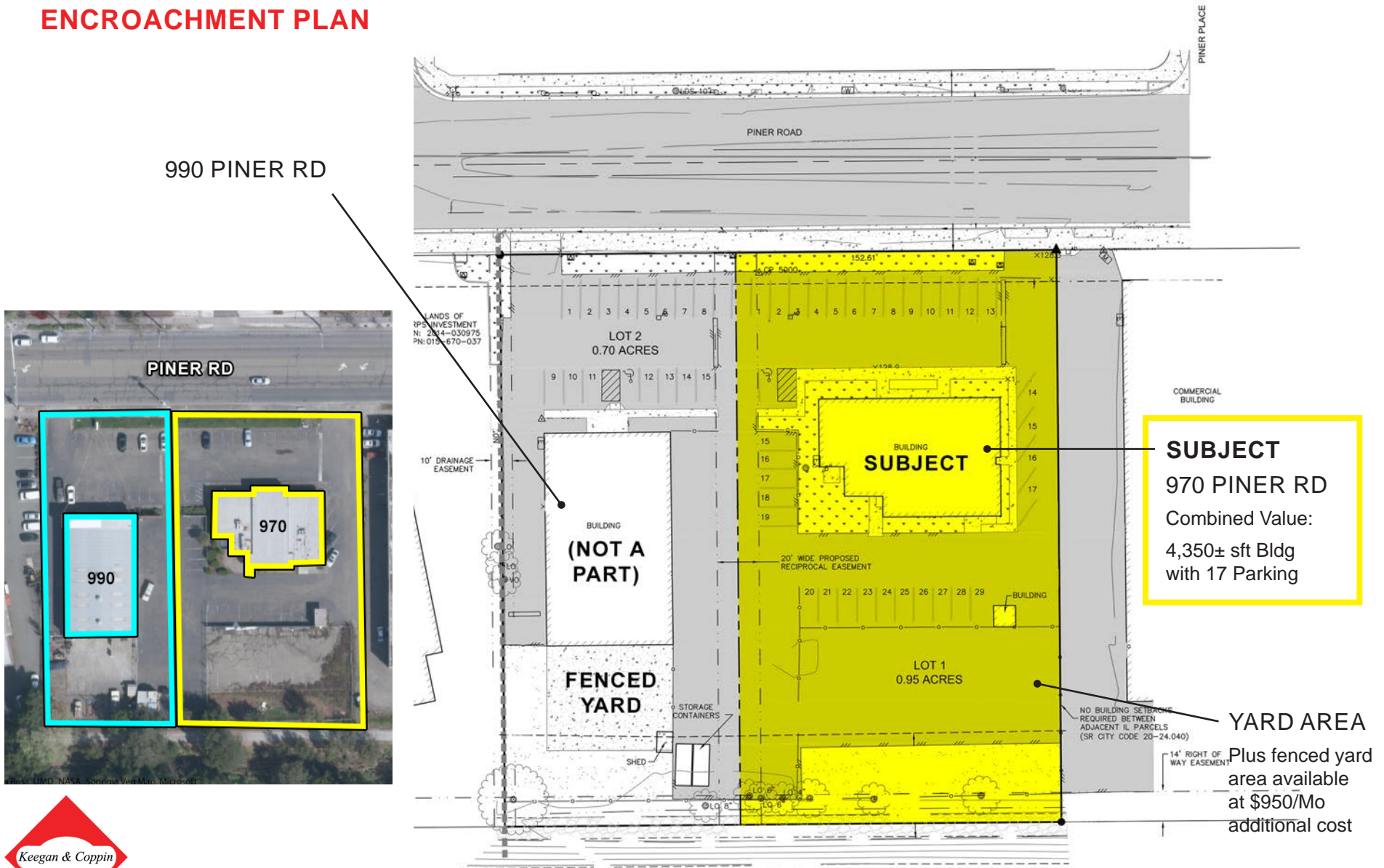


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ENCROACHMENT PLAN



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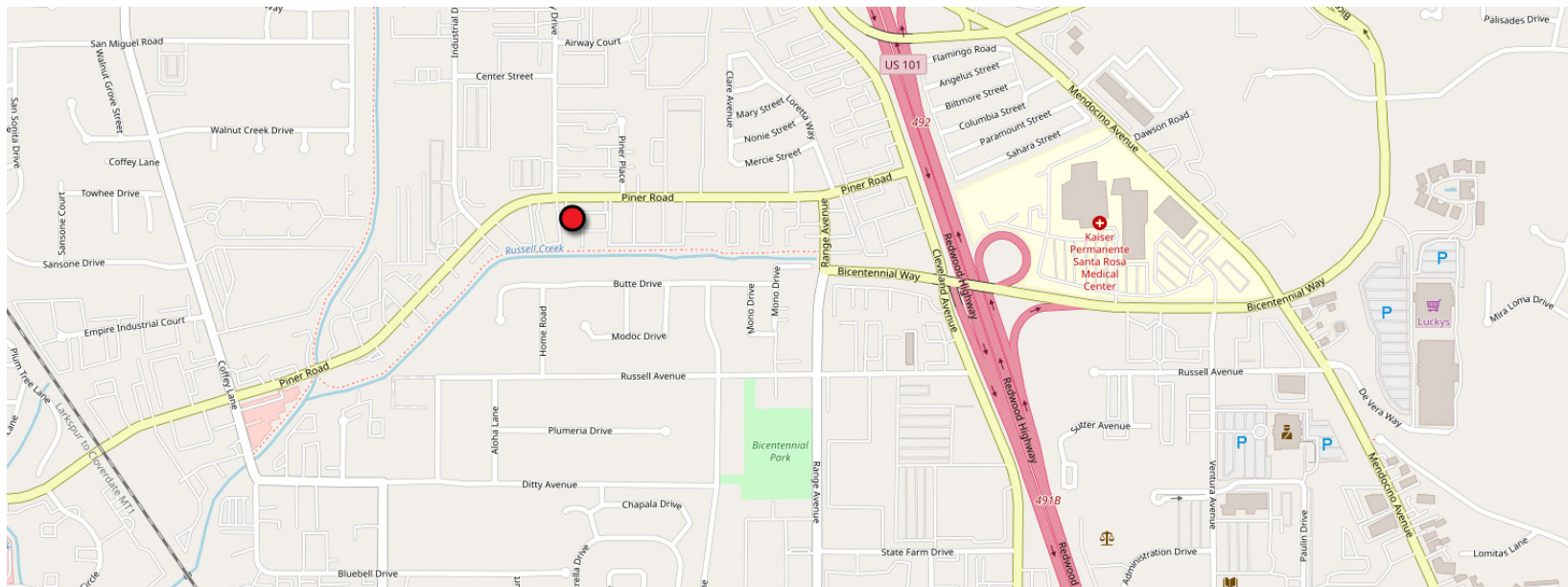
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ZONED IL- LIGHT INDUSTRIAL

Possible uses include:

Contractor offices with storage yard all on 41,300 sft parcel. Artisan/craft product manufacturing, Furniture/fixtures manufacturing, cabinet shops, Laboratory-Medical, analytical, Laundry, Dry Cleaning plant, Manufacturing/processing-Light & Medium, Media production, Printing and publishing, Research and development, Storage-Contractor's yard, Commercial recreation facility-Indoor, Health/fitness facility, School-public or private, Sports and entertainment assembly facility, Studio-Art, dance, martial arts, music, etc., Theater, Alcoholic beverage sales, Bar/tavern, Building and landscape materials sales, Construction and heavy equipment sales and rental, Farm supply and feed store, Neighborhood center, Night club, Restaurant, cafe, coffee shop-Counter ordering/ Outdoor dining/ Table service, Warehouse retail, ATM, Business support service, Medical service-Veterinary clinic, animal hospital, Office-Accessory, Accessory services, Catering service, Equipment rental, Kennel, animal boarding, Repair service-Equipment, large appliances, etc., Vehicle services-Major repair body work, Vehicle services-Minor maintenance/repair, Ambulance, taxi, or limousine dispatch facility, Broadcasting studio, Utility facility, Utility infrastructure, Vehicle storage.

- ◆ This signature property, with excellent visibility, is easily accessible from Highway 101 and is just minutes from downtown Santa Rosa.
- ◆ Close proximity to public transportation, abundant residential housing, retail stores and amenities.
- ◆ Approved For Cannabis Uses - Available at a different rate



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EXECUTIVE SUMMARY

ADDRESS

970 Piner Road, Santa Rosa

LEASE RATE

\$1.65 psf

BUILDING AREA

4,350± sft with 17 Parking

FENCED LAND AREA

15,000± sft fenced yard for \$950

PROJECT DESCRIPTION

This is ideal for contractors needing retail/office location plus fenced yard.

LOCATION OVERVIEW

Within City of Santa Rosa's cannabis friendly jurisdiction, with frontage commercial uses with many approved cannabis processing facilities in the neighborhood.

CANNABIS APPROVAL USES

See C.U.P. permit approval of conditions attached. Cannabis rate is higher than non-cannabis rate.



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BUILDING(S)

4,350± sft Total

BUILDING AREA

4,350± sft

DESCRIPTION OF LOCATION - AREA

The site has approximately 165 ft of frontage on Piner Road for the total land area of 41,300± sft. 970 Piner Road has existing 4,350± sf conditioned building with C.U.P. for certain cannabis uses allowed.

LAND

41,300± sft Zoned IL

LAND AREA

41,300± sft

UTILITIES

Tentative map requires fire riser lines and domestic water to be brought in to each separate parcel. The cost to install fire sprinklers and separate utilities is in addition to offering price.

BUSINESS PARK

Piner Road Area

LEASE RATE

\$1.65 psf x 4,350 sft plus yard

ADDRESS

970 Piner Road, Santa Rosa

ZONING

IL – Light Industrial

APN

015-680-013 (subject to parcel map lot split in process)

DESCRIPTION OF PREMISES - FEATURES

The site is approximately 41,300 sft Land subject to an approved Tenant lot split for 970 Piner Road and 0.70 acres for 990 Piner Road.



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