

Warehouse Space For Lease Ideal for Non-Cannabis Uses

363 W. 9th Street | Santa Rosa | CA



363 W. 9th St.

EXCLUSIVELY OFFERED BY:

Michael Flitner

Partner

MFlitner@KeeganCoppin.com

Lic# 00840890

Keegan & Coppin Company, Inc.

ONCOR INTERNATIONAL

1355 N. Dutton Ave, Santa Rosa, CA 95401

707-528-1400 | www.KeeganCoppin.com



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein. Keegan & Coppin Company, Inc. 2015.

ONCOR INTERNATIONAL

Warehouse Space For Lease

Ideal for Non-Cannabis Uses

363 W. 9th Street | Santa Rosa | CA

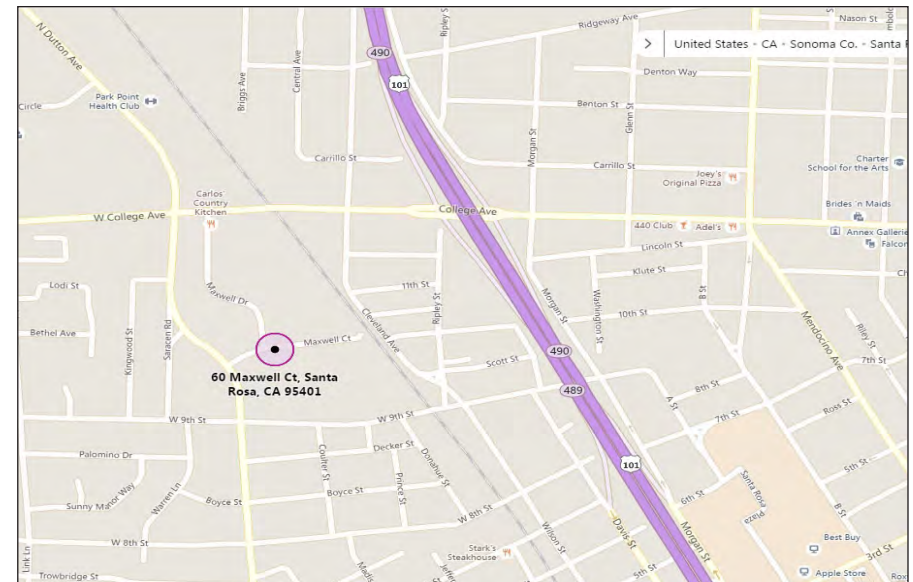
PROPERTY SUMMARY

- ◆ Rare Opportunity for Light Industrial Users!
- ◆ Approximately 10,000± sf Available for Lease
- ◆ Central Santa Rosa Location with Easy Highway 101 Access
- ◆ Two-Building Complex in the Maxwell Industrial Area
- ◆ Front Entrance on Maxwell Court & Rear Entrance on W. 9th Street
- ◆ Approximately 2.5:1,000 sf Parking On-Site
- ◆ Ideal for Non-Cannabis Uses
- ◆ **Lease Rate: \$.85 psf Gross**



60 Maxwell Ct.

Looking into front of property from Maxwell Court

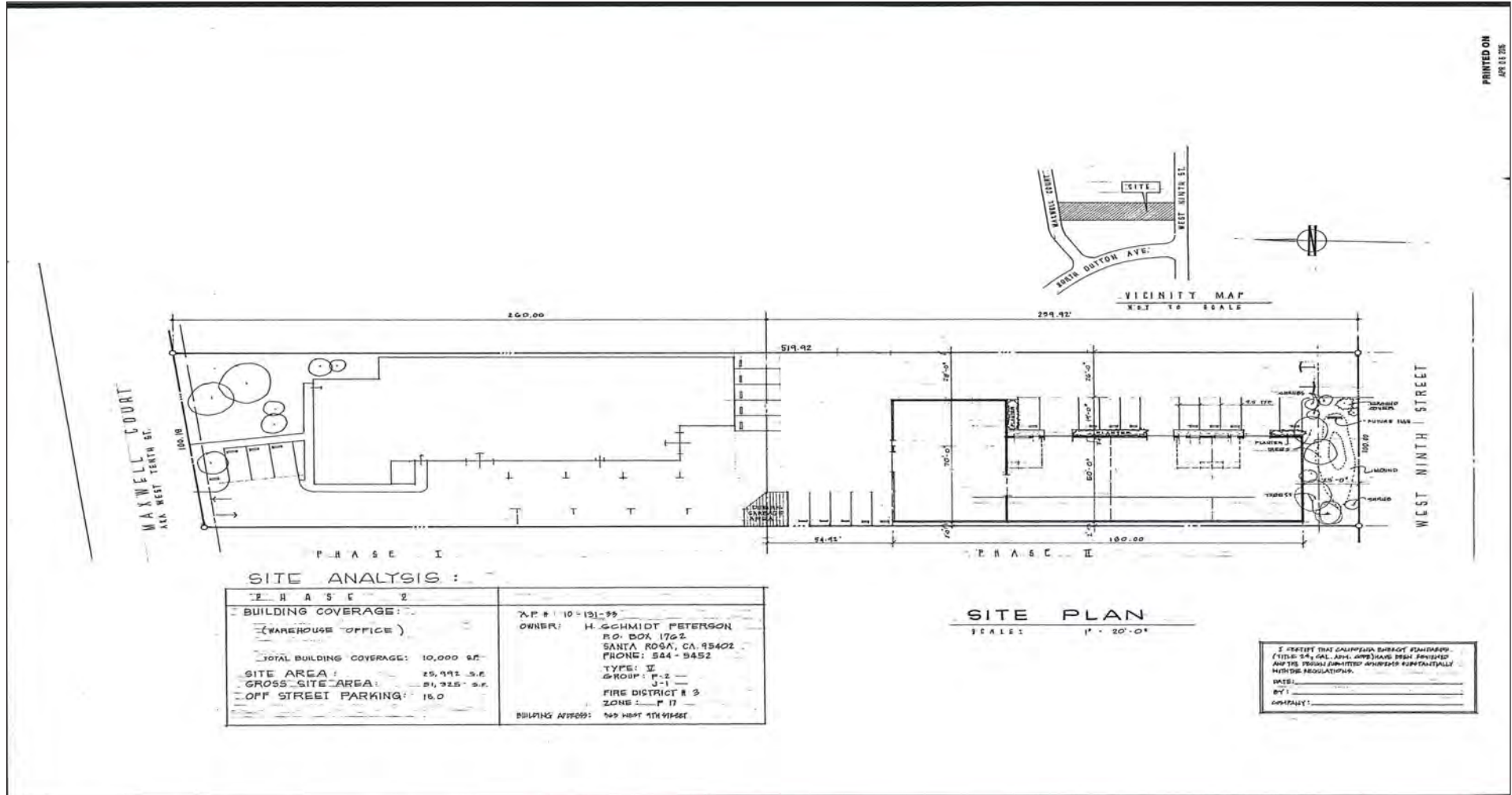


Warehouse Space For Lease

Ideal for Non-Cannabis Uses

363 W. 9th Street | Santa Rosa | CA

SITE PLAN



EXCLUSIVELY OFFERED BY:

Michael Flitner
Partner

MFlitner@KeeganCoppin.com
Lic# 00840890

Keegan & Coppin Company, Inc.
ONCOR INTERNATIONAL
1355 N. Dutton Ave, Santa Rosa, CA 95401
707-528-1400 | www.KeeganCoppin.com





KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

COMMERCIAL REAL ESTATE

User Space:	Warehouse	Rentable Space:	Approx. 10,000± sf
		Rent:	\$.85 psf Gross
Business Park:	Maxwell Industrial Area	Total Building s.f.:	20,000± sf
Address:	363 W. 9th Street Santa Rosa, CA 95401	Size Range:	10,000± sf
Zoning:	TV-R-SA-LIL Transit Village-Residential-Station Area-Limited Light Industrial	Parking:	Approx. 2.5:1,000 sf

Description of Premises - Features:

Rare opportunity for Light Industrial Users!

Two-building complex. The rear building, which backs up to W. 9th Street, is 100% light industrial space. The project features ample parking – approximately 2.5 spaces per 1,000 sf.

Lease Terms:

3 – 7 year lease term. \$.85 psf Gross

Description of Location - Area:

Central Santa Rosa location with easy freeway access to Highway 101 and Highway 12, as well as a direct route to Downtown Santa Rosa. The building is located just south of the prestigious Santa Rosa Business Park.

Contact: Michael Flitner, Partner
CA License No. 00840890

KEEGAN & COPPIN CO., INC.
ONCOR International
1355 N. Dutton Avenue
Santa Rosa, CA 95401

(707) 528-1400 * Fax (707) 524-1419
Email: MFlitner@keegancoppin.com
Website: <http://www.KeeganCoppin.com>

ONCOR INTERNATIONAL