



Keegan & Coppin
COMPANY, INC.

FOR LEASE

400 E. TODD ROAD
SANTA ROSA, CA

IDEAL INDUSTRIAL
SHOP SPACES



Go beyond broker.

REPRESENTED BY:

STEVE GORDON
BROKER ASSOCIATE
LIC # 01376696 C: (415) 846-9271
SGORDON@KEEGANCOPPIN.COM



INDUSTRIAL SPACES FOR LEASE



400 E. TODD RD
SANTA ROSA, CA

IDEAL INDUSTRIAL
SHOP SPACES

PROPERTY INFORMATION

DESCRIPTION

Well-located industrial building in Santa Rosa's sought-after southwest industrial corridor. Easy access to the 101, this building has three available units, all contiguous. Fenced in parking.

Unit A has two offices, small mezzanine and bathroom.

Unit B has one office, small mezzanine and bathroom.

Unit D has one office, small mezzanine and bathroom.

Each unit has a roll-up door for convenient loading and unloading, along with four dedicated parking spaces. Suitable for light manufacturing, distribution, or general warehouse use.

LEASE TERMS

SQUARE FOOTAGE

Unit A: 2,918+/- SF

Unit B: 3,058+/- SF

Unit D: 2,135+/- SF

RATE

\$0.99 PSF Gross (\$1.15 PSF Second Year)

Three Year Minimum Lease Term

Tenant Pays PG&E and Trash

Landlord Pays Water

PARKING

Four (4) Per Unit

ZONING

M1



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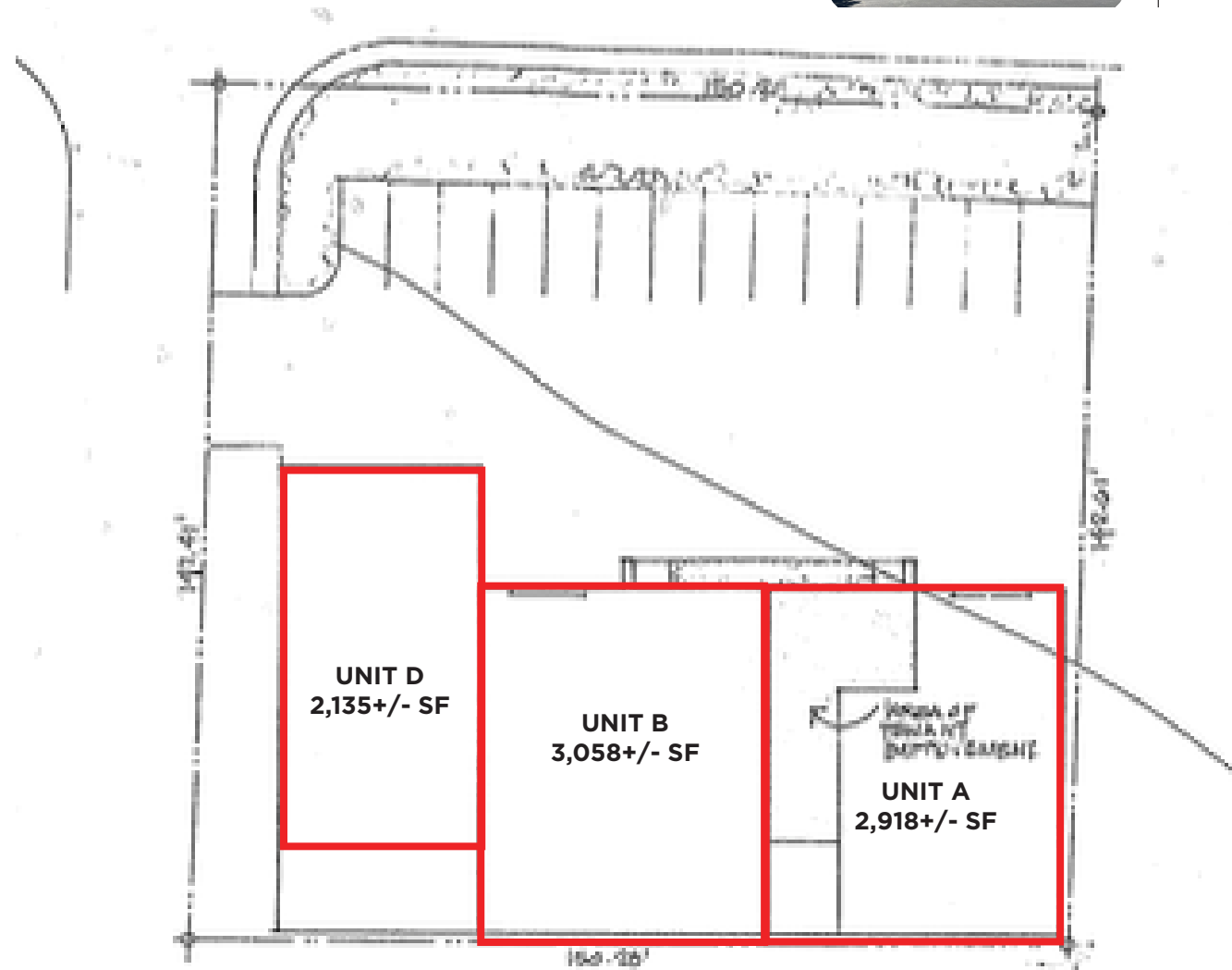


SITE PLAN



400 E. TODD RD
SANTA ROSA, CA

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SHOP SPACES



Keegan & Coppin Co., Inc.
1201 North McDowell Avenue
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

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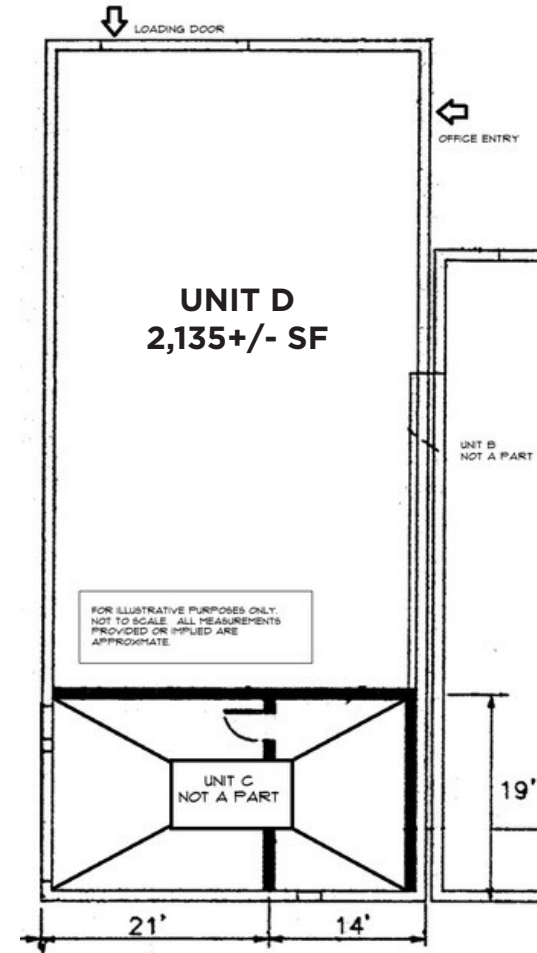
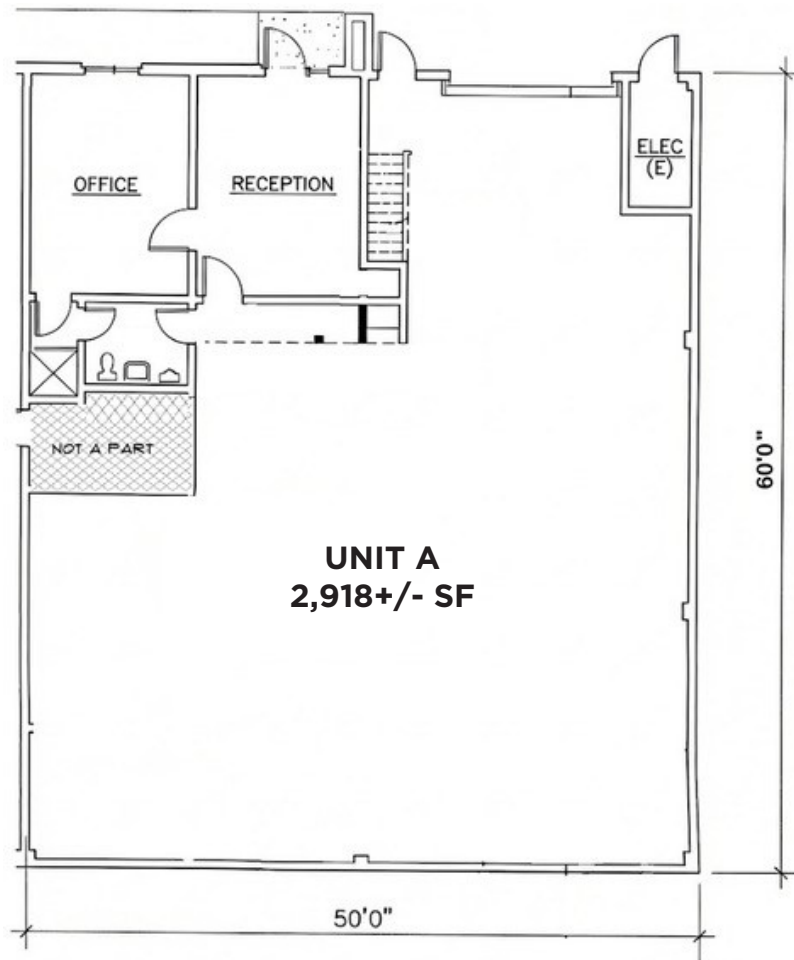


SUITES A & D FLOOR PLANS



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