

Industrial Build-to-Suit for Sale or Lease

2960 - 2970 Dutton Ave., Santa Rosa, CA 95407



Site Details/Pricing

- ◆ 8.468 acres / 368,853 square feet of land
- ◆ APN: 043-134-053
- ◆ Sprinklered
- ◆ Building A is 69,920 SF
- ◆ Building B is 48,992 SF
- ◆ Owner will consider subdividing
- ◆ Build-to-suit opportunity for Sale or Lease
- ◆ Sale & Lease Pricing subject to terms of each transaction



KEEGAN & COPPIN COMPANY, INC.
ONCOR INTERNATIONAL
Commercial Real Estate Services

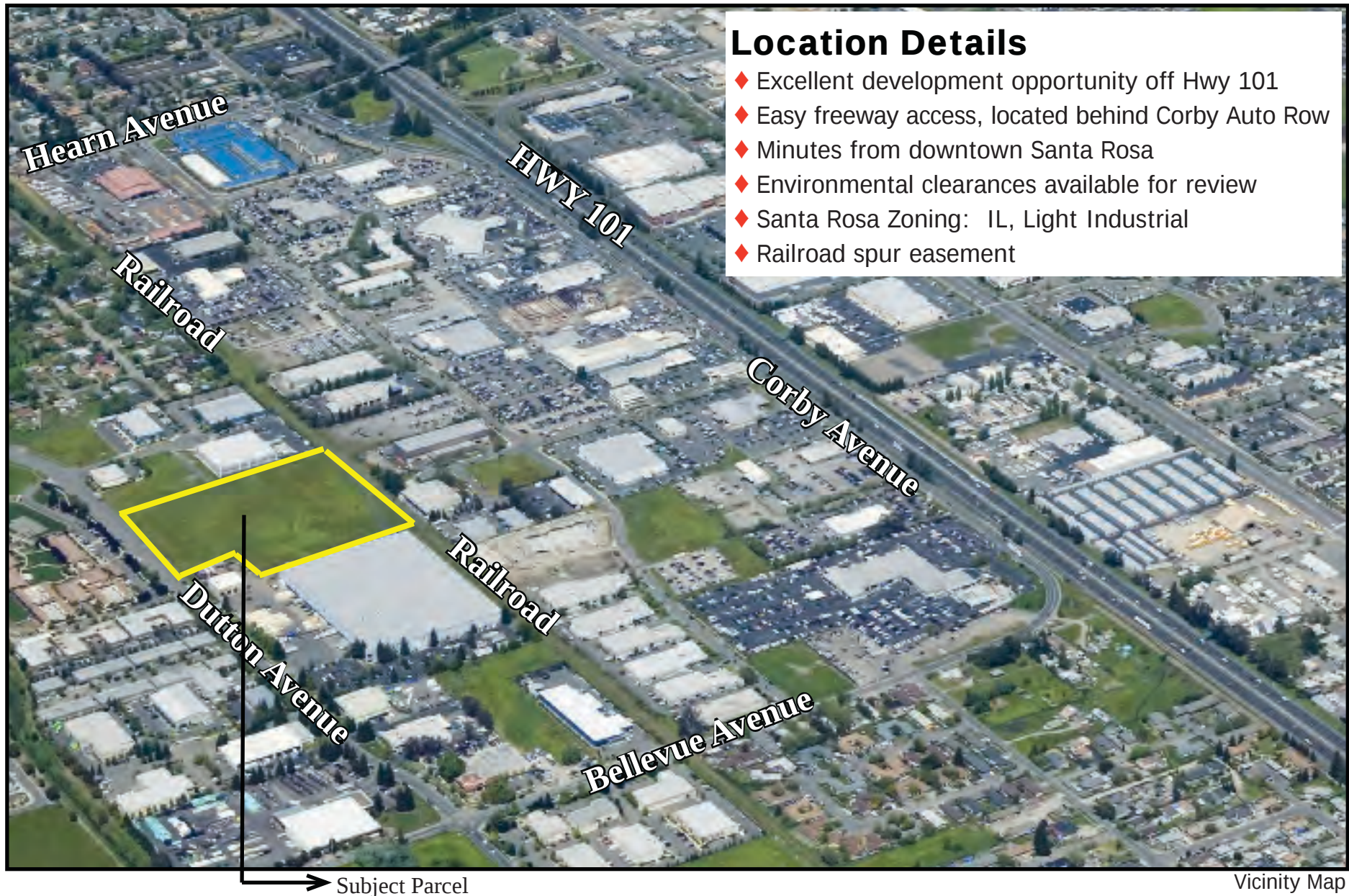
Shawn Johnson, Managing Partner/SIOR
Russ Mayer, Partner
1355 North Dutton Avenue
Santa Rosa, CA 95401
(707) 528-1400 • Fax (707) 524-1423

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.

2960-2970 Dutton Avenue, Santa Rosa, CA 95407

Location Details

- ◆ Excellent development opportunity off Hwy 101
- ◆ Easy freeway access, located behind Corby Auto Row
- ◆ Minutes from downtown Santa Rosa
- ◆ Environmental clearances available for review
- ◆ Santa Rosa Zoning: IL, Light Industrial
- ◆ Railroad spur easement



Subject Parcel

Vicinity Map



KEEGAN & COPPIN COMPANY, INC.
ONCOR INTERNATIONAL
Commercial Real Estate Services

Shawn Johnson, Managing Partner/SIOR
Russ Mayer, Partner
1355 North Dutton Avenue
Santa Rosa, CA 95401
(707) 528-1400 • Fax (707) 524-1423

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.

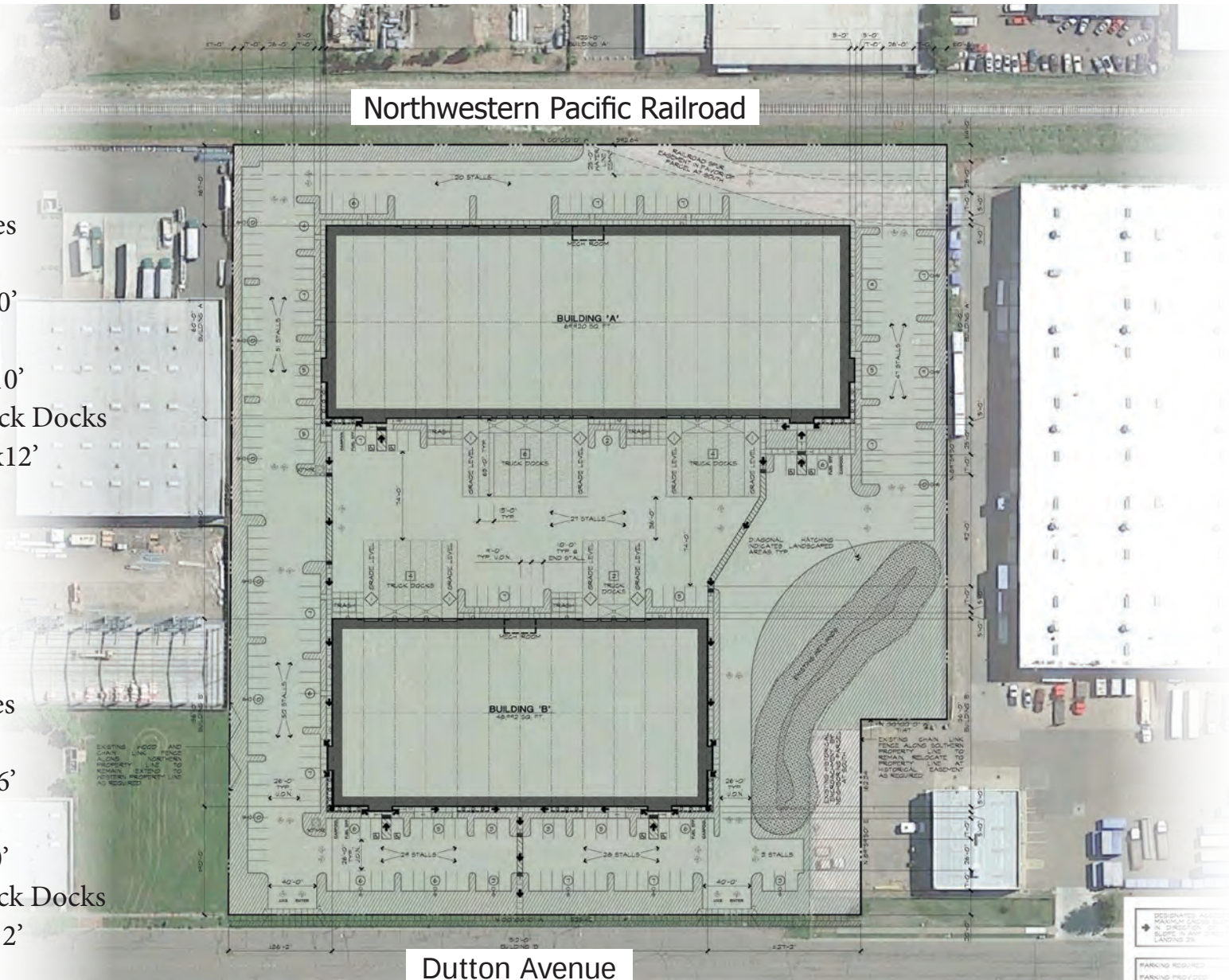
2960-2970 Dutton Avenue, Santa Rosa, CA 95407

Building A

Square Footage: 69,920±
Clearance Height: 22'
Fire Sprinklers: Yes
Parking: 133 spaces
Power: TBD
Dimensions: 433' x 160'
Column Spacing: 75' x 26'
Dock Doors: 10 @ 9'x10'
Concrete Apron: at 14 Truck Docks
Grade Level Doors: 12 @ 12'x12'

Building B

Square Footage: 48,992±
Clearance Height: 22'
Fire Sprinklers: Yes
Parking: 122 spaces
Power: TBD
Dimensions: 316' x 156'
Column Spacing: 75' x 26'
Dock Doors: 6 @ 9'x10'
Concrete Apron: at 10 Truck Docks
Grade Level Doors: 4 @ 12'x12'

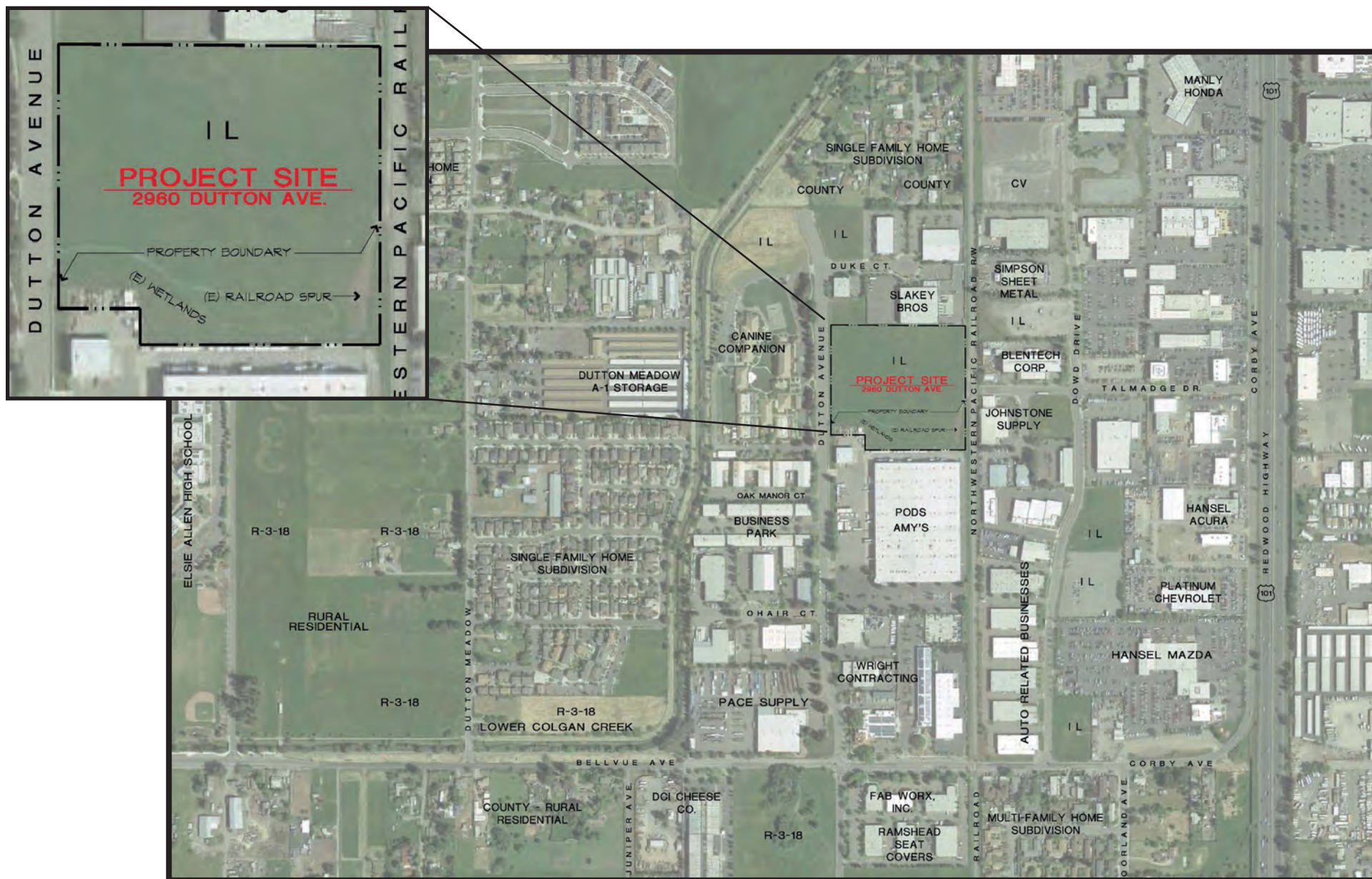


KEEGAN & COPPIN COMPANY, INC.
ONCOR INTERNATIONAL
Commercial Real Estate Services

Shawn Johnson, Managing Partner/SIOR
Russ Mayer, Partner
1355 North Dutton Avenue
Santa Rosa, CA 95401
(707) 528-1400 • Fax (707) 524-1423

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.

2960-2970 Dutton Avenue, Santa Rosa, CA 95407



KEEGAN & COPPIN COMPANY, INC.
ONCOR INTERNATIONAL
Commercial Real Estate Services

Shawn Johnson, Managing Partner/SIOR
Russ Mayer, Partner
1355 North Dutton Avenue
Santa Rosa, CA 95401
(707) 528-1400 • Fax (707) 524-1423

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.

2960-2970 Dutton Avenue, Santa Rosa, CA 95407



KEEGAN & COPPIN COMPANY, INC.
ONCOR INTERNATIONAL
Commercial Real Estate Services

Shawn Johnson, Managing Partner/SIOR
Russ Mayer, Partner
1355 North Dutton Avenue
Santa Rosa, CA 95401
(707) 528-1400 • Fax (707) 524-1423

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.

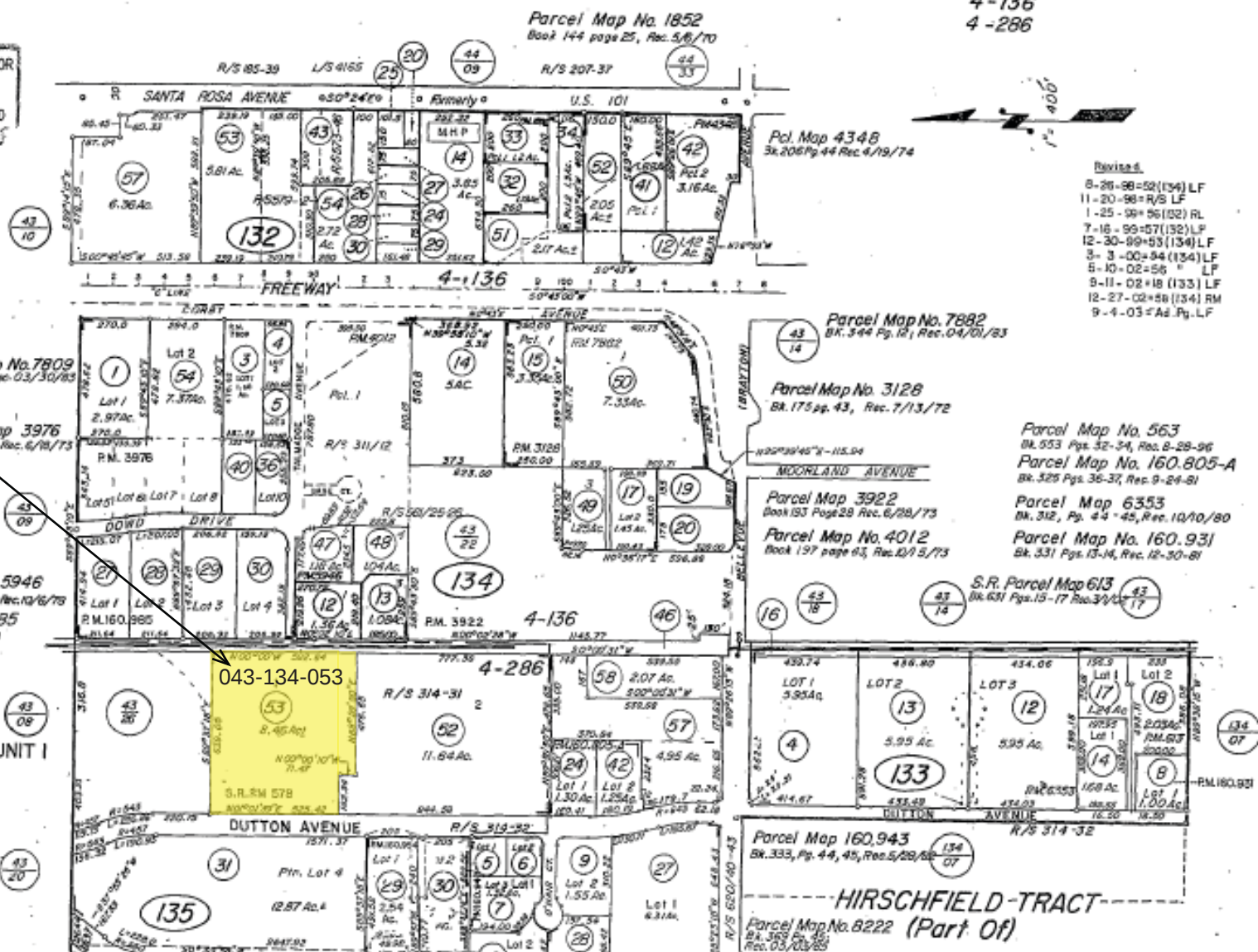
2960-2970 Dutton Avenue, Santa Rosa, CA 95407

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
4-136
4-286

43-13

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY, NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.



Parcel Map



KEEGAN & COPPIN COMPANY, INC.
ONCOR INTERNATIONAL
Commercial Real Estate Services

Shawn Johnson, Managing Partner/SIOR
Russ Mayer, Partner
1355 North Dutton Avenue
Santa Rosa, CA 95401
(707) 528-1400 • Fax (707) 524-1423

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.