



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

3145 COFFEY LANE  
SANTA ROSA, CA

IDEAL OWNER/USER  
INDUSTRIAL/AUTO SPACE

SALE PRICE REDUCTION



Go beyond broker.

PRESENTED BY:

**BRIAN KEEGAN, PARTNER**  
LIC # 01809537 (707) 528-1400, EXT 249  
BKEEGAN@KEEGANCOPPIN.COM

**JUSTIN LAWSON, AGENT**  
LIC # 02409058 (707) 528-1400, EXT 204  
JLAWSON@KEEGANCOPPIN.COM



# EXECUTIVE SUMMARY



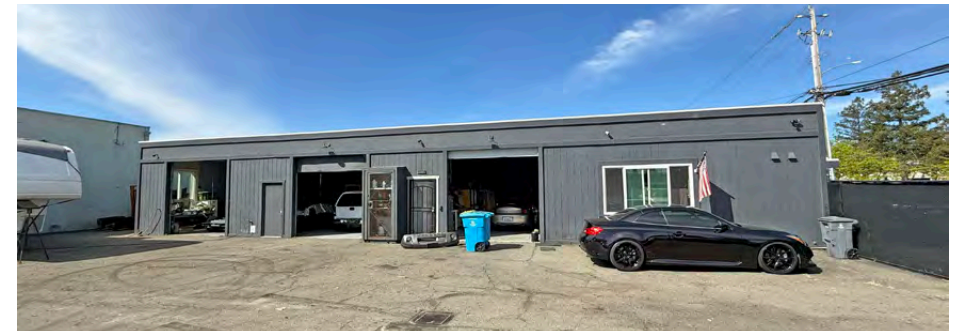
3145 COFFEY LANE  
SANTA ROSA, CA

**IDEAL OWNER/USER  
INDUSTRIAL  
FOR SALE**

Keegan & Coppin Co., Inc. is pleased to offer the unique opportunity to acquire this 3,527 square foot freestanding industrial building located at 3145 Coffey Lane in Santa Rosa. With three roll-up doors, wide-open floor plan, and fully enclosed private lot, this well-maintained freestanding building represents a rare opportunity to acquire a versatile, secure industrial property in one of Sonoma County's most established commercial corridors.

The freestanding configuration, enclosed yard, and efficient layout make this property well poised to accommodate a variety of industrial businesses, including automotive. 3145 Coffey Lane offers the operational independence and ownership upside that owner-users and investors are actively seeking in today's constrained North Bay industrial market.

- Single-tenant freestanding warehouse
- Permitted for Auto Repair & Retail
- Three (3) Roll-Up Doors
- Secured fenced yard space
- **Lot Size:** 16,226+/- sq. ft.\*
- **Building Size:** 3,527+/- sq. ft.\*
- **Zoning:** IL (Light Industrial)



## OFFERING

Sale Price	<b>\$895,000</b>
Building Size	<b>3,527+/- SF*</b>
Land Size	<b>16,226+/- SF*</b>

\* Tax record indicated 3,392 sf of building and 6,400 sf lot.

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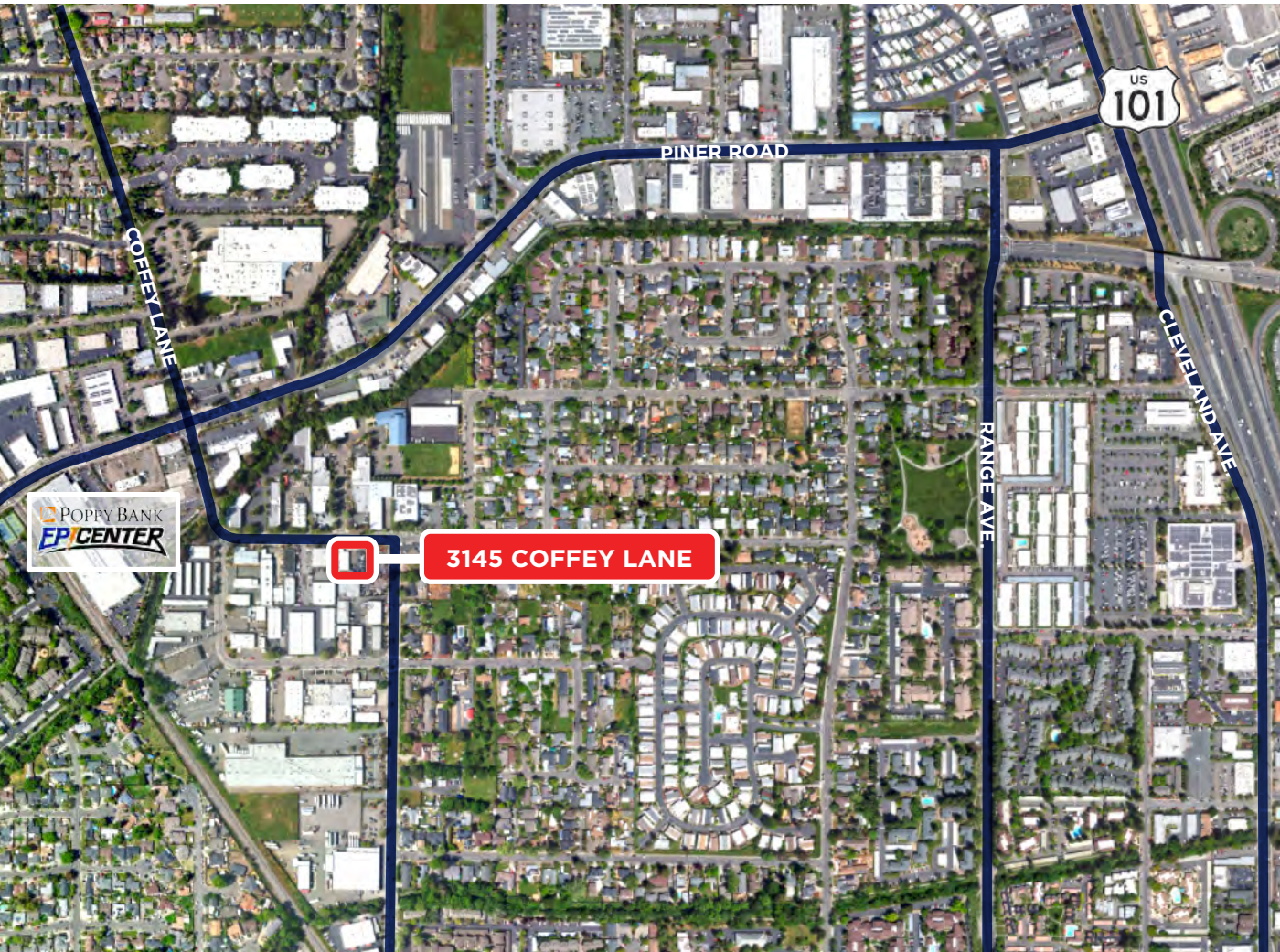


# PROPERTY DESCRIPTION



3145 COFFEY LANE  
SANTA ROSA, CA

**IDEAL OWNER/USER  
INDUSTRIAL  
FOR SALE**



**BUILDING SIZE**  
3,527+/- SF\*

**LOT SIZE**  
16,226+/- Acres\*

**APN**  
015-370-058

**ZONING**  
IL - Light Industrial

**STORIES**  
One

**PARKING**  
On-Site

\* Tax record indicated 3,392 sf of building and 6,400 sf lot.

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# LOCATION DESCRIPTION



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## DESCRIPTION OF AREA

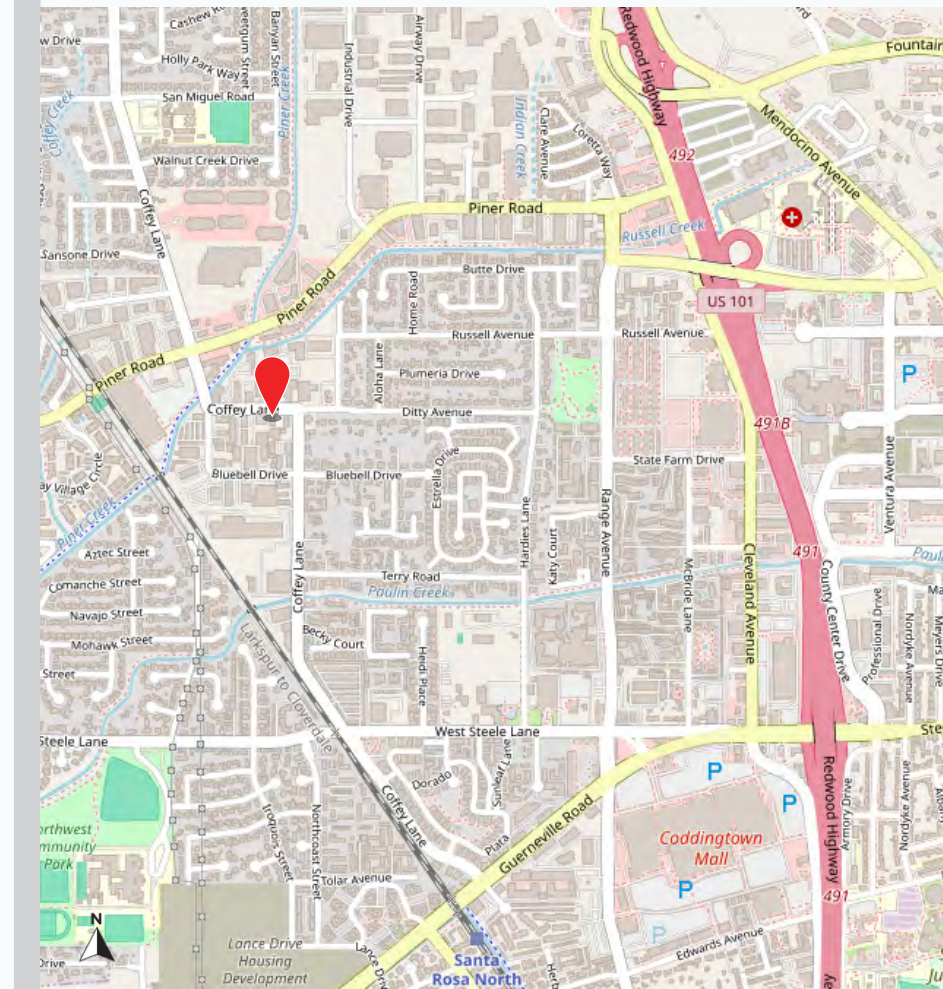
The Northwest Industrial Sector of Santa Rosa is the heart of the small business community. Located on Coffey Lane, just off of Piner Road, the property is ideally located. Five minute access to Hwy 101 to the East, and five minutes to West County to the West.

## NEARBY AMENITIES

- Coddington Retail Hub
- Epicenter - Restaurant, Sports Bar, Fitness Facilities, Bowling and Games

## TRANSPORTATION ACCESS

- Smart Train - Santa Rosa North Station Nearby
- Piner Road, Industrial Drive and Airway Drive are major industrial arteries of the City of Santa Rosa
- Access to Highway 101 via Piner Rd & Old Redwood Highway



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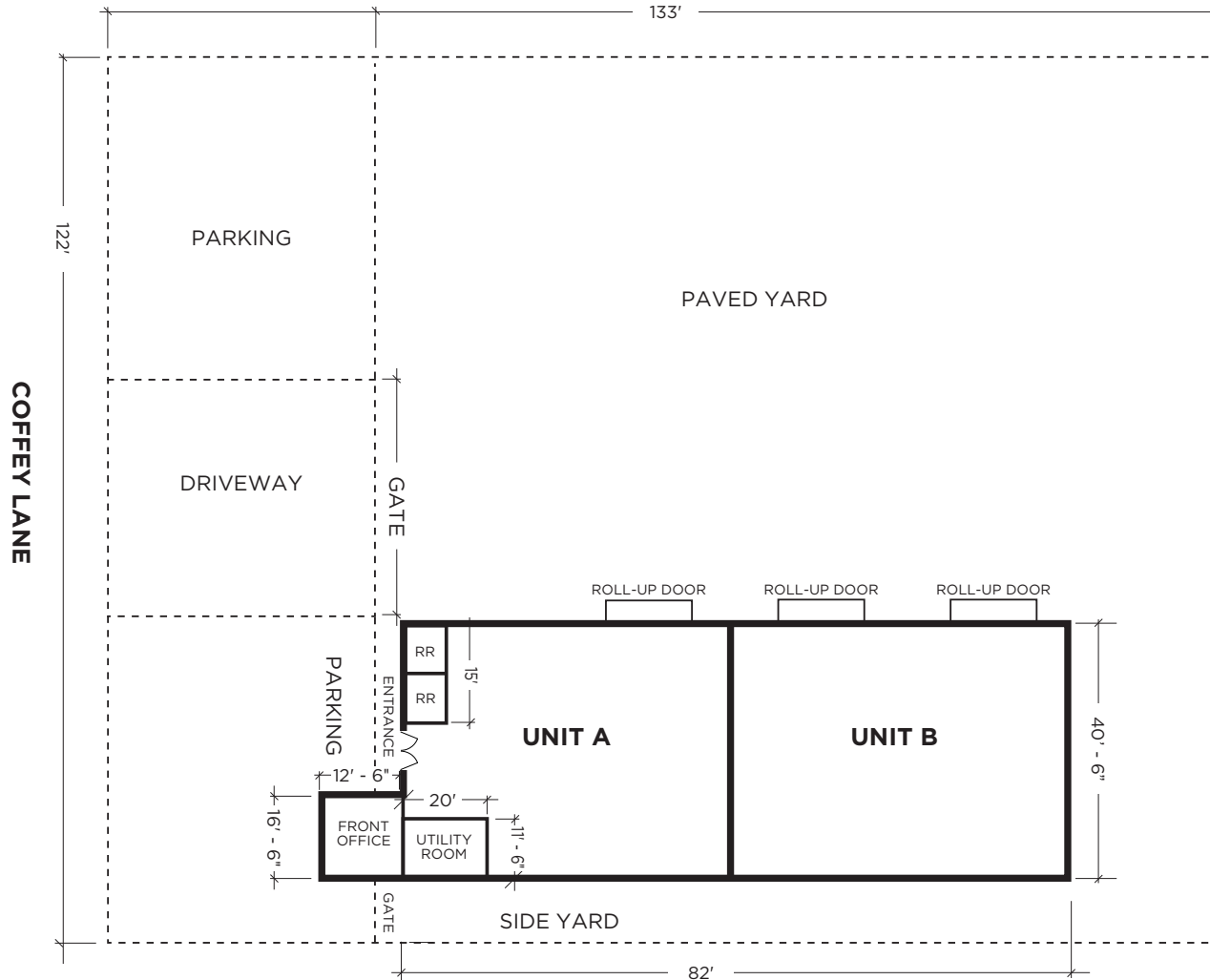


# SITE PLAN



3145 COFFEY LANE  
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*Not to Scale*

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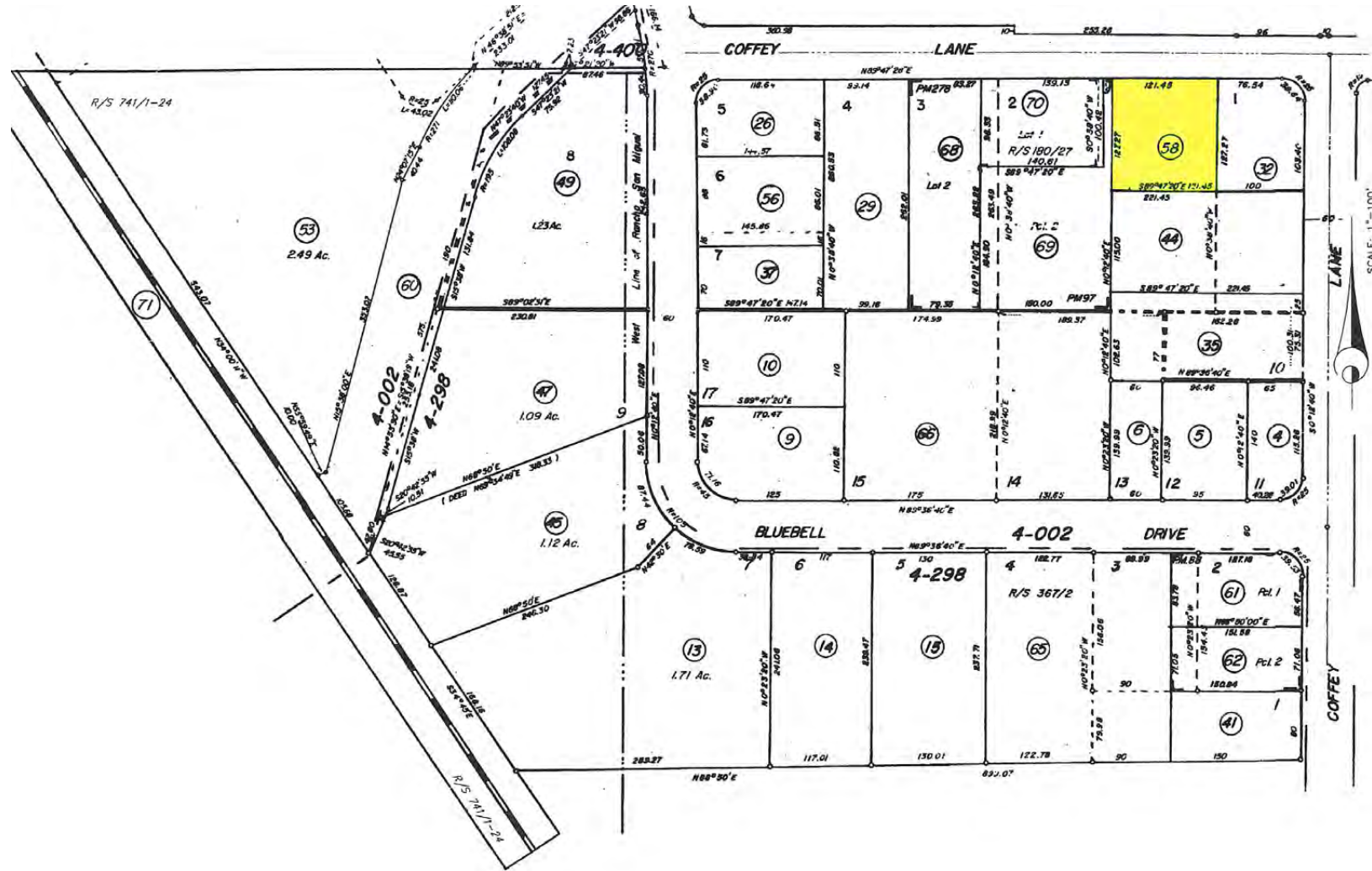


# PARCEL MAP



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# PROPERTY PHOTOS



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## ABOUT KEEGAN & COPPIN



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for 50 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Company, Inc.  
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.