



Keegan & Coppin
COMPANY, INC.

FOR LEASE

350 MORRIS STREET
SEBASTOPOL, CA

WAREHOUSE & OFFICE
SPACES AVAILABLE

350 A-2

Go beyond broker.

PRESENTED BY:

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

SUMMER JAGER, AGENT
LIC # 02222063 (707) 664-1400 EXT. 313
SJAGER@KEEGANCOPPIN.COM



PROPERTY DETAILS



350 MORRIS STREET
SEBASTOPOL, CA

WAREHOUSE AND OFFICE SPACES FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- Year Built: 1988
- Minutes away from downtown Sebastopol
- Professional setting
- Fire Sprinkler System
- No additional CAM or over base year expense pass through
- Available immediately

LEASE TERMS

Rate	Parking
\$1.30 - \$1.40 PSF	Unreserved on-site parking
Gross	Zoning
Terms	M - Industrial
Negotiable	

AVAILABLE SPACE		DESCRIPTION
Suite 350 A: 1,864+/- SF	\$1.30 PSF	Multi level office suite with private offices, open areas, in-suite restroom, and storage areas. Ground floor window line provides excellent natural light.
Suite 350 B: 3,536+/- SF	\$1.30 PSF	Clear span warehouse space with approximately 16 ft. maximum clear height. Grade level roll-up door access with approximately 14 ft. clearance. Three phase power distributed throughout warehouse area. Mezzanine storage area in warehouse. Suite 350 B includes an office area with 3 private offices.
Suite 350 D: 2,835+/- SF	\$1.40 PSF	Warehouse space approximately 2,160 SF +/- on the ground floor, plus an additional 675 SF +/- mezzanine. The unit features 16 ft. maximum clear height and grade-level roll-up door access with 14 ft. clearance. The unit is equipped with three-phase power, private office, private restroom, and a utility sink within the warehouse area.
Suite 350 E: 3,481+/- SF	\$1.40 PSF	Clear span warehouse space approximately 2,536 SF +/- on the ground floor, plus an additional 945 SF +/- mezzanine. The unit features 16 ft. maximum clear height and grade-level roll-up door access with 14 ft. clearance. The warehouse is equipped with three-phase power, storage, private restroom, and a utility sink.

Suites A & B can be combined to a total of 5,400+/- SF. Suites D & E can be combined for a total of 6,316+/- SF. Suites A, B, D & E can be combined for a total of 11,716+/- SF.

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AREA DESCRIPTION



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DESCRIPTION OF AREA

Property is located adjacent to the Barlow district, just blocks from Highway 12. M-Industrial Zoning category provides areas for manufacturer, assembly, packaging, storage, as well as other general commercial uses that are compatible.

NEARBY AMENITIES

The Barlow is a 12 acre outdoor market district featuring primary food and beverages. Tenants include Acre Pizza, Community Market, Crooked Goat Brewing, Fern Bar, Golden State Cider, Kosta Browne Winery, Red Bird Bakery, Sprit Works Distillery, and Wood Four Brewing.

TRANSPORTATION ACCESS

- Immediate Access to Highway 101 & 116
- Sonoma County Transit, local and inter-city service



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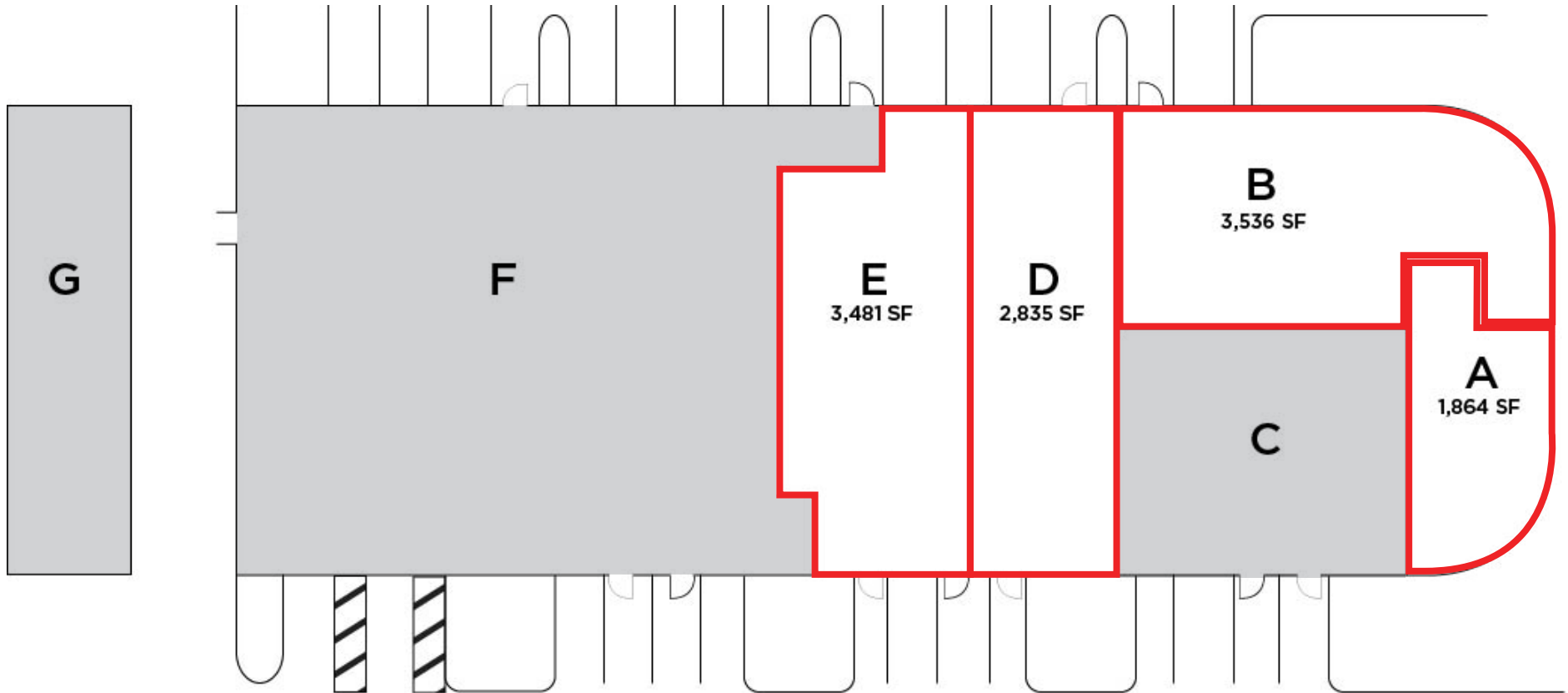


SITE PLAN



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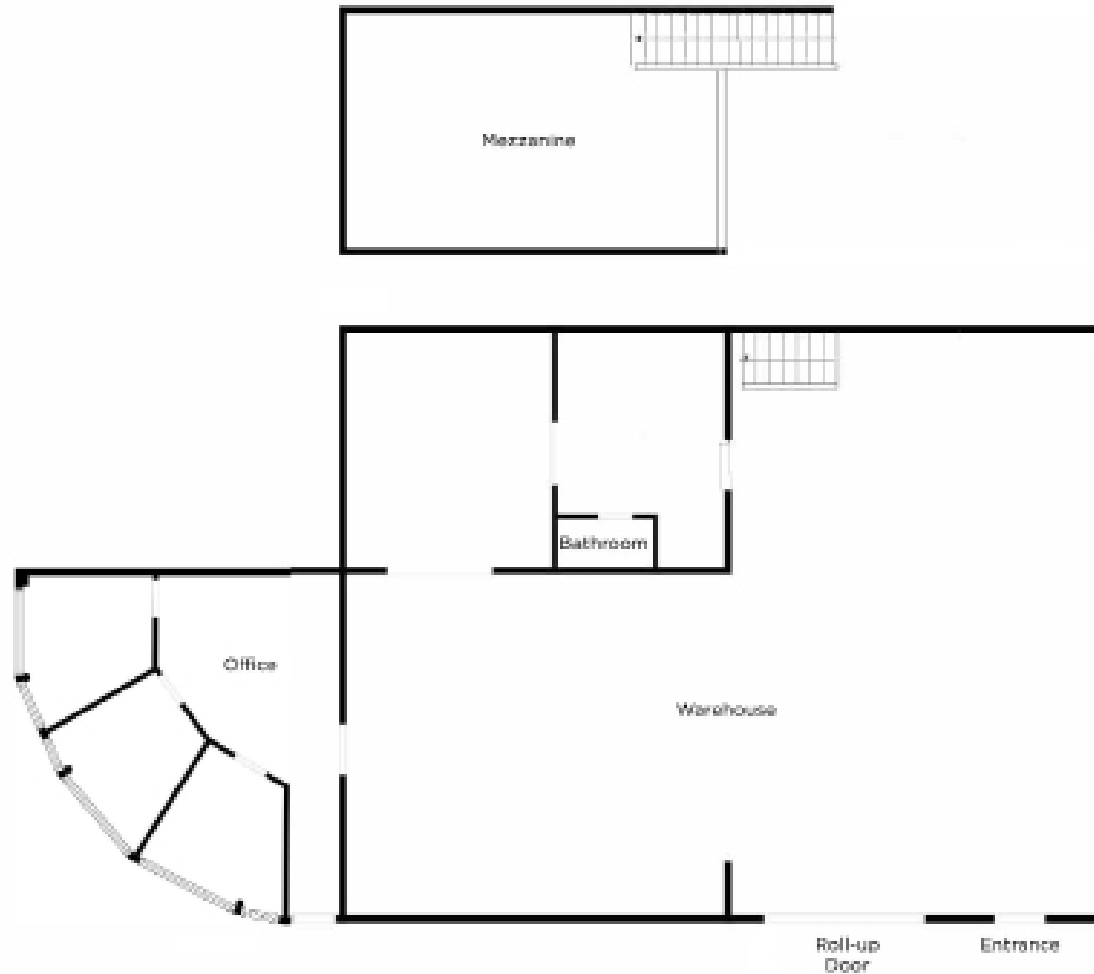


FLOOR PLAN SUITE B



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PROPERTY PHOTOS



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LOCATION MAP



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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
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(707) 528-1400

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.

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