



Keegan & Coppin
COMPANY, INC.

FOR LEASE

334 O'HAIR COURT
SANTA ROSA, CA

**WAREHOUSE SPACE WITH
REFRIGERATION & FREEZER**



Go beyond broker.

PRESENTED BY:

MIKE FLITNER, PARTNER
LIC # 00840890 (707) 528-1400, EXT 239
MFLITNER@KEEGANCOPPIN.COM

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT. 270
KDORAN@KEEGANCOPPIN.COM



PROPERTY DETAILS



334 O'HAIR COURT
SANTA ROSA, CA

WAREHOUSE SPACE FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- 21,536+/- SF total
- Divisible Into Two (2) Units = 6,400 and 15,136+/- SF sf Warehouse
- **Unit A:** 1,536+/- sf Office, 13,600+/- sf Warehouse
 - 1,200+/- sf freezer & 6,800+/- sf refrigeration space(s) in warehouse
- **Unit B:** 6,400+/- sf
 - Fenced Yard
 - 600+/- SF office space and gated yard
 - 6 Dock partitions with cement dock platform with access to grade-level doors

DESCRIPTION OF PREMISES

Concrete block warehouse building approximately 21,536+/- sf divisible into 2 units. Unit A is 15,136+/- sf including approximately 1,536+/- sf office and 13,600+/- sf warehouse. This warehouse space includes approximately 1,200+/- sf freezer and 6,800+/- sf refrigeration spaces. Unit B is 6,400+/- sf. Units available separately or together. Six (6) dock high positions available with rear fenced yard, parking area.

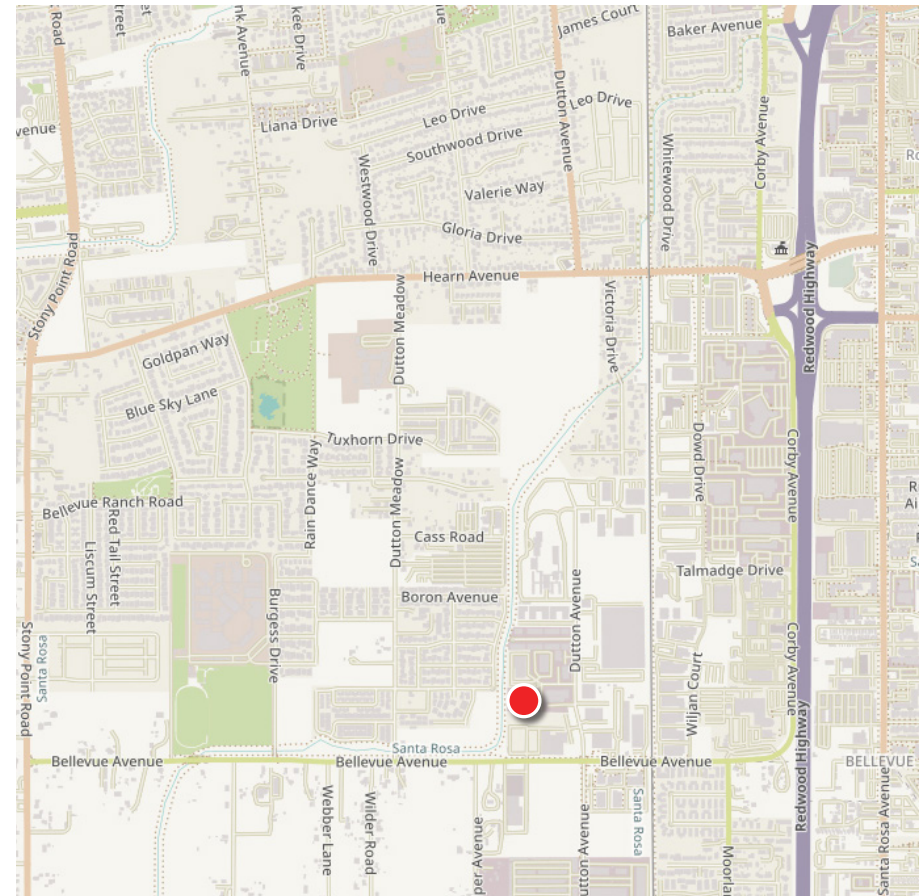
LEASE TERMS

Rate

Unit B: \$1.10 PSF NNN

\$1.00 psf NNN for balance or entire building

3-5 Year Lease Term Preferred.



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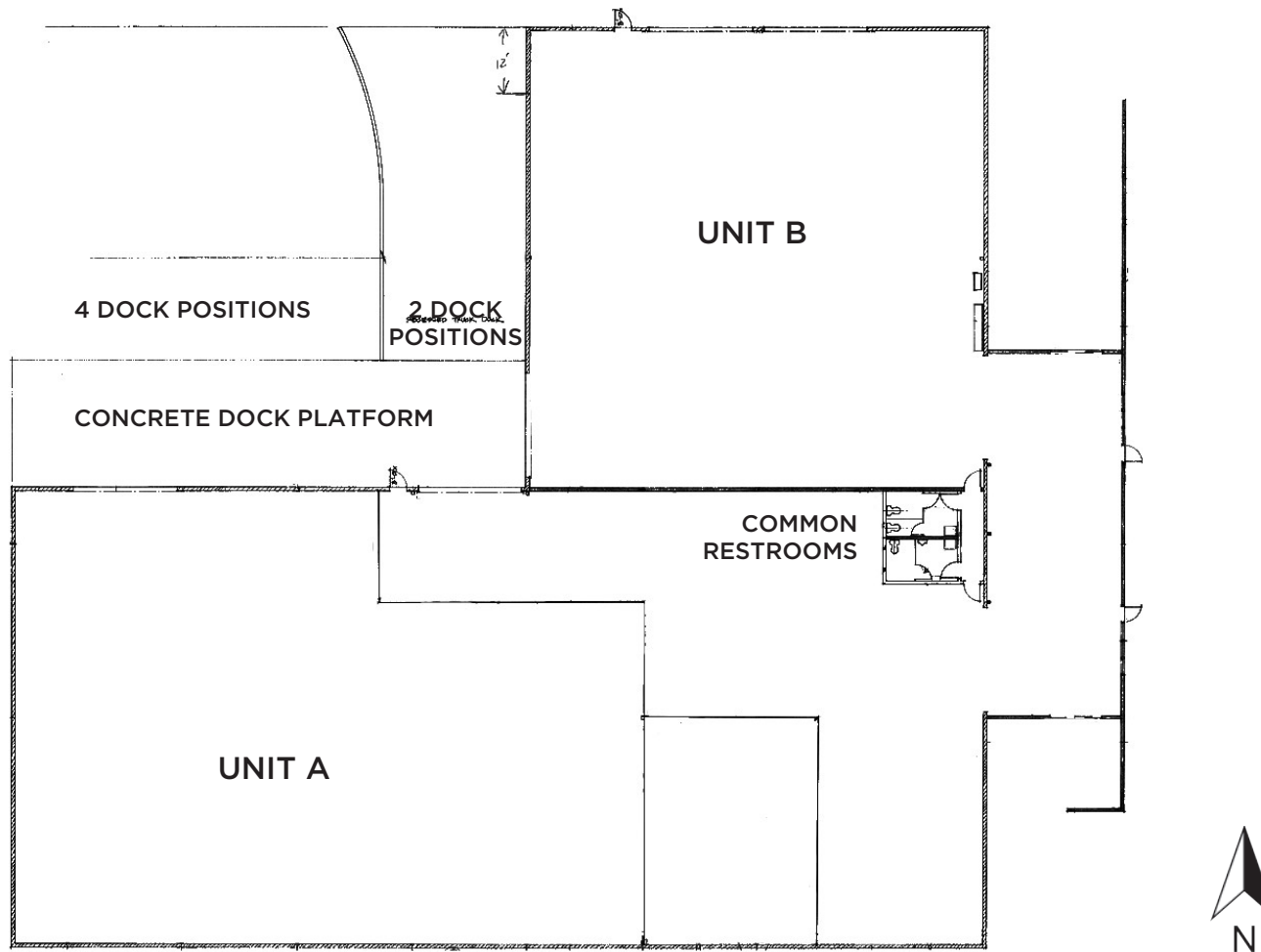


FLOOR PLAN



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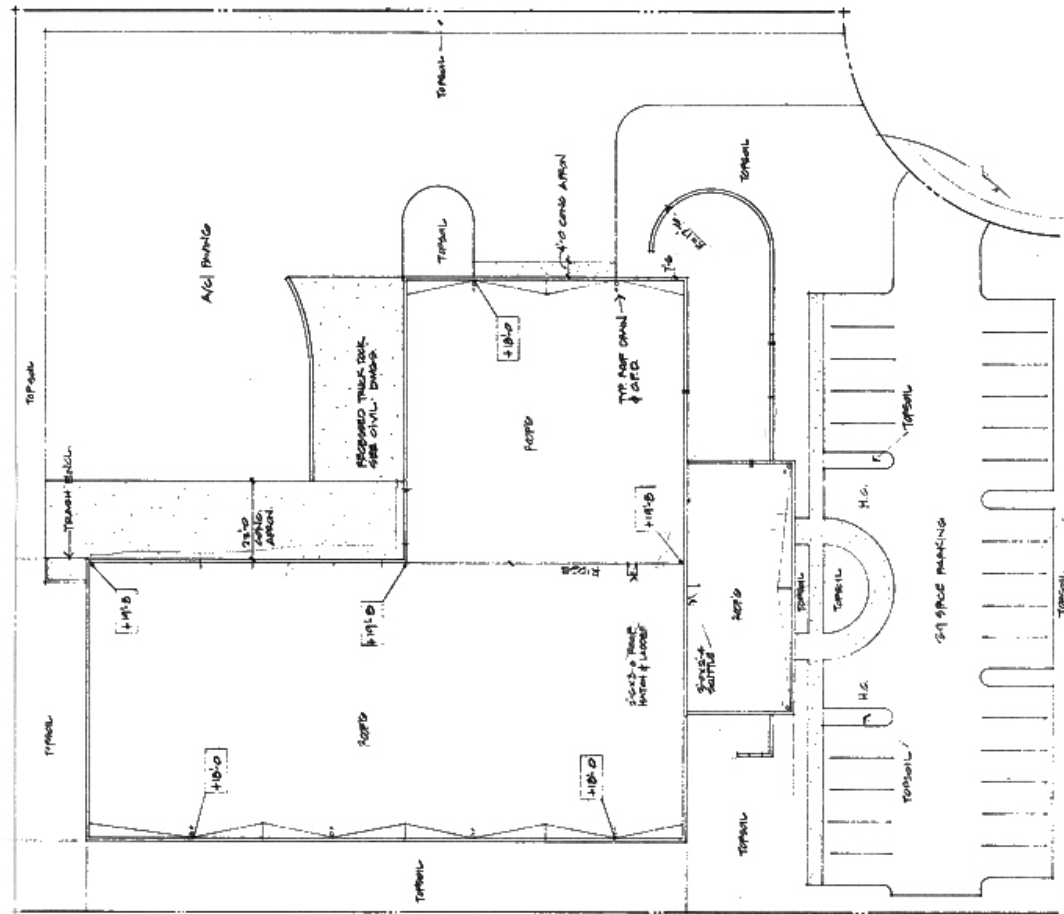


SITE PLAN



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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
www.keegancoppin.com
(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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