



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

104 MAXWELL COURT  
SANTA ROSA, CA

WAREHOUSE/SHOWROOM



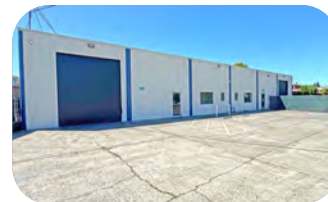
Go beyond broker.

PRESENTED BY:

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



# PROPERTY DETAILS



104 MAXWELL COURT  
SANTA ROSA, CA

**WAREHOUSE/  
SHOWROOM**

## PROPERTY INFORMATION

### HIGHLIGHTS

- Prime industrial location within Santa Rosa
- 10,736+/- sq. ft warehouse including 1,500+/- sf showroom/office space/fenced yard
- Two roll-up doors for loading/unloading
- 12 parking spaces in front of the building and loading area currently utilized as fenced yard space
- 14' ceiling height, ideal for warehousing or storage
- Easy access to Highway 101 via College Ave or Highway 12 via Dutton Ave.

### DESCRIPTION OF PREMISES

The property at 104 Maxwell Ct, Santa Rosa, CA is a well-located industrial building within a bustling industrial zone. With 10,736 square feet available at a competitive \$1.15 per sf modified gross it's ideal for businesses needing a showroom and warehouse combination. The building offers two roll-up doors for efficient operations, 12 parking spaces, and high ceilings for storage needs. Located just minutes from Highway 101, this site enjoys excellent accessibility, making it suitable for various industrial and commercial uses in a well-connected part of Santa Rosa.

## LEASE TERMS

### Rate

\$1.15 psf Modified Gross

### Term

3 - 10 Years

## FEATURES

### Parking

12 Spaces + Storage Yard

### Zoning

MMU (Maker Mixed Use)

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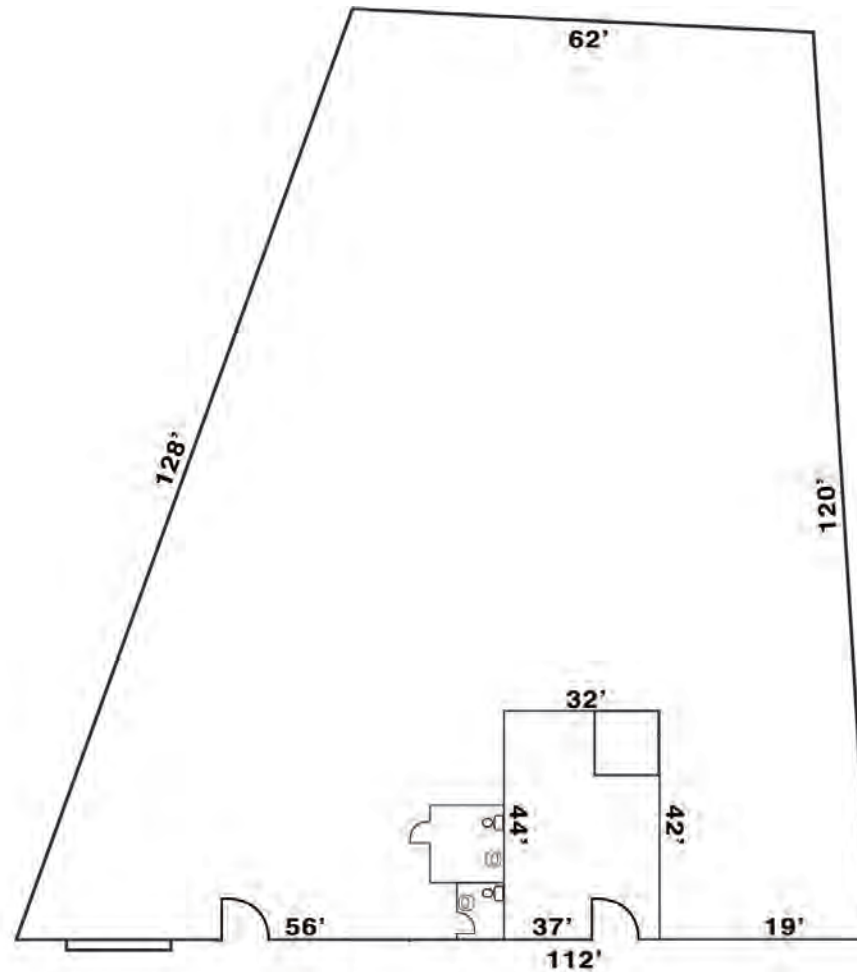


# FLOOR PLAN



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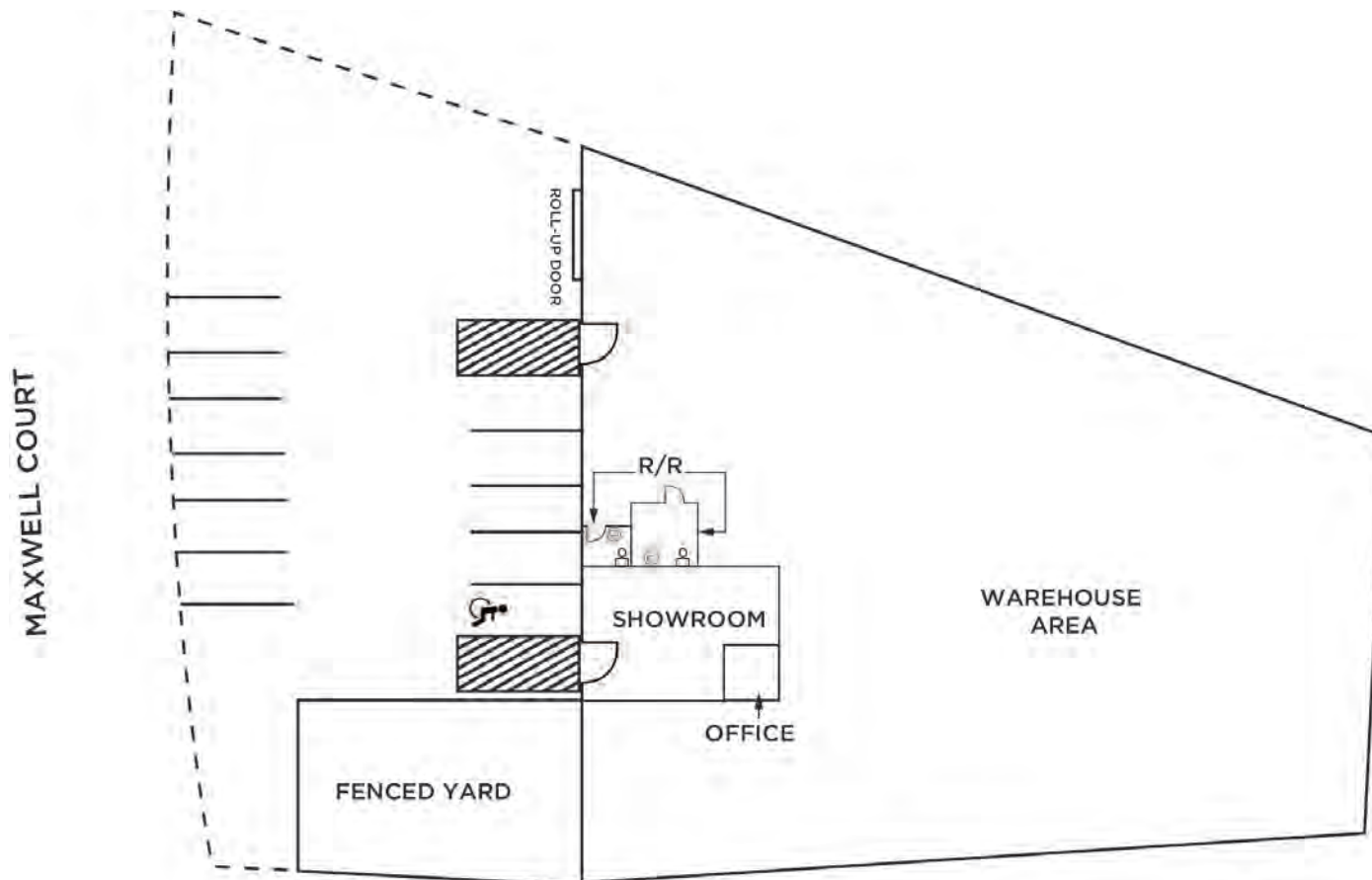


# SITE PLAN



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# PROPERTY PHOTOS



104 MAXWELL COURT  
SANTA ROSA, CA

**WAREHOUSE/  
SHOWROOM**



FENCED YARD & ROLL-UP DOOR



FENCED YARD AREA



SHOWROOM/OFFICE



PARKING AREA



WAREHOUSE

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# AREA DESCRIPTION



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SHOWROOM**

## DESCRIPTION OF AREA

Centrally located with convenient access to Highway 101 as well as Downtown Santa Rosa. The building is located just south of the prestigious Santa Rosa Business Park on North Dutton Avenue and is bordered by the SMART Train Line to the east. Coddington Regional Mall is 5 minutes to the north and Santa Rosa Plaza is 4 minutes to the south.

## NEARBY AMENITIES

- Retail & Food Service at Coddington Mall & Santa Rosa Plaza
- Services along College Ave. corridor

## TRANSPORTATION ACCESS

- Highway 101 via College Avenue & Highway 12 via Dutton Avenue
- Public Transport: Accessible via multiple bus stops along North Dutton Avenue



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# LOCATION MAP



104 MAXWELL COURT  
SANTA ROSA, CA

**WAREHOUSE/  
SHOWROOM**



Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(707) 528-1400

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