



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1825 FERDINAND COURT
SANTA ROSA, CA

COLGAN COMMERCIAL CENTER



Go beyond broker.

PRESENTED BY:

RUSS MAYER, PARTNER
LIC #01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM

DEMI BASILIADES, SREA
LIC #02080190 (707) 664-1400, EXT 305
DBASILIADES@KEEGANCOPPIN.COM



PROPERTY INFORMATION



1825 FERDINAND COURT
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COLGAN COMMERCIAL CENTER FOR LEASE

HIGHLIGHTS

- Newly-Updated, Multi-Tenant Light Industrial Center
- 100 Amp/3-Phase Electrical Service
- 20' Average Clear Height
- Ample On-Site Parking
- Excellent Location Next to The Santa Rosa Marketplace (Costco, Best Buy, Target, Office Depot, Sports Basement, Trader Joe's, and More!)
- IL - Light Industrial Zoning

LOCATION - AREA

Central Santa Rosa location in a commercial neighborhood with a dense mix of retail, wholesale and Industrial oriented businesses near Santa Rosa Avenue and directly serviced by the Highway 101/Baker Street exit. The building is located along Santa Rosa's primary retail corridor and adjacent to the Santa Rosa Marketplace, anchored by Costco, Target, Best Buy, Office Depot, Bev Mo, Trader Joe's, and many other national and regional tenants.

LEASE TERMS

Lease Rate: \$1.50 PSF, including Base Year CAM's.
Annual Increases Over Base Year

Lease Term: Negotiable

DESCRIPTION OF PREMISES - FEATURES

Approx 1,100 SF warehouse space including a ±225 SF fully conditioned office with heat, AC, a suspended t-bar ceiling and ceramic tiled floor.

Warehouse features a private restroom, 12' x 14' insulated roll-up door, upgraded R-30 insulation and 100 AMP/3-phase power. Average roof height is 20'. Space is located in a recently remodeled multi-tenant, light industrial center in central Santa Rosa.

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FLOOR PLAN



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PROPERTY PHOTOS



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LOCATION MAP



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Keegan & Coppin Co., Inc.
1201 N McDowell Blvd.
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

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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