

COFFEY LANE BUSINESS PARK

±4,929 SF - ±10,040 SF AVAILABLE

Procuring commission paid directly and within seven days of coming due.



**FOR LEASE: RARE SMALL WAREHOUSE SPACE WITH
LOADING DOCK AND +/- 21' CLEAR HEIGHT**

3350-3360 COFFEY LANE

SANTA ROSA, CA

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Property Overview

Coffey Lane Business Park offers flexible industrial, warehouse, office, and production space in one of Santa Rosa's most established business park environments. The project features a variety of suite sizes, attractive landscaping, and convenient access to Highway 101, providing an ideal location for a wide range of commercial users.

Production Space – the Coffey Lane Business Park is zoned IL and allows a wide range of industrial and other uses including wine & beer production including Alcoholic Beverage Sales ([see code](#)), light manufacturing, R&D, personal storage, warehouse, wholesaling and distribution and much more.

At Coffey Lane Business Park, there are current tenants operating wine and beer production services, some with floor drains, tanks and cooling, commercial recreation services, religious facilities and more. Come be a part of the community at Coffey Lane Business Park.

BUILDING INFORMATION

Available Space **3352 B ±4,929 SF***
**Could expand to ±10,040 SF*

Divisible No

Roll Up Doors & Docks Yes

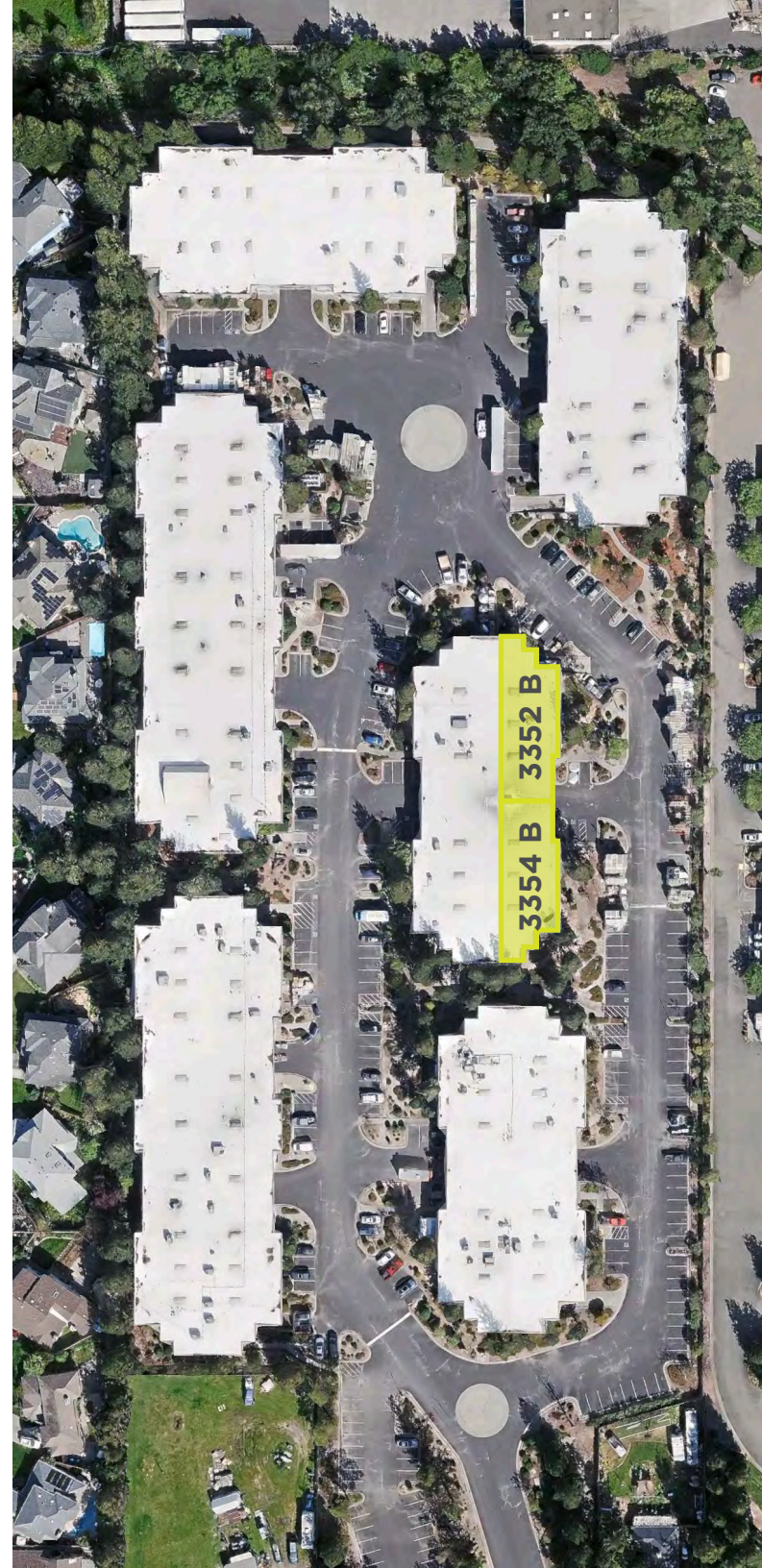
Clear Height ±21'

Zoning **IL (Light Industrial)**

Asking Price \$1.40 PSF Industrial Gross

Parking 60 surface
Ratio 2.92/1000 SF

Year Built 1990



PROPERTY PHOTOS



Parking



Dock Loading

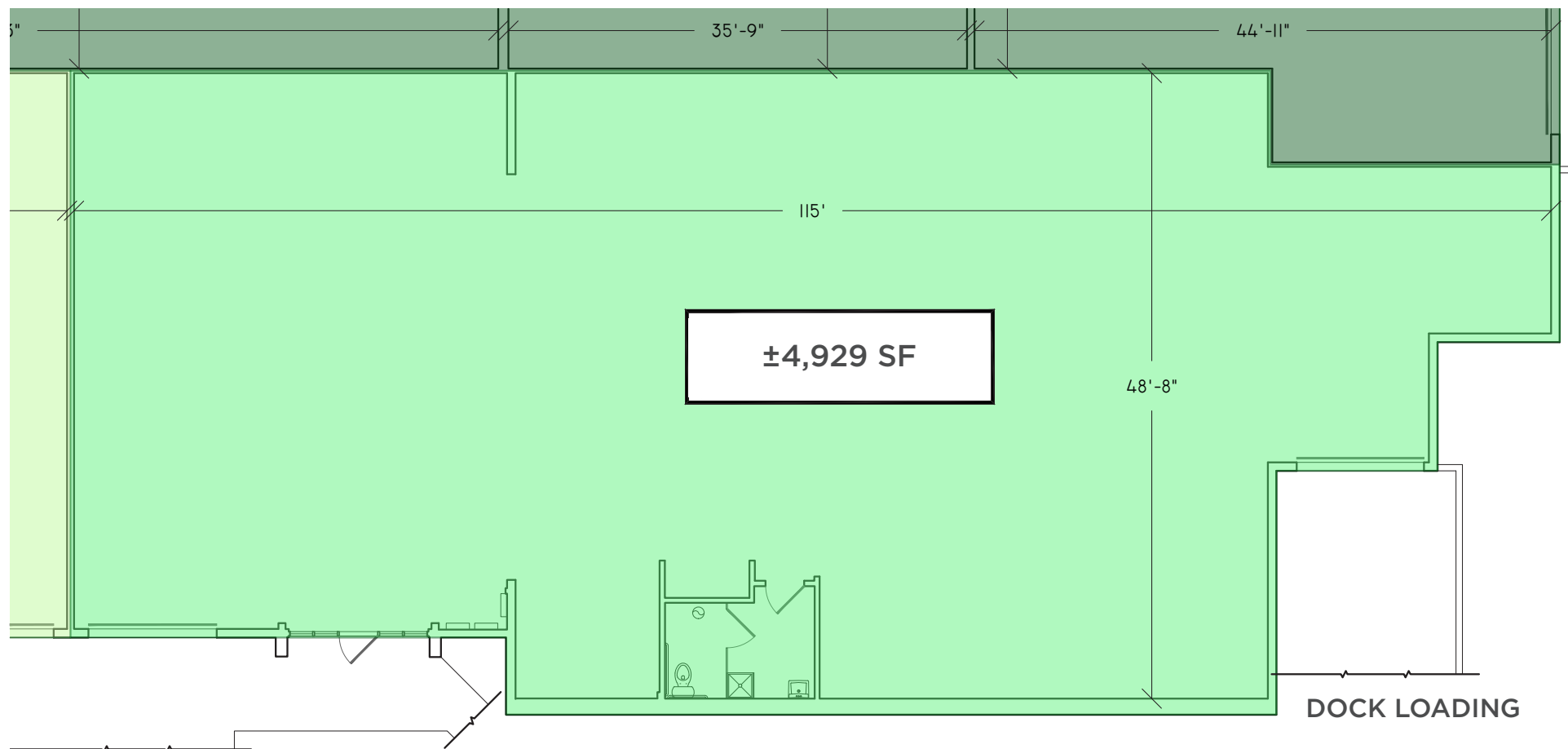


Warehouse



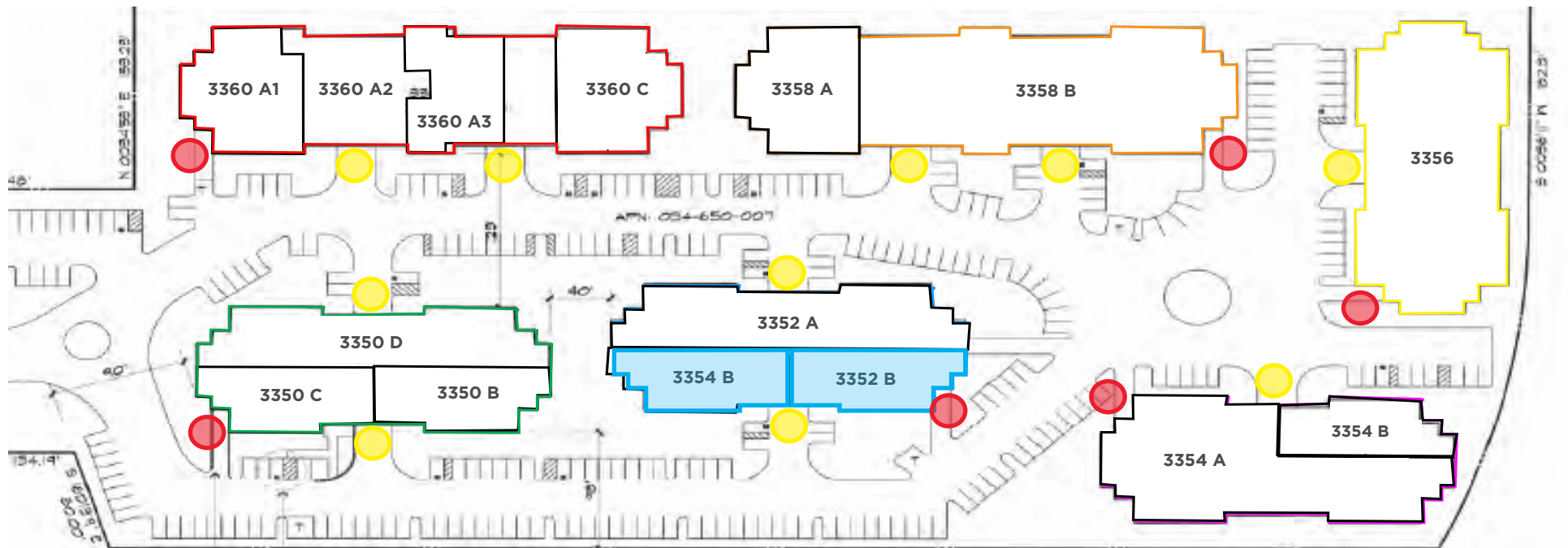
Business Park

SUITE 3352 B
FLOOR PLAN



3350-3360 COFFEY LANE

SITE PLAN



AVAILABLE SPACE



GRADE LEVEL

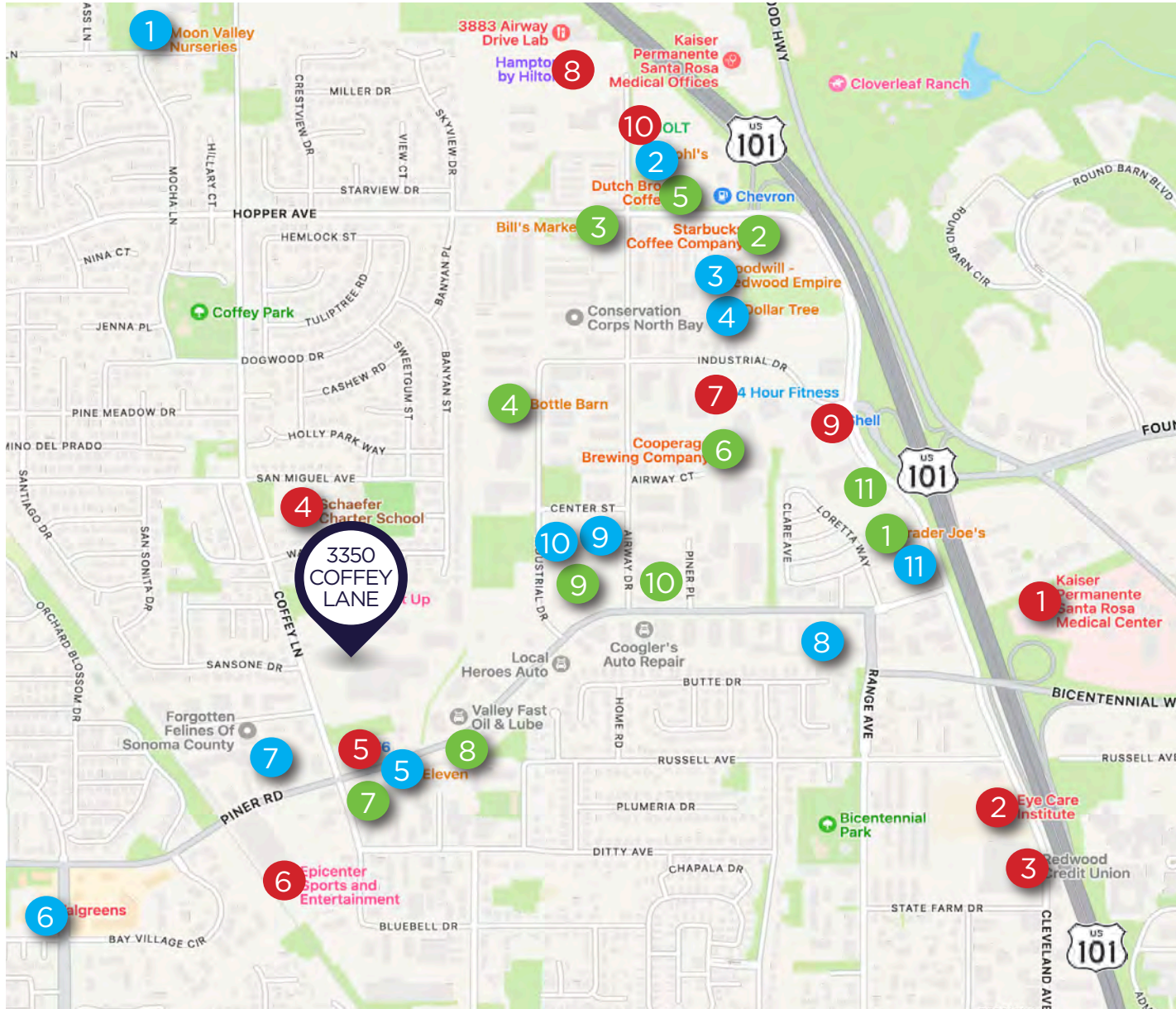


DOCK LOADING



3350-3360 COFFEY LANE

AMENITIES MAP



FOOD/GROCERY

1. Trader Joes
2. Starbucks
3. Bill's Market
4. Bottle Barn
5. Dutch Bros Coffee
6. Cooperage Brewing Co.
7. Andy's Donuts & Bagels
8. Jalapeño Mexican Grill
9. Rancho Mendoza Mercado
10. Piner Cafe
11. Simply Vietnam

RETAIL

1. Moon Valley Nurseries
2. Kohl's
3. Goodwill
4. Dollar Tree
5. 7-Eleven
6. Walgreens
7. Redwood Gospel Thrift
8. Dunn-Edwards Paints
9. Harbor Freight
10. Habitat for Humanity ReStore
11. Premier Bath & Kitchen

COMMUNITY/GYM/HOTELS

1. Kaiser Permanente
2. Eye Care Institute
3. Redwood Credit Union
4. Schaefer Charter School
5. 76 Gas Station
6. Epicenter Sports and Entertainment
7. 24 Hour Fitness
8. Hampton by Hilton
9. Shell Gas Station
10. Jolt Charging Station

FOR MORE INFORMATION, CONTACT:

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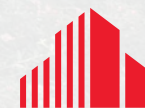
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