CUSHMAN & WAKEFIELD

COFFEY LANE BUSINESS PARK

±4,660 SF - ±24,848 SF AVAILABLE

MULTIPLE SPACE CONFIGURATIONS POSSIBLE

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



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

3350-3360 COFFEY LANE

SANTA ROSA, CA

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3350-3360 COFFEY LANE

Property Overview

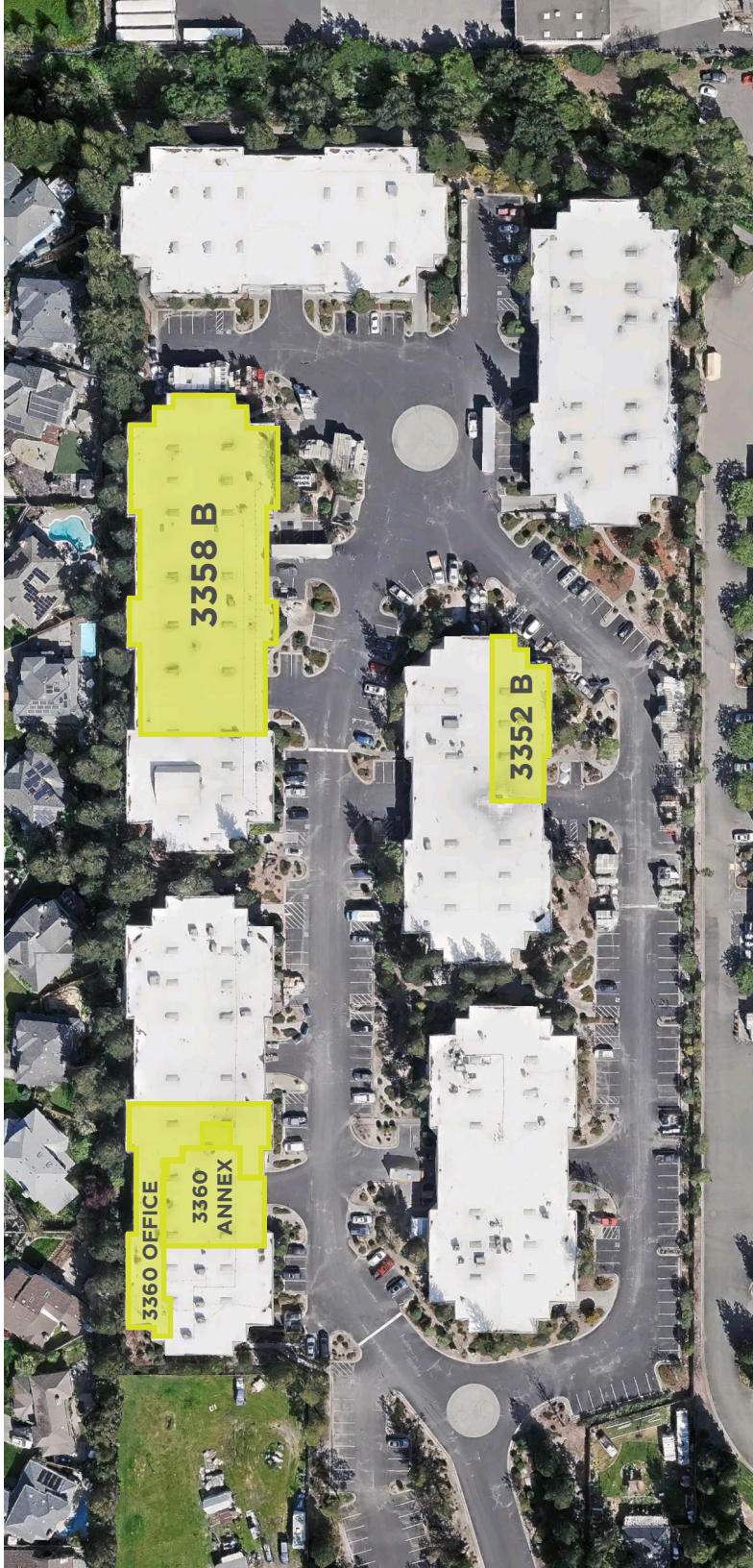
Coffey Lane Business Park offers flexible industrial, warehouse, office, and production space in one of Santa Rosa's most established business park environments. The project features a variety of suite sizes, attractive landscaping, and convenient access to Highway 101, providing an ideal location for 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	**3360 Annex**	±4,660 SF (*1st Floor)*
	3352 B	±4,929 SF
	3360 Office	±6,404 SF (*2nd Floor)*
	3358 B	±24,848 SF *(1st Floor ±24,180 SF & Mezz ±668 SF)*
Divisible		Yes
Roll Up Doors & Docks		Yes
Clear Height		±21'
Zoning		IL (Light Industrial)
Asking Price		$1.40 PSF Industrial Gross
Parking		Ratio 2.92/1000 SF
Power		Heavy
Floor Drains		Yes, available in some suites
Cooling		Yes, available in some suites



PROPERTY PHOTOS





Dock Loading



Warehouse


Sitting Areas

PROPERTY PHOTOS









SUITE 3360 ANNEX (1ST FLOOR)

FLOOR PLAN

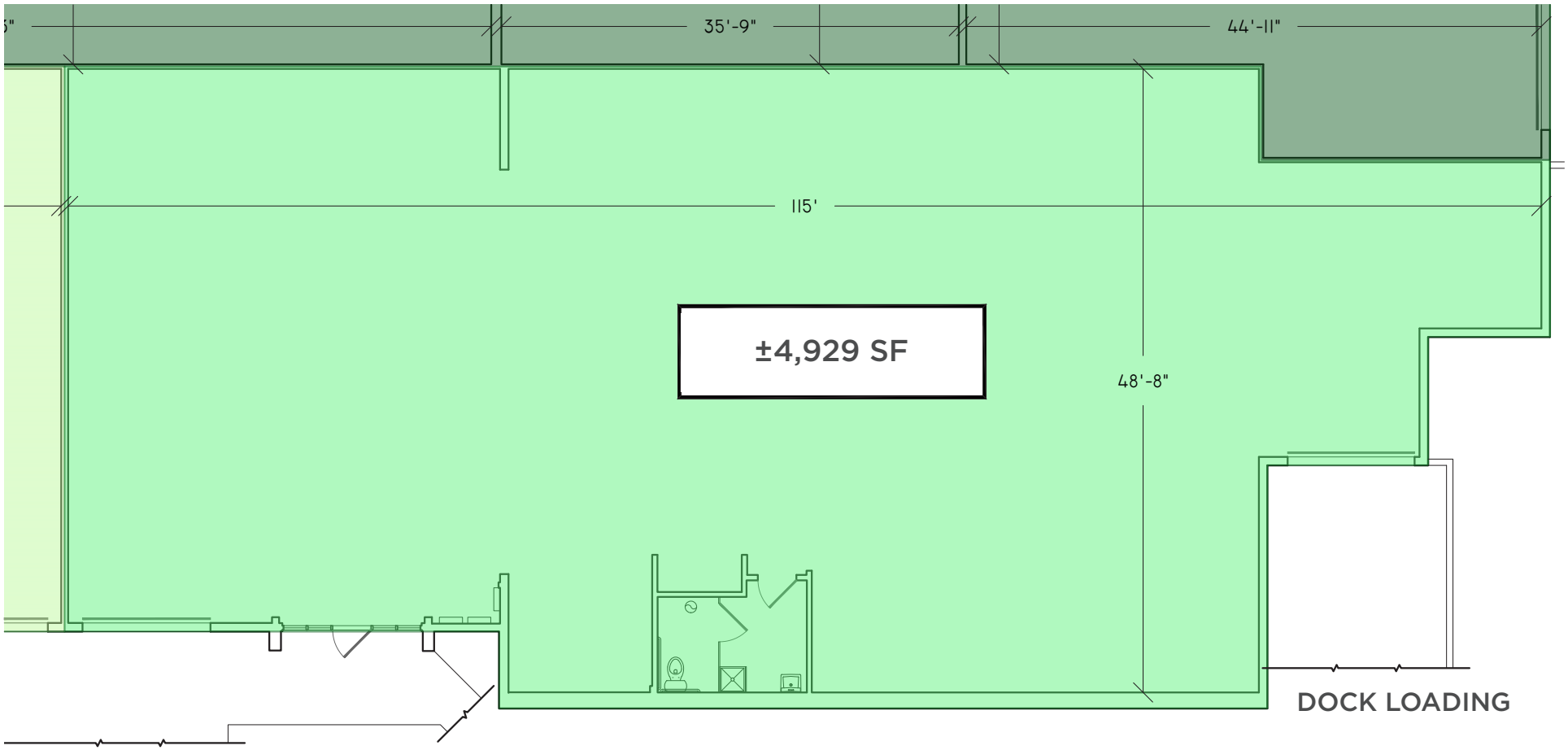


HIGHLIGHTS

- Can be combined with 2nd floor office
- Existing floor drains
- Existing cooling in place
- Set-up for wine use

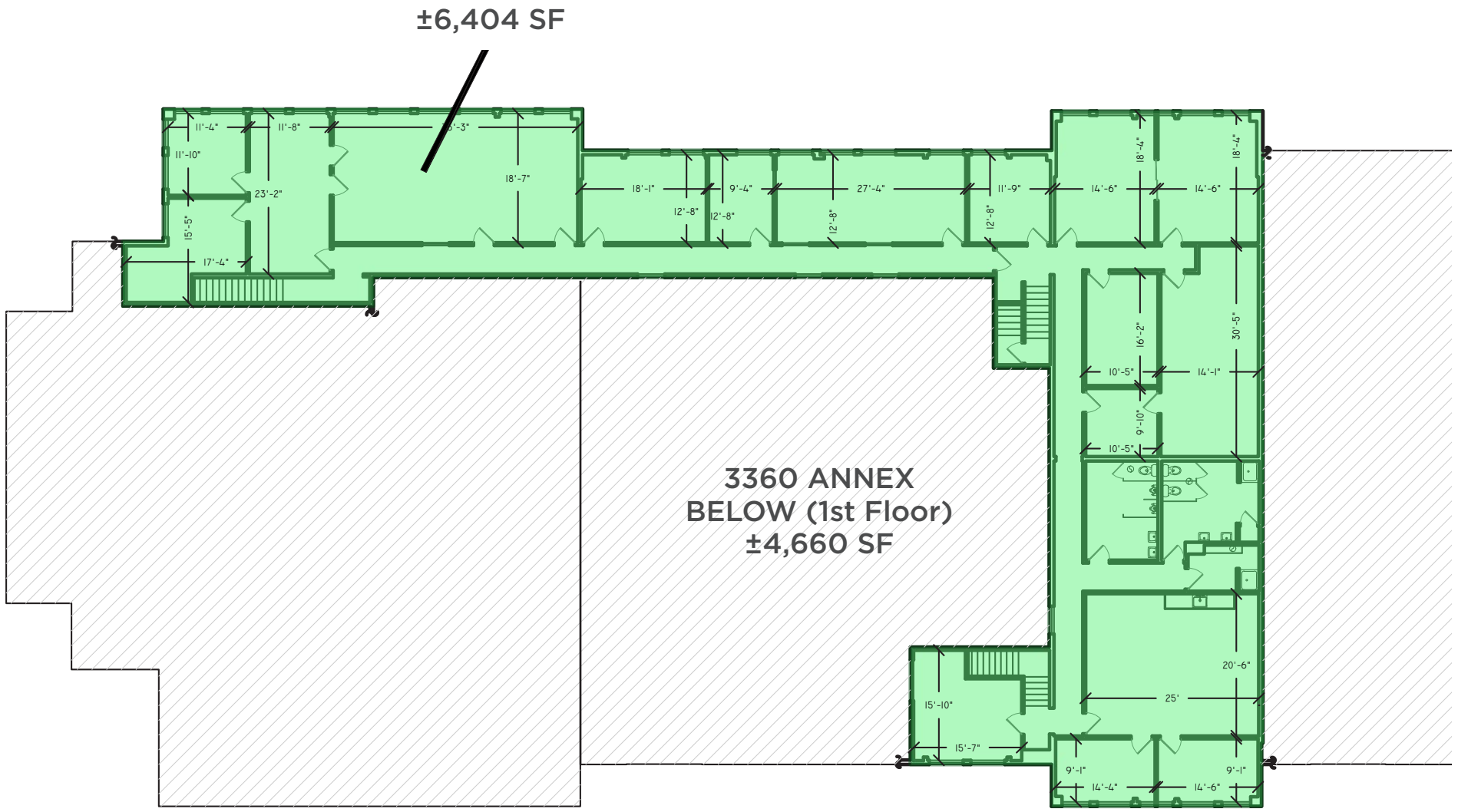
SUITE 3352 B

FLOOR PLAN



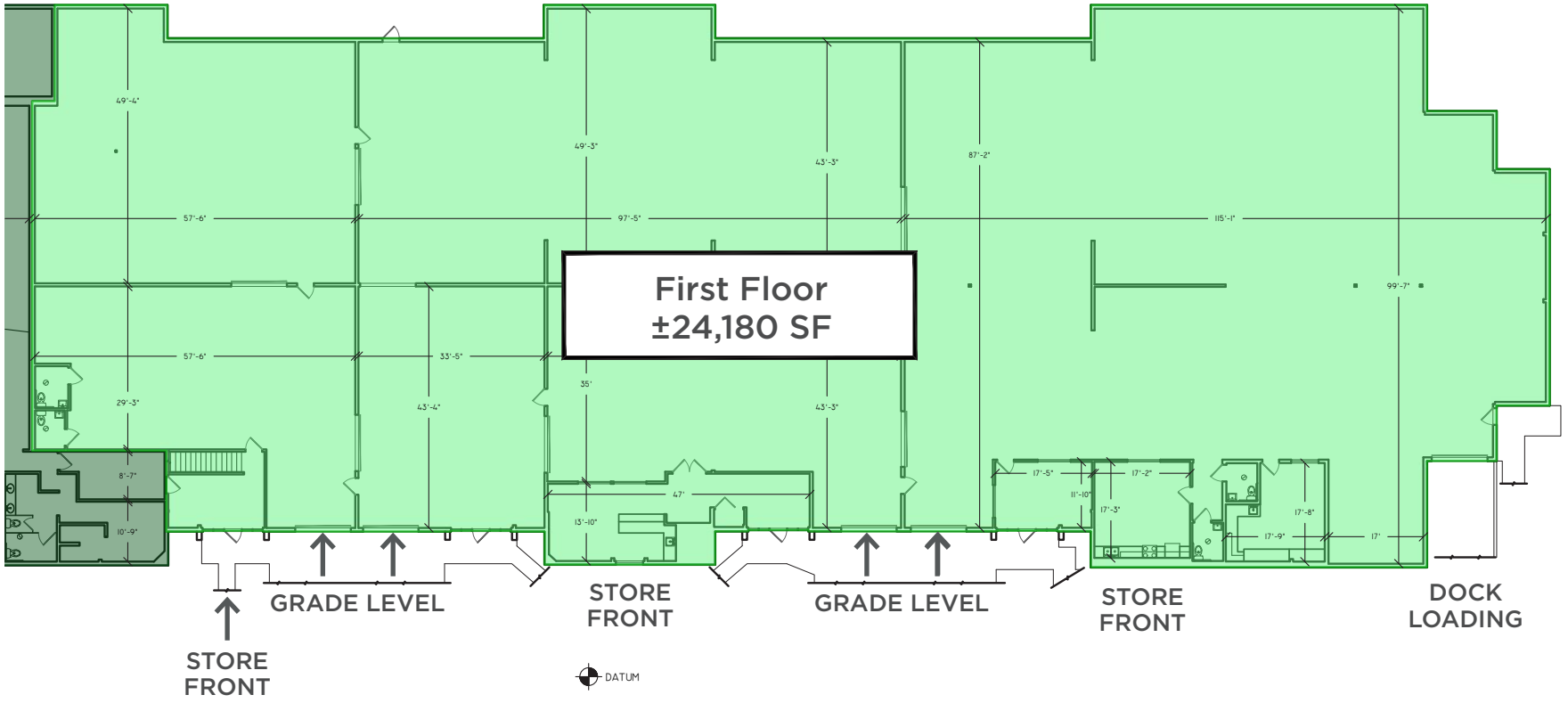
SUITE 3360 OFFICE (2ND FLOOR)

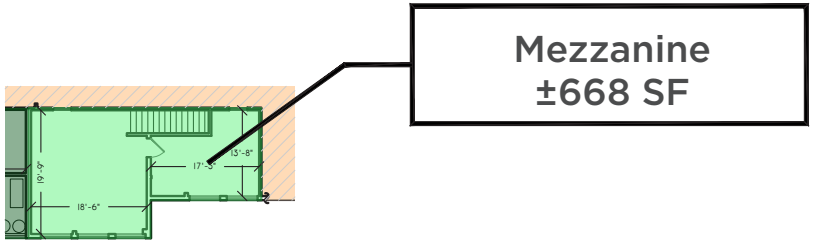
FLOOR PLAN



SUITE 3358 B (DIVISIBLE)

FLOOR PLAN



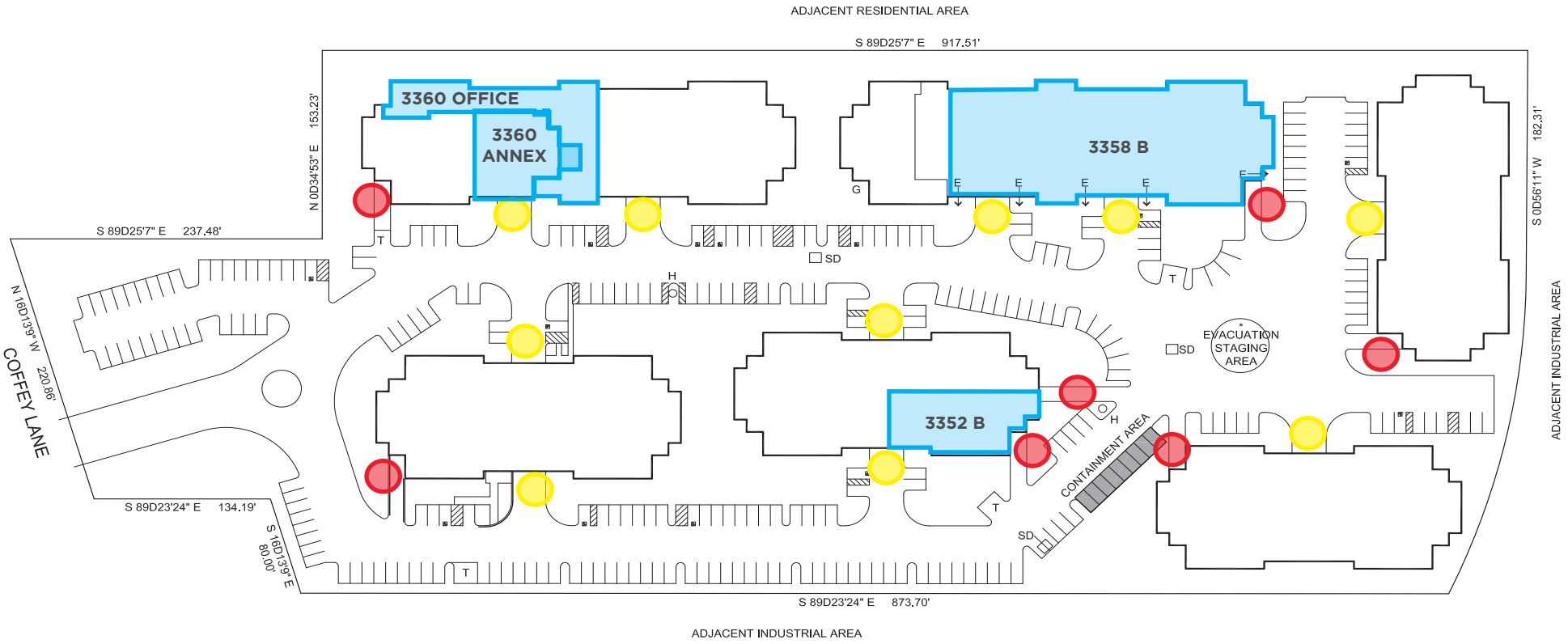


HIGHLIGHTS

- Dock loading
- 3 store fronts entrances
- 4 grade level doors
- Floor drains
- Interior cooling

3350-3360 COFFEY LANE

SITE PLAN



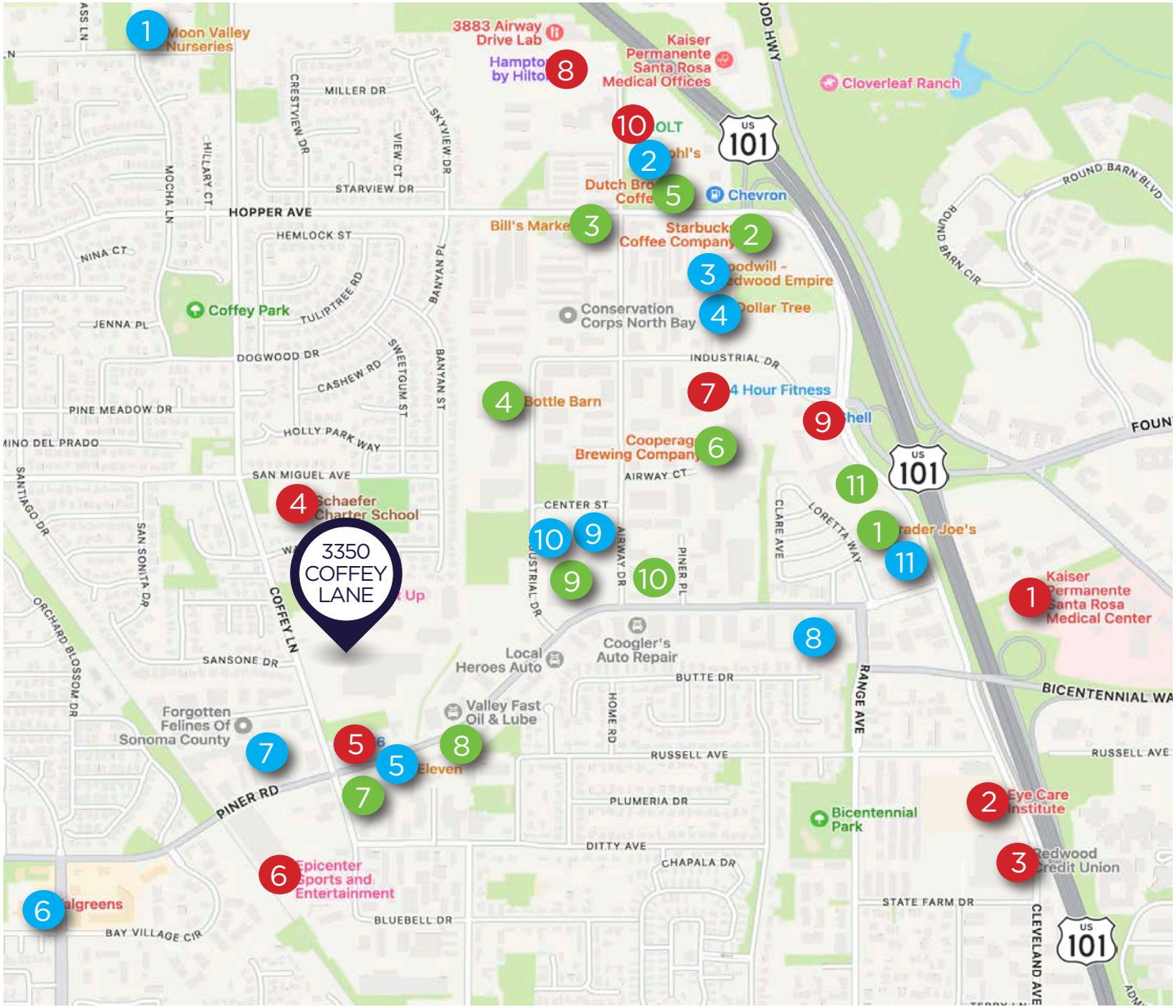
AVAILABLE SPACE

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 ReStor
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
7. 24 Hour Fitness
8. Hampton by Hilton
9. Shell Gas Station
10. Jolt Charging Station



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