



FOR SALE

IL ZONED LAND OFF PINER ROAD

3282 COFFEY LANE, SANTA ROSA, CA

Northern California's Premier Commercial Real Estate Firm



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FOR SALE SUMMARY

PRICING

| | |
|-------------------------------|-------------|
| Asking Price: | \$860,740 |
| Price per Square Foot (Land): | \$19.00 psf |

SITE

| | |
|----------------------------|---|
| Approximate Size: | 1.04+/- Acres (45,302+/- SF) |
| Zoning / Land Use: | IL |
| APN: | 034-011-077 |
| Water / Sewer / Utilities: | In Street (Coffey Lane) |
| Additional Parking : | Easement for additional parking on adjacent lot |

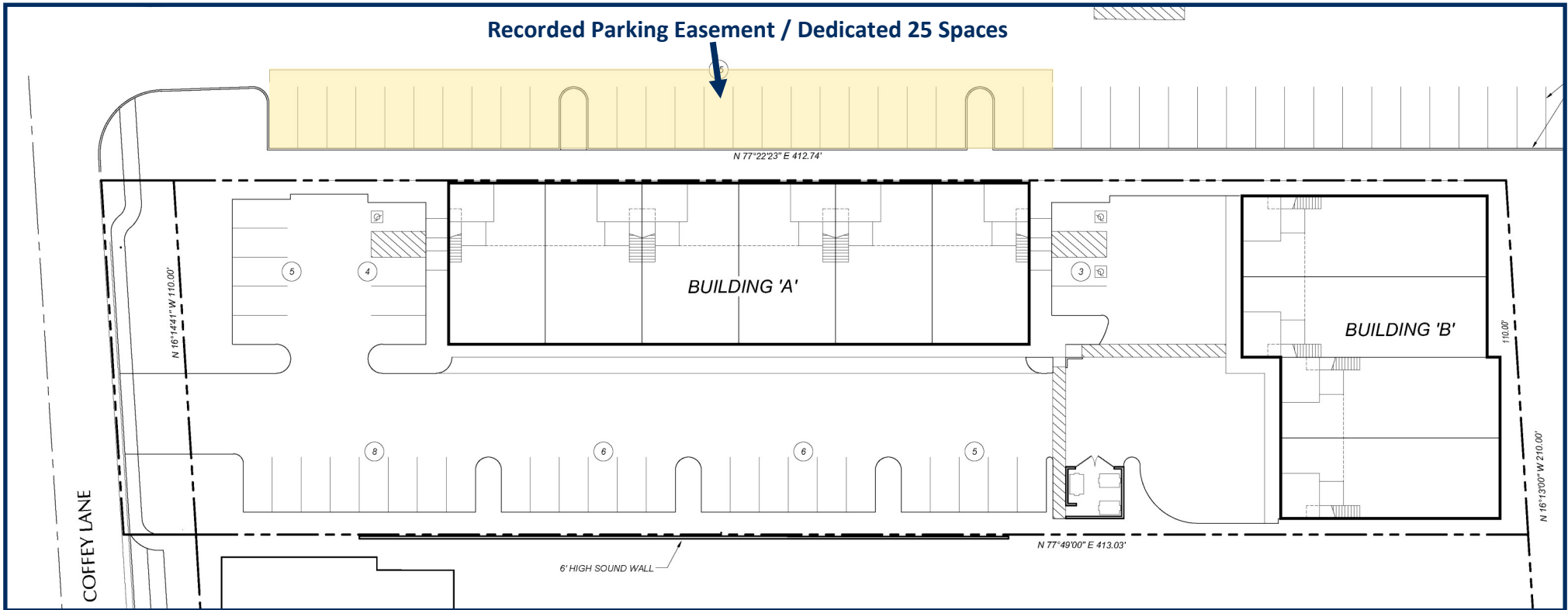


3282 COFFEY LANE, SANTA ROSA, CA

This prime light industrial infill land project offers a great opportunity to develop your perfect building for business or investment. The proposed improvements include two separate buildings consisting of 21,000 +/- Sq. Ft. GBA. Building "A" with 6 units at 12,180 +/- Sq. Ft. and Building "B" with 4 units at 8,920 +/- Sq. Ft. The subject property offers valuable parking easement on neighboring parcel, high traffic / high identity location, and zoning and general plan that allows for multiple uses.



PROPOSED BUILDING PLANS

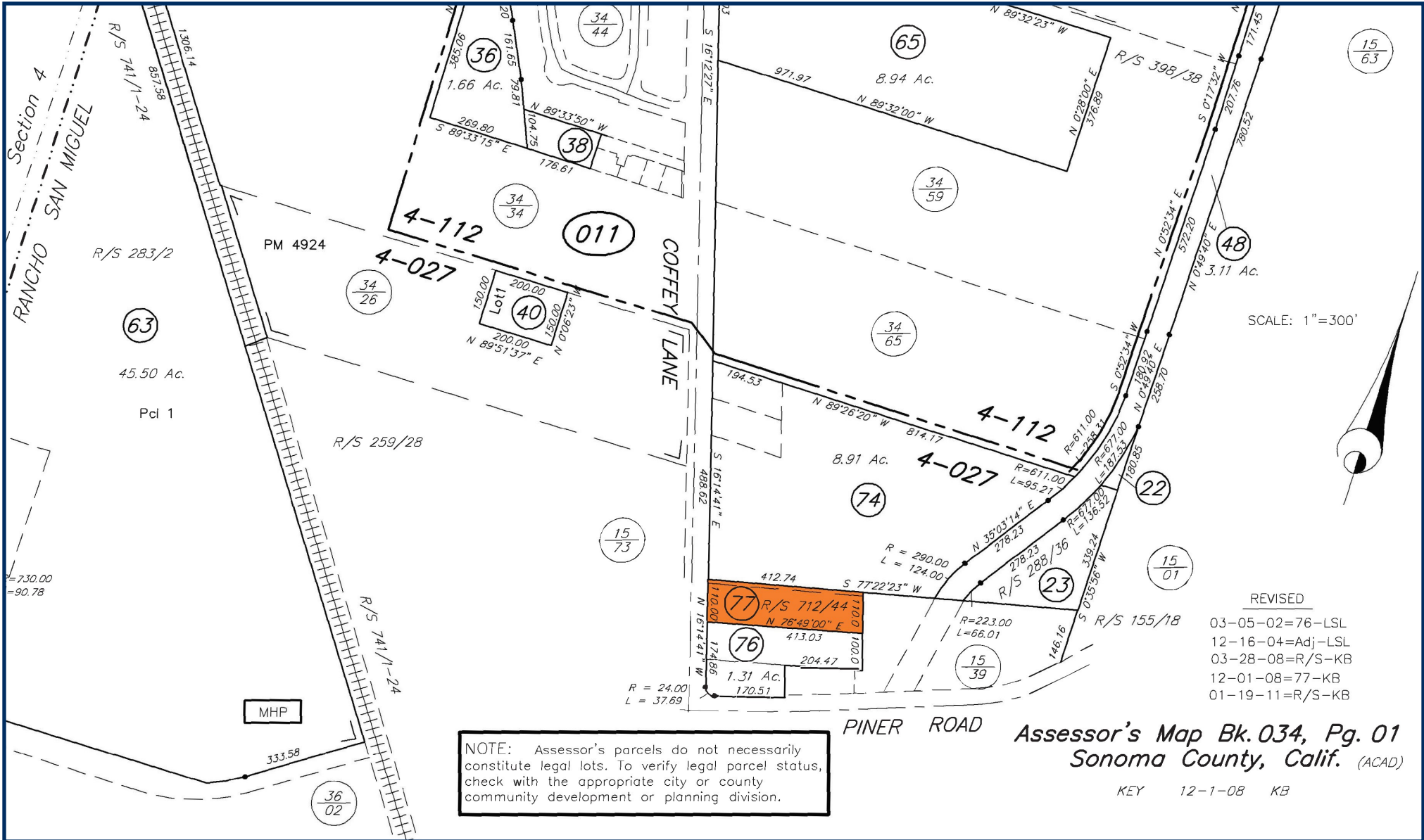


| BUILDING "A" | | BUILDING "B" | |
|----------------------------------|--------------------|----------------------------------|-------------------|
| Gross Building Area: | 12,180 +/- Sq. Ft. | Gross Building Area: | 8,920 +/- Sq. Ft. |
| Number of Units: | 6 | Number of Units: | 4 |
| Office Sq. Ft. per Unit: | 170 +/- | Office Sq. Ft. per Unit: | 170 +/- |
| Warehouse Sq. Ft. per Unit: | 1,860 +/- | Warehouse Sq. Ft. per Unit: | 2,060 +/- |
| Mezzanine Sq. Ft. per Unit: | 540 +/-* | Mezzanine Sq. Ft. per Unit: | 440 +/-* |
| *540 Sq. Ft. NOT included in GBA | | *440 Sq. Ft. NOT included in GBA | |

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PARCEL MAP



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MAP



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BROKER TEAM



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