

# INDUSTRIAL/FLEX SPACE FOR LEASE



**+/- 25,000 RSF INDUSTRIAL / FLEX SPACE**  
**DIVISIBLE BY +/- 10,000 RSF**

**PINER BUSINESS CENTER: 921 PINER ROAD, SANTA ROSA, CA**



ALASKA, NORTHERN CALIFORNIA,  
CENTRAL CALIFORNIA, SOUTHERN  
CALIFORNIA, OREGON AND  
WASHINGTON

[WWW.STGGROUP.COM](http://WWW.STGGROUP.COM)

**NEGOTIABLE RATE  
MODIFIED GROSS**  
(PG&E, Janitorial & IT not included)

**CONTACT**

Jim Ballard | Director of Leasing  
[JBallard@stgroup.com](mailto:JBallard@stgroup.com)

Fredy Anaya | Leasing Department  
[FAnaya@stgroup.com](mailto:FAnaya@stgroup.com)

THE STG GROUP  
1304 Southpoint Blvd., Suite 280  
Petaluma, CA 94954  
707.569.9000



**OVERVIEW**

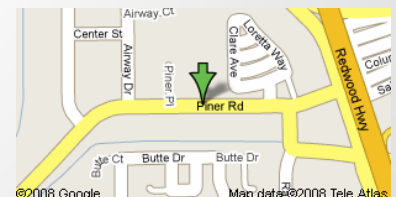
- LOCATED W. OF HWY 101, E. OF AIRWAY DR.
- EAST ACCESS TO HWY 101, CLEVELAND AVE, RANGE AVE, HOPPER AVE, INDUSTRIAL AVE, MARLOW RD
- CLOSE PROXIMITY TO RESTAURANTS, AUTO SERVICES, GROCERY STORES, CODDINGTOWN MALL
- PARKING 2.5:1000
- POWER 120-208 V, 3 PHASE
- ZONING I1, LIGHT INDUSTRIAL (Allowable Uses: Light manufacturing, R&D, indoor commercial recreation facility, building/landscape/farm material sales, accessory office)



**SPACE AVAILABLE:**

**Suite 921 +/- 25,000 rsf**  
**Divisible by +/- 10,000 rsf**

**(Approx. Available Date: June 1, 2020)**  
Large open space with 1-2 offices, kitchen, 6 roll-up doors, 2 restrooms (men & women)



# +/- 25,000 RSF INDUSTRIAL/FLEX SPACE DIVISIBLE BY +/- 10,000 RSF

PINER BUSINESS CENTER: 921 PINER ROAD, SANTA ROSA, CA



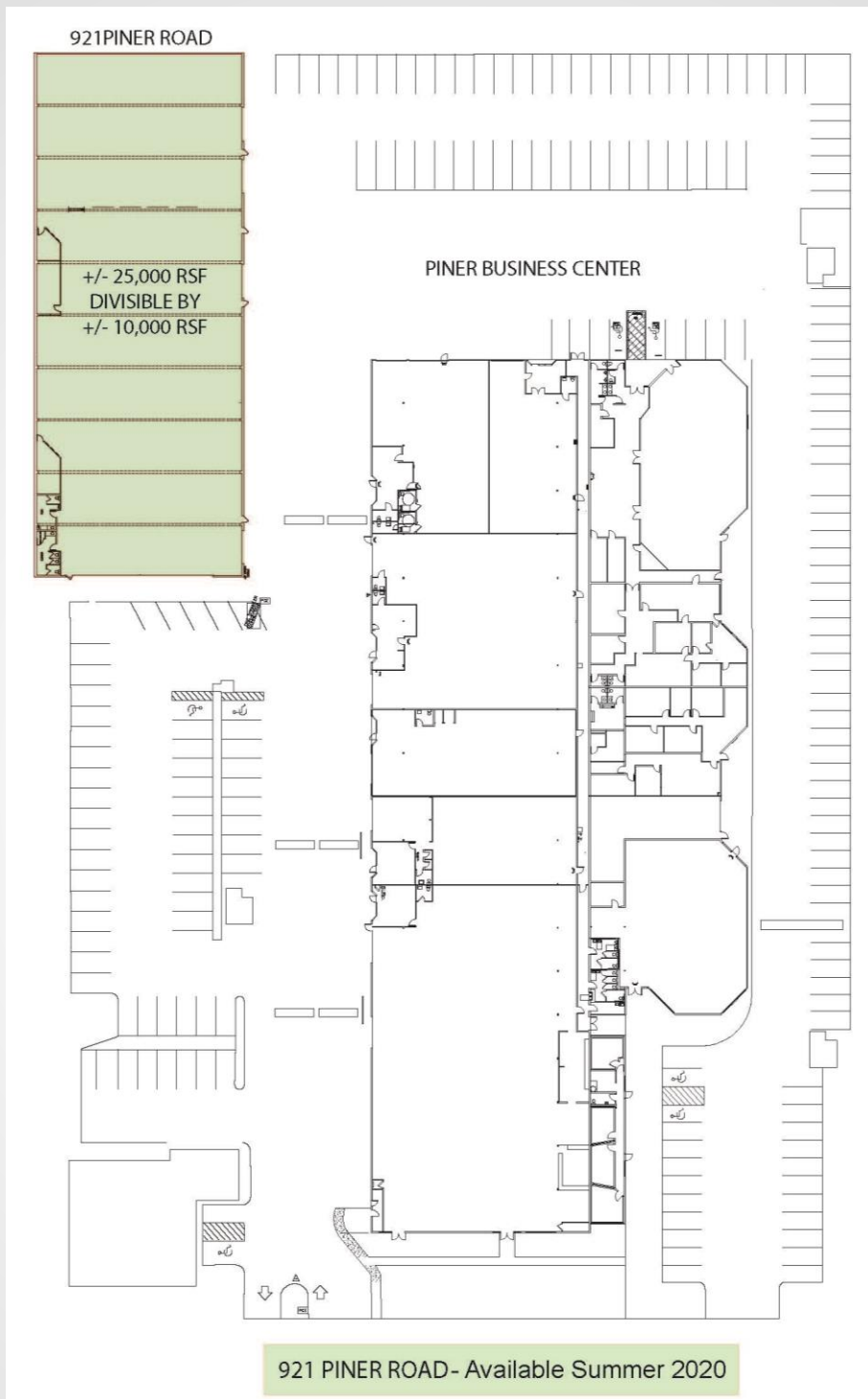
The STG Group is pleased to offer our upcoming industrial / flex space for lease located at the Piner Business Center: 917-921 Piner Road, Santa Rosa, CA. This single story, single tenant-layout building was built in 1972, with concrete slab on grade foundation and flooring, built as a rectangular building shape consisting of exterior metal clad on steel frame walls and a pitched, steel-beam, metal roof. Building 921 consists of a clear height of approximately 24 feet and approximately 25,000 rsf, which can be divisible by approximately 10,000 rsf.



Jim Ballard, Director of Leasing | [Ballard@stggroup.com](mailto:Ballard@stggroup.com) | Fredy Anaya, Leasing Department | [FAnaya@stggroup.com](mailto:FAnaya@stggroup.com)  
1304 Southpoint Blvd., Suite 280, Petaluma, CA 94954 | 707.569.9000 Office | 707.569.8582 Fax | [www.stggroup.com](http://www.stggroup.com)  
Alaska, Northern California, Central California, Southern California, Oregon, and Washington

# +/- 25,000 RSF INDUSTRIAL/FLEX SPACE FOR LEASE

PINER BUSINESS CENTER: 921 PINER ROAD, SANTA ROSA, CA



Jim Ballard, Director of Leasing | [Ballard@stgroup.com](mailto:Ballard@stgroup.com) | Fredy Anaya, Leasing Department | [FAnaya@stgroup.com](mailto:FAnaya@stgroup.com)  
1304 Southpoint Blvd., Suite 280, Petaluma, CA 94954 | 707.569.9000 Office | 707.569.8582 Fax | [www.stgroup.com](http://www.stgroup.com)  
Alaska, Northern California, Central California, Southern California, Oregon, and Washington