

Heavy Industrial Development Opportunity

311 Todd Road - Santa Rosa, CA 95407



Property Highlights

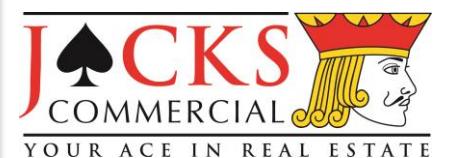
- M2 Heavy Industrial Zoning (Unincorporated Sonoma County)
- Excellent development opportunity for industrial warehouse and yard area
- Features 50% FAR (Up to 100,000 SF of development potential)
- Less than ½ mile west of Highway 101
- Convenient, central location in southern Santa Rosa
- Efficient rectangular development site
- ± 330' of street frontage for high visibility and multiple points of access
- In place improvements with two single-family dwellings

Ideal For:

- Industrial Warehouse + fenced yard
- Contractor yard / service industrial
- Fleet/vehicle storage
- Materials storage / building supplies
- Small-bay industrial park concept

Overview

Price: \$2,495,000
APN: 134-102-070
Parcel Size: 4.67 Acres
Year Built: 1933
Zoning: M2 (Heavy Industrial)

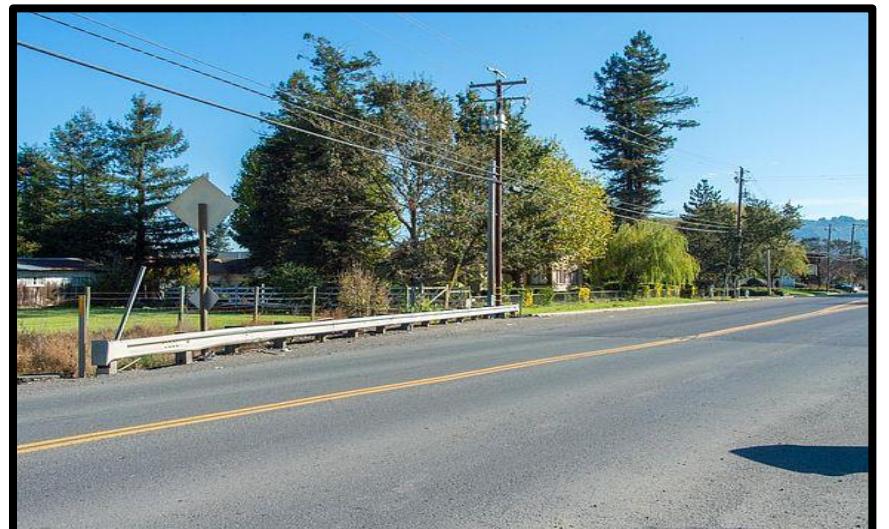


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