

FOR LEASE

8 W 9TH ST

Santa Rosa, CA 95401



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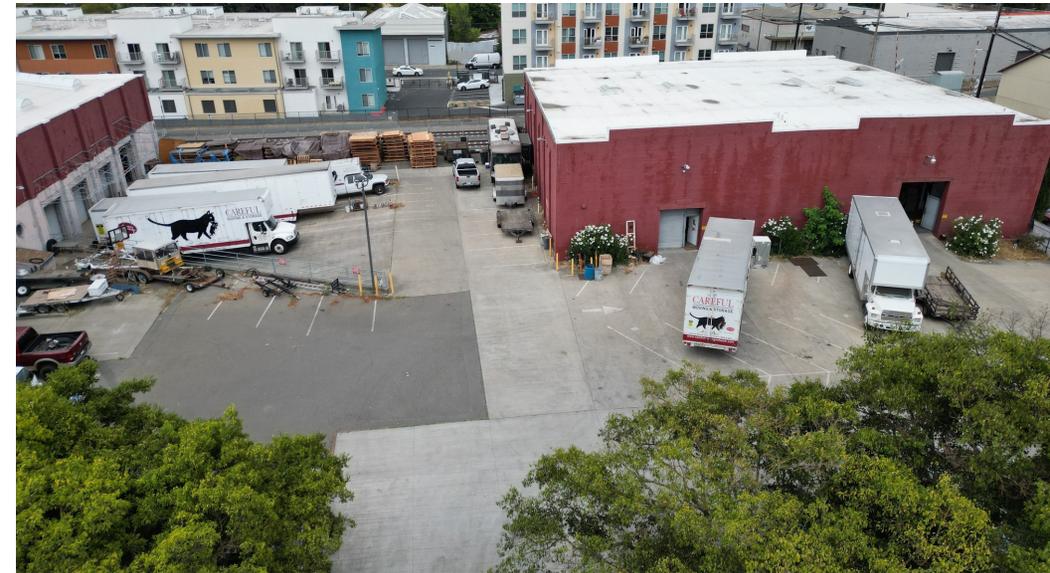


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Property Summary

8 W 9TH ST

Santa Rosa, CA 95401



PROPERTY DESCRIPTION

The site includes multiple dock-high doors and drive-in/grade-level doors (3 docks, 5 drive-ins) which make loading/unloading efficient for distribution or fabrication uses. Clear ceiling height is between 20 and 24 ft, enhancing vertical storage or light manufacturing capability. 3-phase electrical service with 200-800 amps—suitable for heavier industrial uses and maker level manufacturing. The site includes a paved yard and surface parking areas — useful for staging, trucks, or overflow equipment.

PROPERTY HIGHLIGHTS

- Centrally located along rail line
- 3 Phase, 200-800 Amps
- 12' wide, 10' tall roll-ups
- Ample parking available
- Sprinklered

LOCATION DESCRIPTION

The property sits in downtown Santa Rosa, in the historic Railroad Square Historic District / “West End” area, putting industrial operations close to city amenities and workforce.

OFFERING SUMMARY

Lease Rate:	\$0.95 SF/month (NNN)
Number of Units:	4
Available SF:	±4,486 - 8,592 SF
Lot Size:	±135,472 SF
Building Size:	±94,676 SF
Property Type:	Industrial/Maker Space
Zoning:	MMU - Maker Mixed Use

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Site Plan

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1 EXISTING FIRST LEVEL FLOOR PLAN

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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,486 - 8,592 SF	Lease Rate:	\$0.95 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
K	Available	4,784 SF	NNN	\$0.95 SF/month	3 small offices, 3 dock high and 1 on grade roll-up doors. Triple nets approximately \$0.26/SF/month
L	Available	8,592 SF	NNN	\$0.95 SF/month	2 Grade level roll-up doors, multiple small offices. Triple nets approximately \$0.26/SF/month
M	Available	4,594 SF	NNN	\$0.95 SF/month	Classic warehouse space with large original beams with one grade level roll-up door. Triple nets approximately \$0.26/SF/month
N	Available	4,486 SF	NNN	\$0.95 SF/month	With two newly remodeled bathrooms this space is ready to be your next event space, brewery or retail warehouse. Space has one grade level roll-up door. Triple nets approximately \$0.26/SF/month



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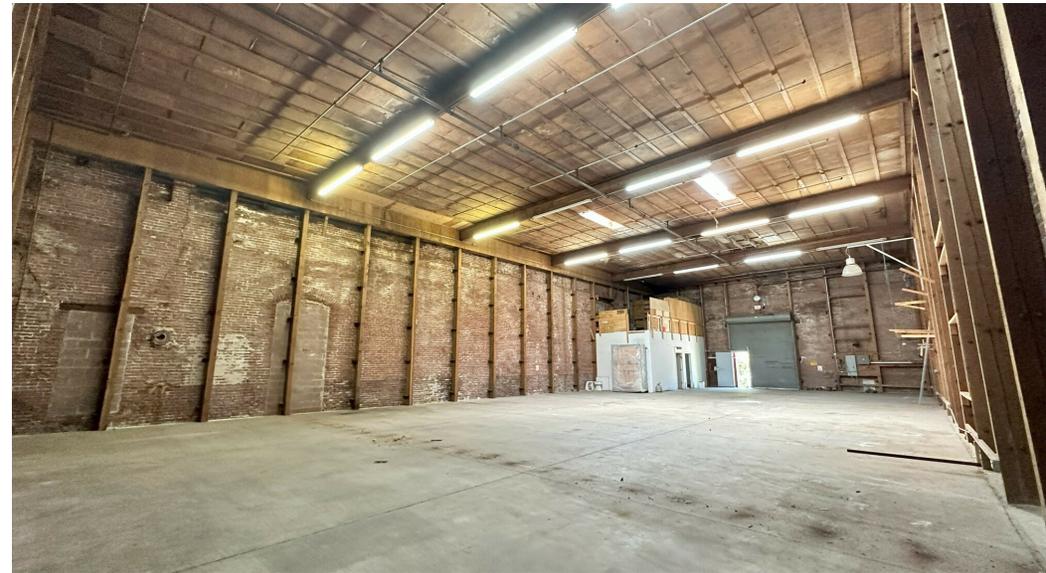
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Additional Photos

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Retailer Map

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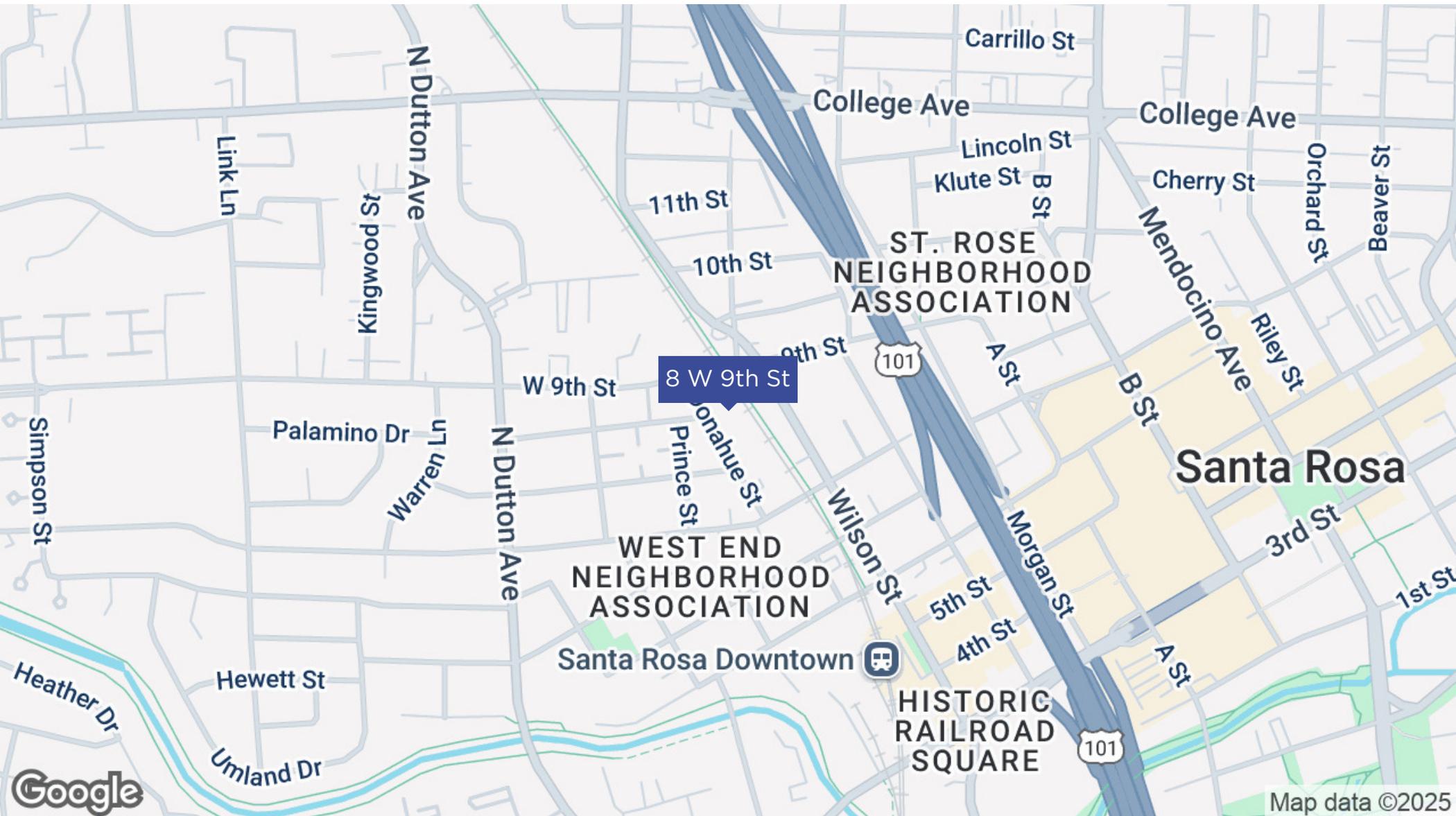


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