

For Sale or Lease

110 Sandholm Lane - Cloverdale, CA

Ideal Owner/User Opportunity



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2416 Sonoma Avenue
Santa Rosa, CA 95405
DRE #01111744

Lease Price: \$1.15/SF Triple Net

Sale Price - Call for Details

corcoran

ICON PROPERTIES
COMMERCIAL

PROPERTY DESCRIPTION

Assessor's Parcel #'s: Twelve parcels from 117-340-001 thru 012

Year Built: 2002 (per public records) & renovated in 2015

Site: 1.91 acres (83,057 sf)

Building Size: 34,521± SF including second floor offices
Includes:
28,274± SF - Warehouse including 925± SF cold storage area
6,247± SF - Two story office area

City Water: Substantial water available

Ceiling Clear Height: Approximately 17'-19' in the warehouse

Zoning: MP Industrial Park with Business Park General Plan Overlay

Utilities: City of Cloverdale- Water & Sewer. PG&E- Gas & Electric

Solar: Roof Mounted Photovoltaic System
136kW solar, 504 panels. Estimated annual production is 203,524kWhs

Power: Existing approximately 2,000-amp service 480/3 phase power distributed in the building

Heating, Ventilating, Air: Forced-air heating & air conditioning in office, cold storage cooling, and ventilation in south warehouse

Water Treatment: Pre-treatment plant available, or seller will remove



PROPERTY ZONING

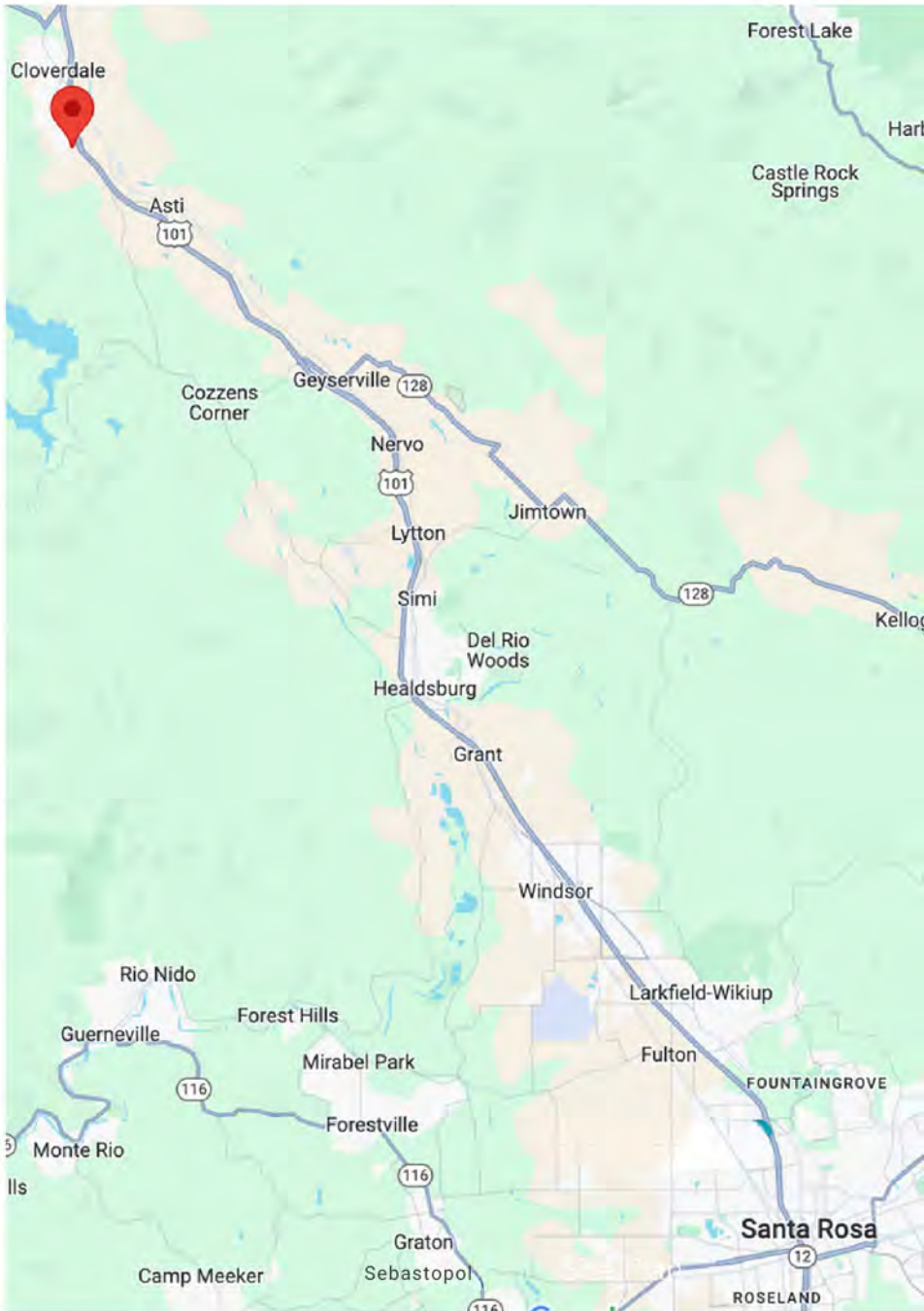
Industrial Park (M-P) Zoning District - This designation is intended to provide additional employment opportunities in Cloverdale. Allowable uses include manufacturing, industrial parks, wineries, warehouses, nurseries, professional offices, research and development.

IMPROVEMENTS

There are private and open office areas, conference room, lab, break-room, kitchen and three (2 fixture) restrooms located within the building. The offices are finished sheet rock with paint and carpet. The warehouse is reinforced concrete on lower siding, with exposed metal frame and insulation.



LOCATION



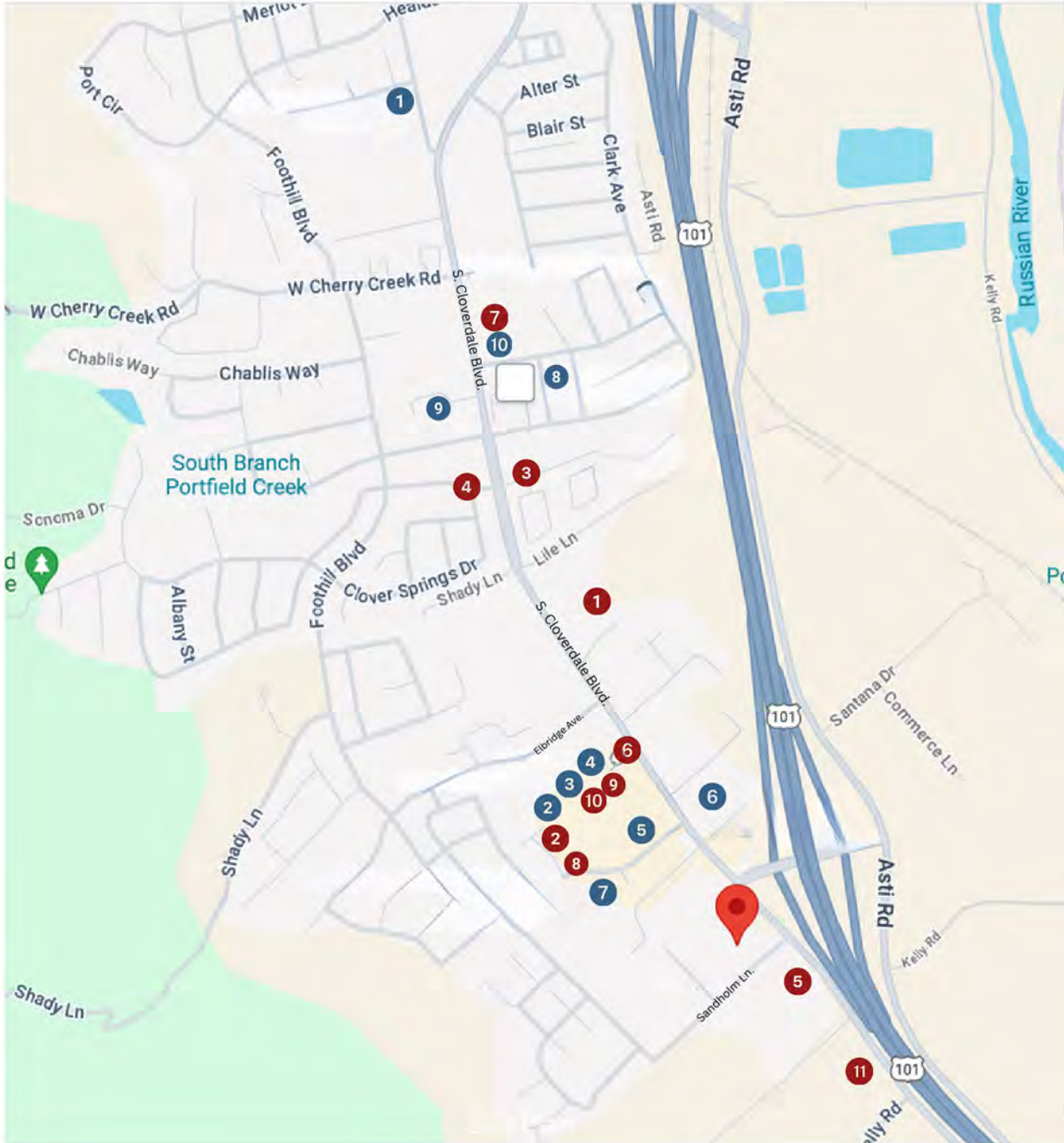
Cloverdale is in Sonoma County, California. It is both the westernmost and northernmost city in the San Francisco Bay Area. Cloverdale is 32 miles north of Santa Rosa, and 15 miles north of Healdsburg along the Hwy. 101 corridor.

Rising to an elevation of 2,600 feet above the city of Cloverdale, Pine Mountain-Cloverdale Peak AVA (American Viticultural Area) is one of the highest wine growing sub-regions in Sonoma County. Of its 4,600 acres, just 230 acres are planted with grapevines.

Cloverdale is the ideal location for companies looking to relocate where business innovation is encouraged and employee quality of life is exceptional.

Currently there are several hundred housing units under construction in close proximity to the Sandholm Lane building, including a significant number of workforce and affordable housing units.

AMENITIES MAP



Restaurants

- | | | | |
|---|-----------------------|----|--------------------|
| 1 | Cocina Mexicana | 8 | Wolf House Brewing |
| 2 | El Molcajete | 9 | Pap's Pizza Cafe |
| 3 | Thai Space | 10 | Zini's Diner |
| 4 | Subway | | |
| 5 | Aztech Grill | | |
| 6 | Starbucks | | |
| 7 | Mountain Mike's Pizza | | |

Services

- | | | | |
|---|----------------------|----|-----------------------|
| 1 | UPS Store | 8 | Wells Fargo |
| 2 | Redwood Credit Union | 9 | Citi Bank ATM |
| 3 | Exchange Bank | 10 | CVS |
| 4 | Chase Bank | 11 | So. Co. Vinters Co Op |
| 5 | Renner Petroleum | | |
| 6 | O'Reilly Auto Parts | | |
| 7 | Ace Hardware | | |

PARCEL MAP

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 117-34
1-013

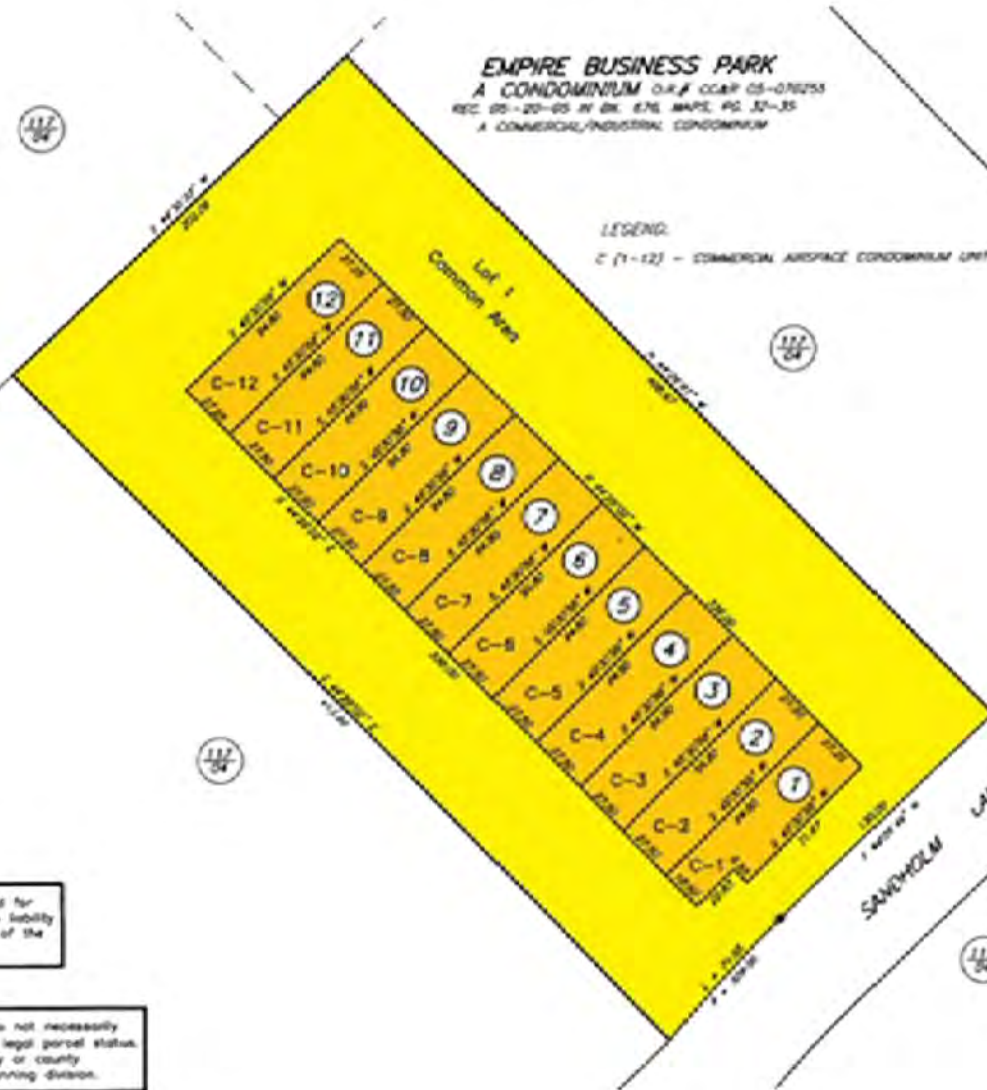
EMPIRE BUSINESS PARK
A CONDOMINIUM O.R.P. CC&P 05-076253
REC. 05-20-05 BY BK. 176 MAPS, PG. 32-35
A COMMERCIAL/INDUSTRIAL CONDOMINIUM

LEGEND:
C (1-12) - COMMERCIAL AIRSPACE CONDOMINIUM UNIT AND /

STATE HIGHWAY 101



SCALE: 1" = 96'



NOTE: This map was prepared for Assessment purposes only. No liability is assumed for the accuracy of the data delineated hereon.

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

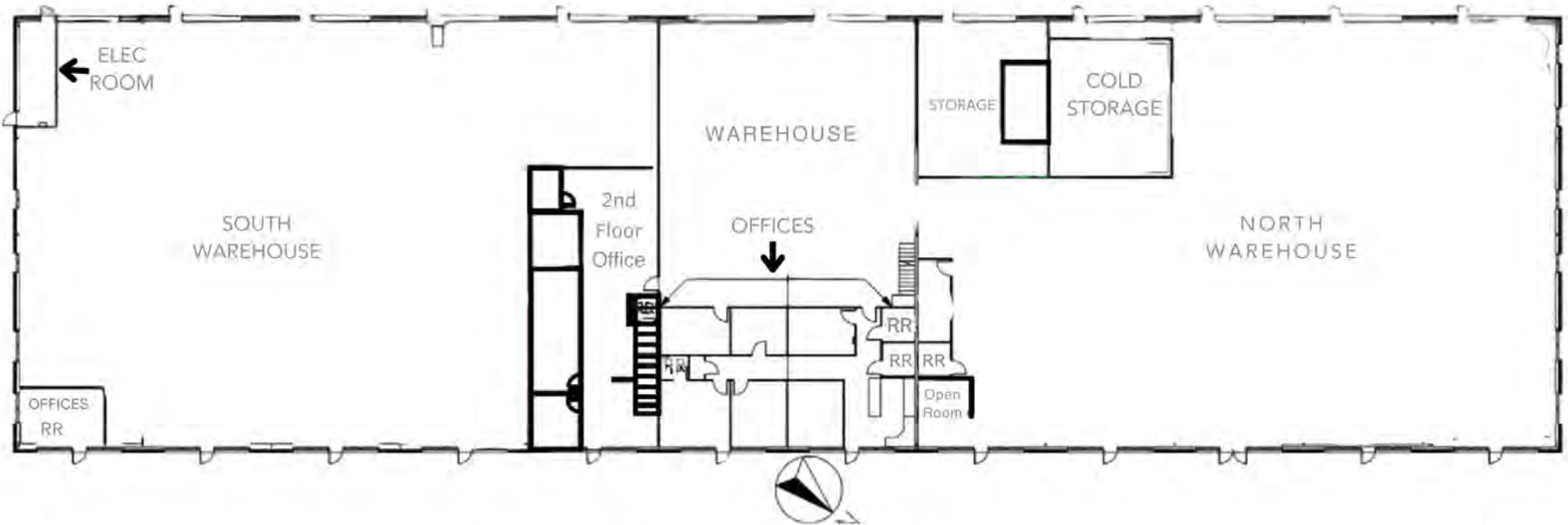
Assessor's Map Bk. 117, Pg. 34
Sonoma County, Calif. (ACMS)
KEY 8-25-05-12 KB

This building has a recorded condominium map for 12 warehouse units, functioning as a single tenant light industrial building. The previous owner utilized the building as a single operation for a commercial brewery.

FLOOR PLAN

There are twelve (12'x12') grade level roll up doors along the back parking lot.

12 Rollup Doors



Glass Store Fronts

North warehouse area has floor drains, and additional drains can be installed in the south warehouse.

PHOTOS



Monument Signage Available



Roof Mounted Photovoltaic System



Warehouse



Back Parking/Roll Up Doors

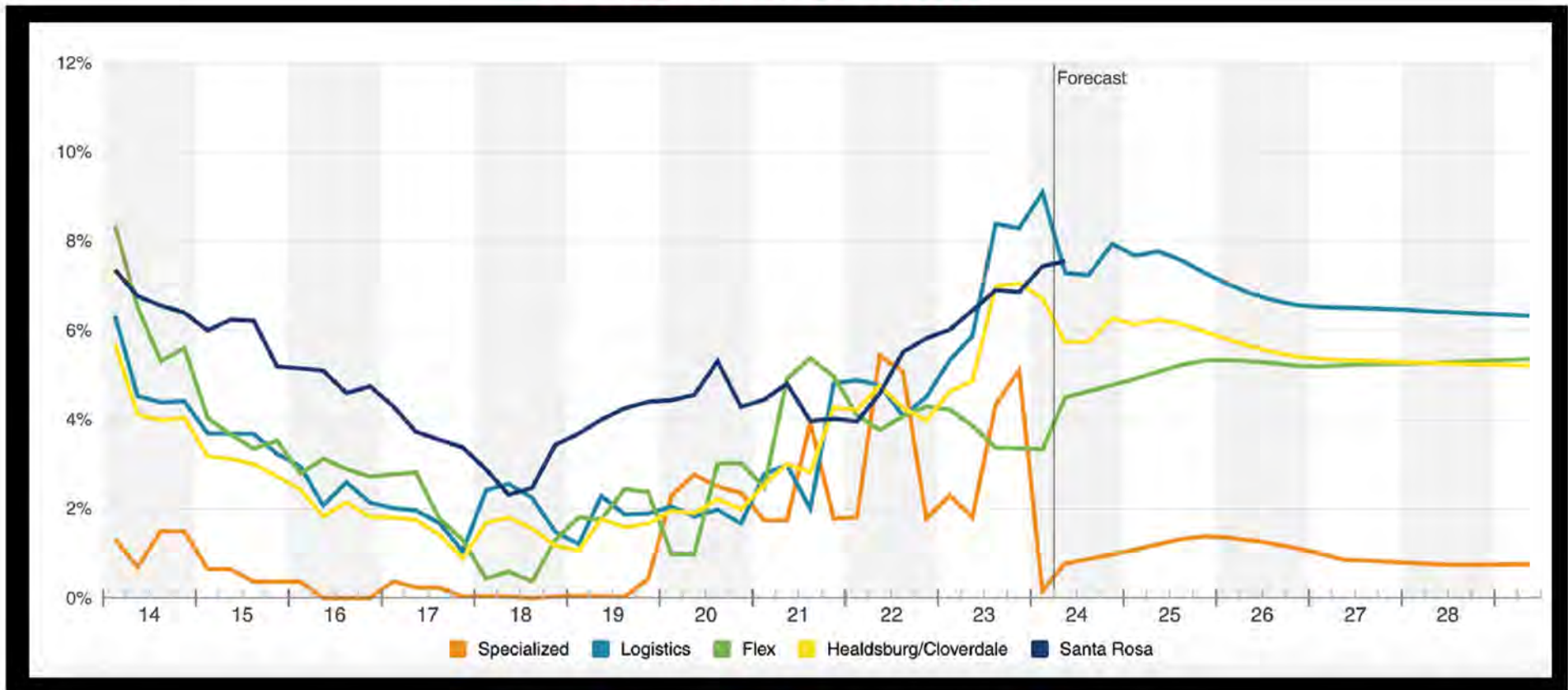
CLOVERDALE/HEALDSBURG MARKET DATA

Vacancy in the Healdsburg/Cloverdale industrial submarket is 5.7% and has increased by 1.0% over the past 12 months. Meanwhile, the rate of increase in the broader Santa Rosa market was 1.2%. During this period, 70,000 SF has been delivered, and there has been 15,000 SF of negative absorption. Total availability, which includes sublease space, is 8.3% of all inventory. Within this submarket, logistics space is by far the largest subtype with 5.9 million SF in this category, followed by 1.5 million SF of specialized space and 1.1 million SF of flex space.

Rents are around \$15.10/SF, which is a 1.4% increase from where they were a year ago. In the past three years, rents have increased a cumulative 14.7%. This is a moderately inexpensive market, relative to Santa Rosa as a whole, where average rents are \$16.40/SF. About 87,000 SF is under construction, representing a 1.0% expansion of inventory. Moreover, total inventory has expanded by 220,000 SF in the past 3 years.

There have been 11 sales over the past year. Sales have averaged \$240/SF, and the estimated value for the market as a whole is \$212/SF. The most frequent of these transactions have been those of specialized space, which is not the largest subtype in the Healdsburg/Cloverdale submarket, with 5 sales. Over the past three years, there have been 37 sales, which have traded for approximately \$191 million.

INDUSTRIAL VACANCY RATE



CITY OF CLOVERDALE/SONOMA COUNTY

The city is committed to the revitalization of its historic downtown and has completed a downtown Plaza, Performing Arts Center, History Center, and SMART Train Depot. The approved 2009 General Plan Update provides and encourages development opportunities and land sites for employers, retailers and mixed-use projects in downtown and within the city's urban growth boundary and sphere of influence, a total area of approximately 7.0 square miles.

Sonoma County has a population of approximately 500,000 and is known for its incredible natural beauty, technology base and bioscience firms diverse landscape, world-class foods and beverages including approximately 250 wineries and 25 craft beer breweries, 16 American Viticultural Areas (AVA's) nestled between the Mayacamas Mountains and the gorgeous Pacific Coast/Bodega Bay to the Russian River and Sonoma Valley. Employment and innovation leaders include Medtronic, Keysight (formerly Agilent), JDS Uniphase, Tri Vascular Medical Devices, American Ag Credit, Kaiser Hospital, St. Joseph Health, and Sutter Health.

A Mediterranean climate with exceptional air quality and four distinct seasons, the weather in Sonoma County is ideal. Sonoma County is bordered to the south by Marin County, to the east by Napa County and to the north by Mendocino County. There is immediate access to San Francisco and the entire Bay Area, and is a commercial hub of the North Bay.

