

FOR LEASE OR SALE



240 East Todd Rd., Santa Rosa, CA. 95407



**Sale \$3,000,000 (~\$173 psf)
Lease \$17,000/mo (\$1.025 psf)
Triple Net**

For Sale or Lease

Approximate Size

Building: 17,253 sq ft

Parcel Size: 1.03 Acres (+/- 44,867 sq ft)

Description: Wood frame/stucco construction with two 14' roll-up doors, skylight, 16' clear height in warehouse. Fully fire sprinklered. There are two electrical services 200 Amp + 400 Amps with 3 phase available. The building can be divided in two.

3-5 Year Lease

Price: Lease approximately \$1.025 per sq. ft./\$17,000 per month

Term: 3-5 Years

Comments: Popular bulk retail location. There are a number of contractor suppliers in the immediate area.

Good Hwy. 101 access.

NOTE: County A.P. Size (16,588 Bldg., 15,600 lot) is incorrect.

All measurements need to be independently verified

Bryant Moynihan
Nexus Realty Group, Inc.

Broker License B314676

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707.769.5280 office

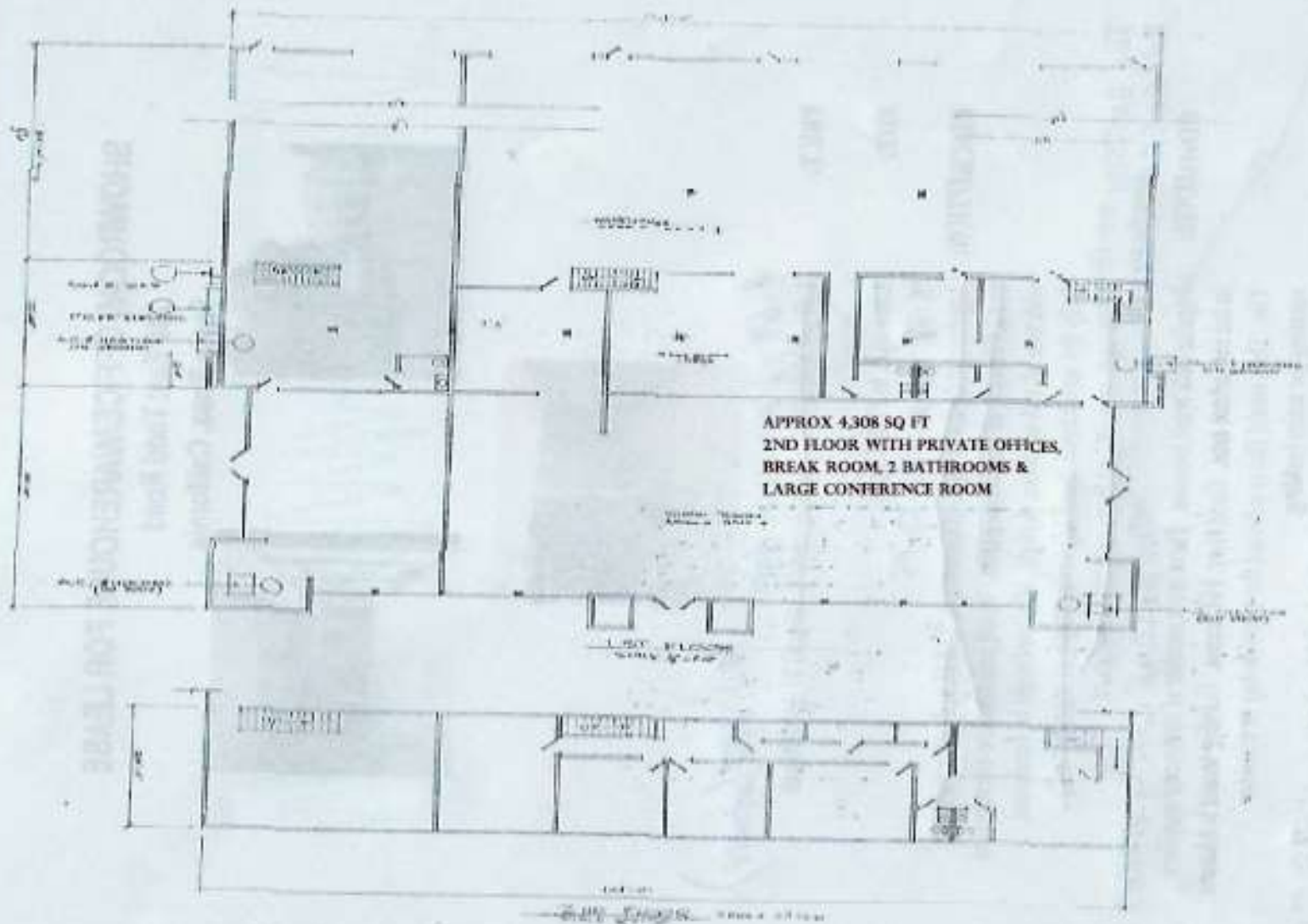
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P.O. Box 2210 Petaluma, CA 94953

Building Floor Plan

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4,308 sq. ft.



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