

# 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*

**707.484.2566 direct**

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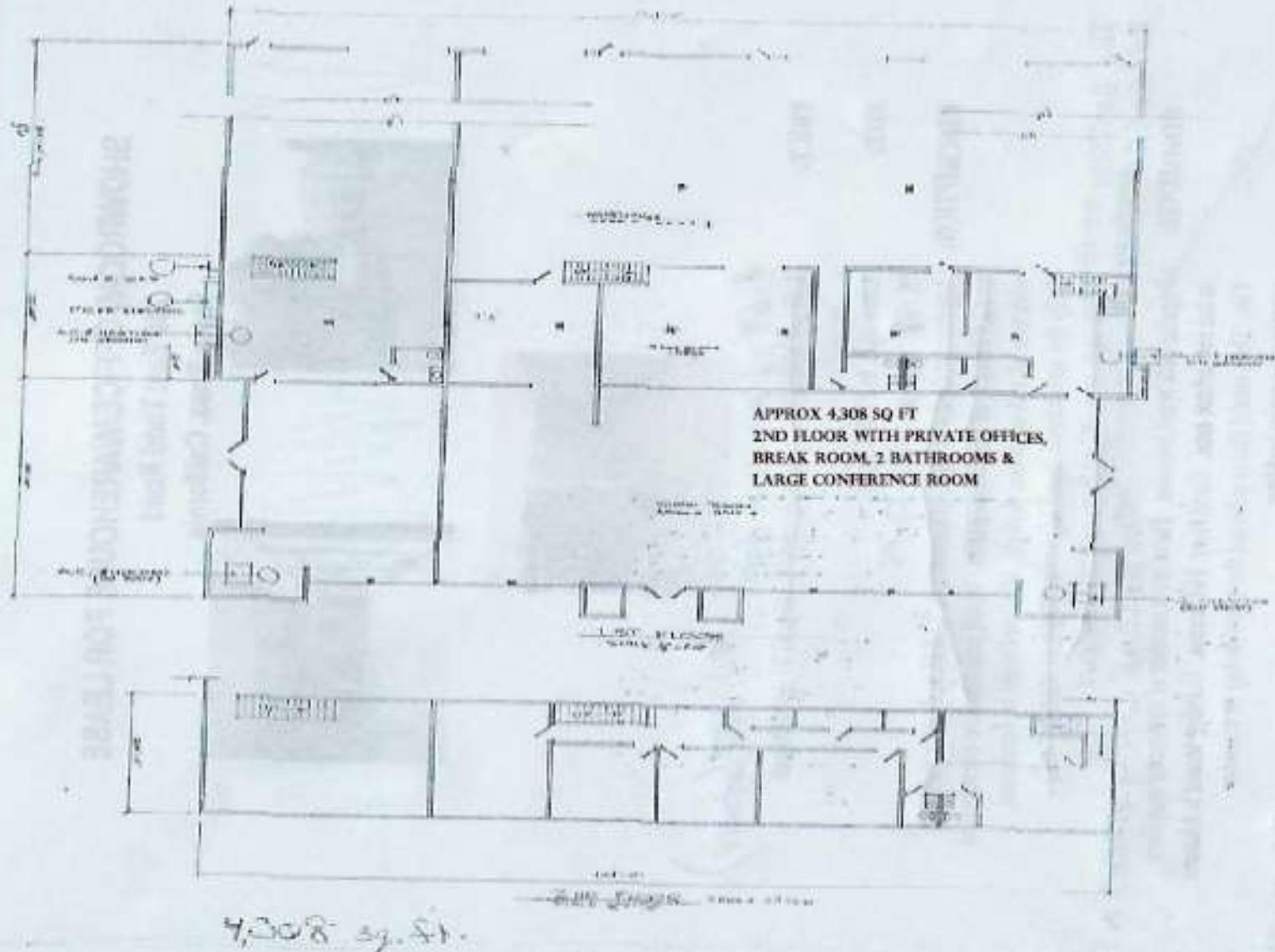
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P.O. Box 2210 Petaluma, CA 94953

# *Building Floor Plan*

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