



# FOR SALE - INDUSTRIAL YARD AND SHOP

109-187 CHESTNUT ST,  
SANTA ROSA, CA 95401

*Northern California's Premier Commercial Real Estate Firm*



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



# SITE SUMMARY

## PRICING

Asking Sales Price:	\$1,200,000
Price per Square Foot Land:	\$269.30/sq.ft.

## BUILDING

	2,025+/- Sq. Ft.
	<u>2,431+/- Sq. Ft.</u>
<b>Total Building Sq. Ft.:</b>	4,456+/- Sq. Ft.
<b>Construction:</b>	Wood Frame/Stucco
<b>Current Tenant Rent:</b>	\$4,500/Month
<b>Electrical:</b>	200 Amp 3 Phase
<b>Water &amp; Sewer:</b>	City of Santa Rosa
<b>Gas &amp; Electric:</b>	PG&E

## SITE

<b>Lot Size:</b>	58,000+/- Square Feet 1.33+/- Acres
<b>Zoning:</b>	MMU - Maker Mixed Use Allows a flexible mix of residential, creative, and light industrial uses, including live/work and multi-family development.
<b>APN:</b>	010-184-025 010-184-028 010-184-024
<b>Parking</b>	Abundant
<b>Security:</b>	Secured Fencing with multiple gate access & alarm

### **109 – 187 Chestnut St - Prime Infill Development Opportunity**

Santa Rosa Rare infill opportunity featuring an existing improved yard with and office and shop, centrally located in Santa Rosa just East of the SMART Rail line and north of the Highway 12 overpass.

The property is situated within an established industrial pocket that has been rezoned to Maker Mixed Use (MMU), allowing a flexible blend of light industrial, creative, and residential uses. The offering consists of three separate parcels totaling approximately 1.33+/- acres. Development potential is governed by Floor Area Ratio (FAR), with an allowed FAR of 4, supporting a potential buildout of over 200,000 square feet. Existing improvements total approximately 4,456 square feet, and the property is currently leased to a towing operator at \$4,500 per month, providing interim income while planning for future redevelopment.

The site is fully served by city water and sewer, with PG&E utilities in place. The property has been undergoing environmental remediation; interested parties should contact the listing broker for current environmental status and available documentation. This is a compelling opportunity for developers, owner-users, or long-term investors seeking significant upside through higher-density mixed-use development, with the ability to generate short-term income while entitling and planning a future project.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



# MAP AERIAL



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



# AERIAL



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.





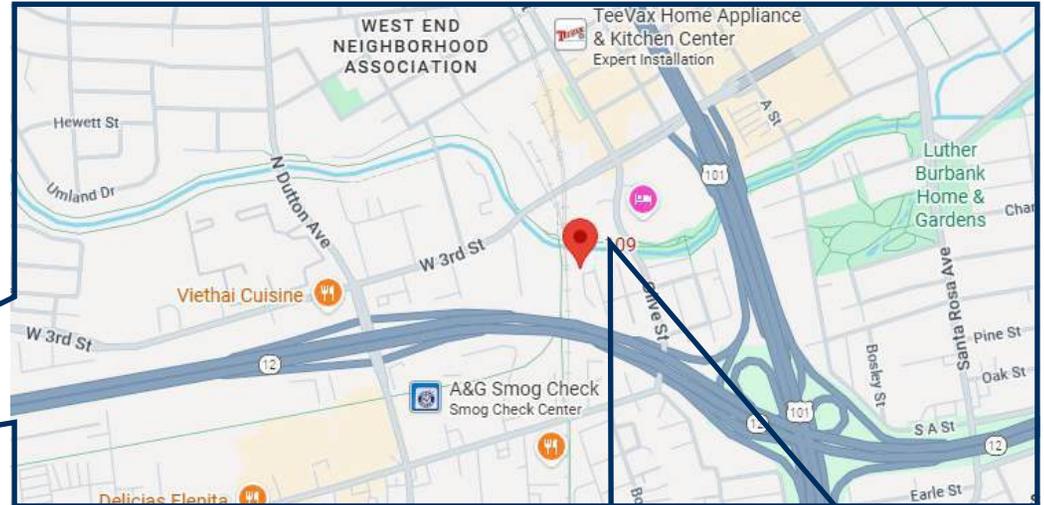
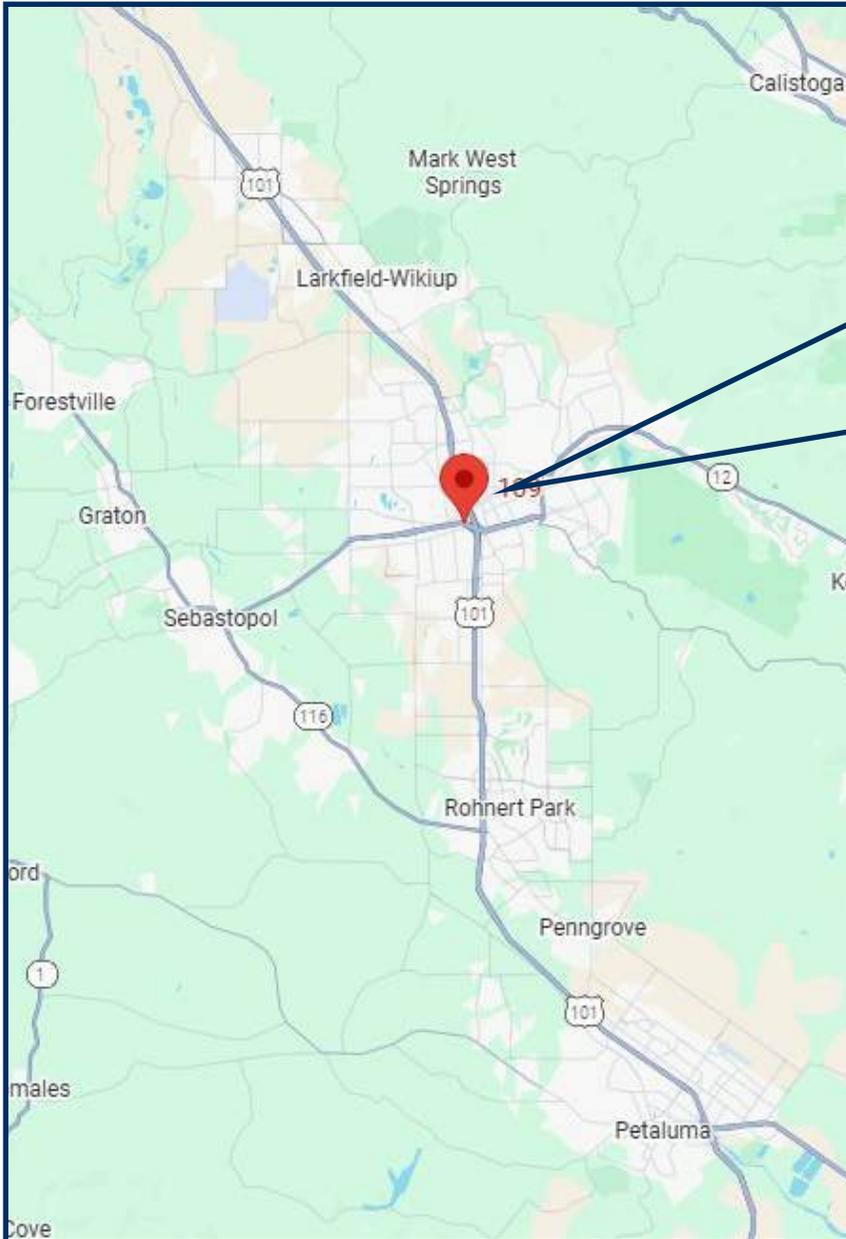
# PHOTOS



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



# MAPS



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



# LISTING TEAM



Nick Abbott, CCIM

CA BRE # 01357548

Direct: 707-529-1722

Office: 707-523-2700

Email: [Nabbott@NorthBayProp.com](mailto:Nabbott@NorthBayProp.com)



## NORTHERN CALIFORNIA OFFICES

SANTA ROSA

NOVATO

SONOMA / NAPA

SAN JOSE

SACRAMENTO

WALNUT CREEK

SAN FRANCISCO

## North Bay Property Advisors

### Santa Rosa Office

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

[www.NorthBayProp.com](http://www.NorthBayProp.com)

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.