

OUTSTANDING DEVELOPMENT OPPORTUNITY

±4.67 ACRES FOR SALE

North to Windsor



Industrial Zoning Information

311 Todd Road

0.3 Miles off HWY 101



South to Petaluma & Marin

PROJECT HIGHLIGHTS:

- M2 Heavy Industrial Zoning (Unincorporated Sonoma County)
- Excellent Development Opportunity for Industrial Warehouse and Yard Area
- Features 50% FAR (Up to 100,000 SF of Development Potential)
- Southern Santa Rosa Location
- ¼ mile to Highway 101 on-off ramps

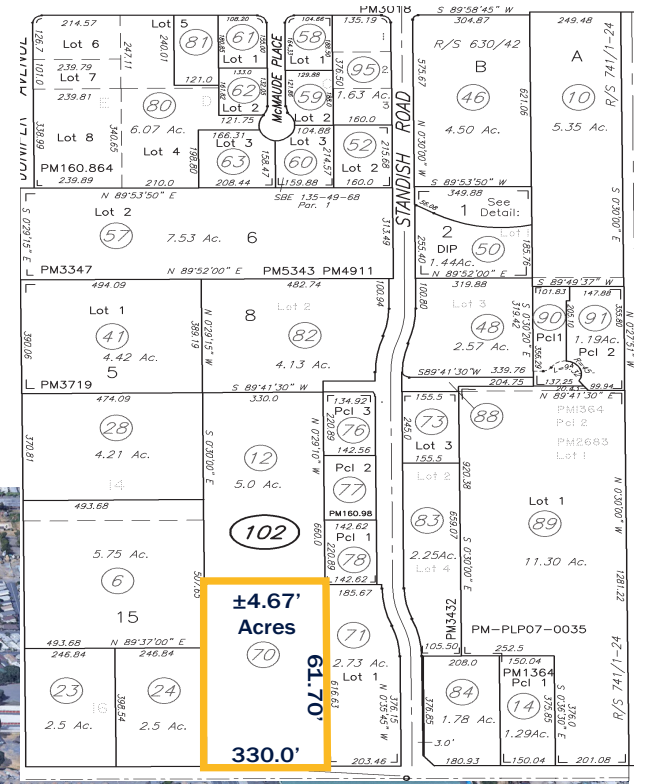
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EXCELLENT NORTHBOUND & SOUTHBOUND ACCESS TO HWY 101

- Convenient, Central Location in Southern Santa Rosa
- Efficient Rectangular Development Site
- Site Dimensions Include $\pm 330'$ of Frontage by $\pm 617'$ of Depth
- Two Existing Single-Family Residences
- $\pm 1/4$ Mile from Highway 101 on-off ramps



Windsor
15 minutes
13 miles

311 TODD ROAD

 Santa Rosa

Sacramento
75 minutes
77 miles

Vacaville
65 minutes
60 miles

Sonoma
35 minutes
20 miles

Petaluma
20 minutes
15 miles

Vallejo
45 minutes
35 miles


San Rafael
45 minutes
35 miles

Stockton
95 minutes
88 miles

Oakland
60 minutes
55 miles

San Francisco
70 minutes
50 miles

San Mateo
90 minutes
70 miles

 San Jose
120 minutes
95 miles

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