



For Sale or Lease

3242 Airway Drive, Santa Rosa, CA

±10,210 SF Warehouse / Office / Flex Building Available

Site is situated on ±1.01-acres | Large, fenced-in yard area | Excellent access to Hwy 101



Jones Lang LaSalle Brokerage, Inc. CA Real Estate License #01856260

Project Highlights

- ±10,210 SF warehouse / office / flex building
- Located on ±1.01 acres
- Large, fenced-in yard area
- 5/1,000 SF parking ratio (50+ stalls)
- 2 roll-up doors
- Clear height: varying ±11.5' - ±17.5'
- Zoning: IL - Light Industrial
- Excellent access to Highway 101

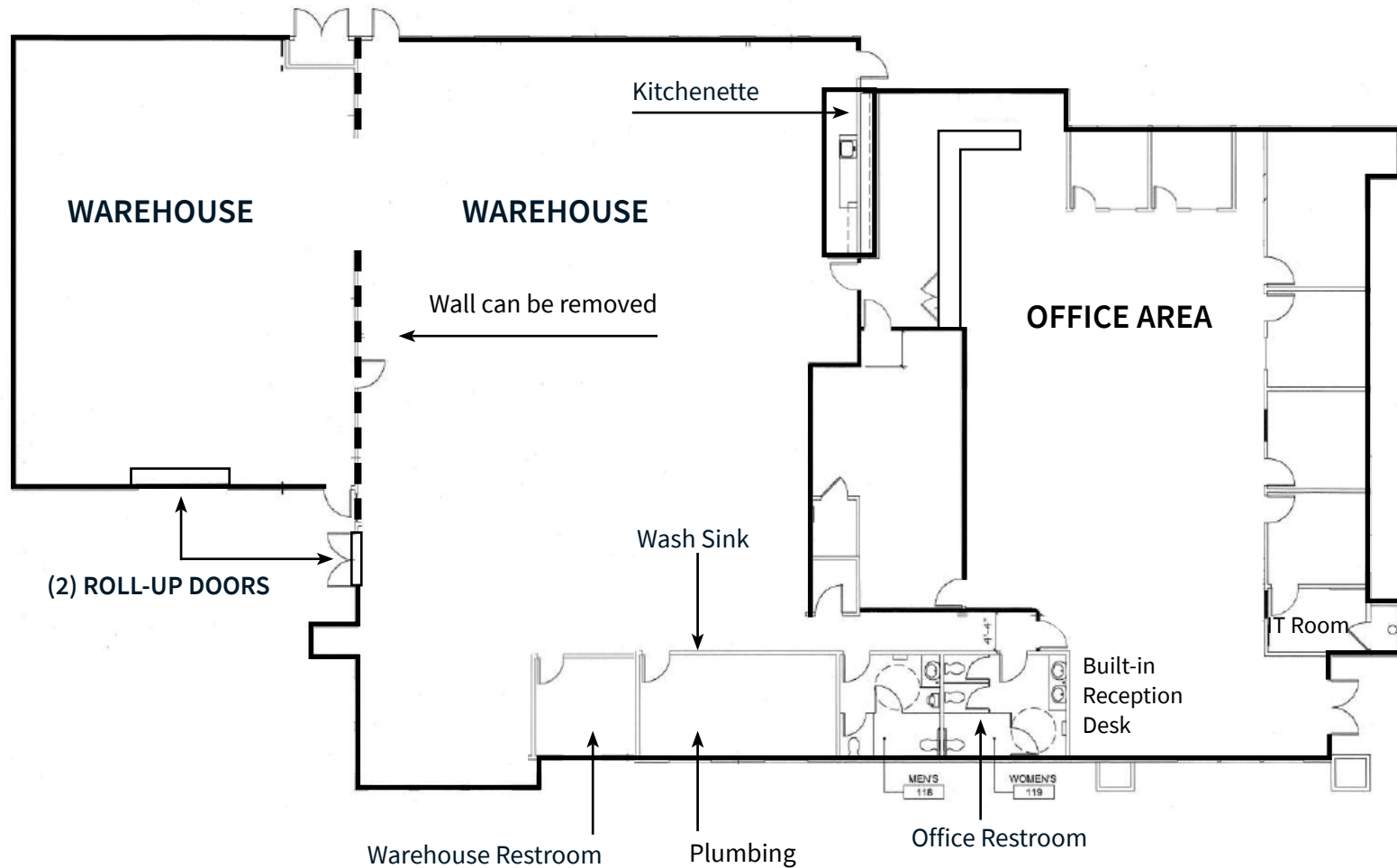


Office Highlights

- 5 private offices
- Open area for 6-8 work stations
- Breakroom with upgraded finishes
- 1 large conference room
- 1 small huddle room / executive office
- IT / server / storage room
- Built-in reception desk
- New vinyl plank flooring throughout
- 2 restrooms, recently renovated
- 2 separate entrances to warehouse area



Floor Plan



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Vicinity Neighbors

3242 Airway Drive is situated within an established commercial corridor surrounded by diverse business operations. The location combines operational functionality with convenient access to nearby amenities, including dining options such as Dolan's Den Bar & Grill and Piner Cafe, local breweries - Iron Ox Brewing Company and Cooperage Brewing Company, and fitness centers - 24 Hour Fitness and F45 Training. The site is conveniently located less than a mile away from Highway 101.



Prime Santa Rosa Location

Strategically located in Santa Rosa's business corridor, **3242 Airway Drive** offers exceptional accessibility and connectivity within Sonoma County's largest commercial hub. Positioned directly off Highway 101, the property offers convenient access to San Francisco (55 miles south) and Charles M. Schulz Sonoma County Airport (6 miles north).



Rohnert Park	14 mins
Petaluma	24 mins
Novato	37 mins
Sonoma	45 mins
Napa	57 mins
Fairfield	75 mins
Richmond	67 mins
Oakland	78 mins
San Francisco	57 mins
Sacramento	120 mins

AIRPORTS

Santa Rosa Airport
Oakland Airport
SFO Airport
Napa Airport
Sacramento Airport



For more information, please contact:

Laura Duffy

RE Lic# 01922792

laura.duffy@jll.com

+1 415 686 0255

Jordan Lazor

RE Lic# 02011117

jordan.lazor@jll.com

+1 415 595 5102



Jones Lang LaSalle Brokerage, Inc.
RE Lic #01856260