

FOR LEASE

3320 INDUSTRIAL DR

Santa Rosa, CA 95403



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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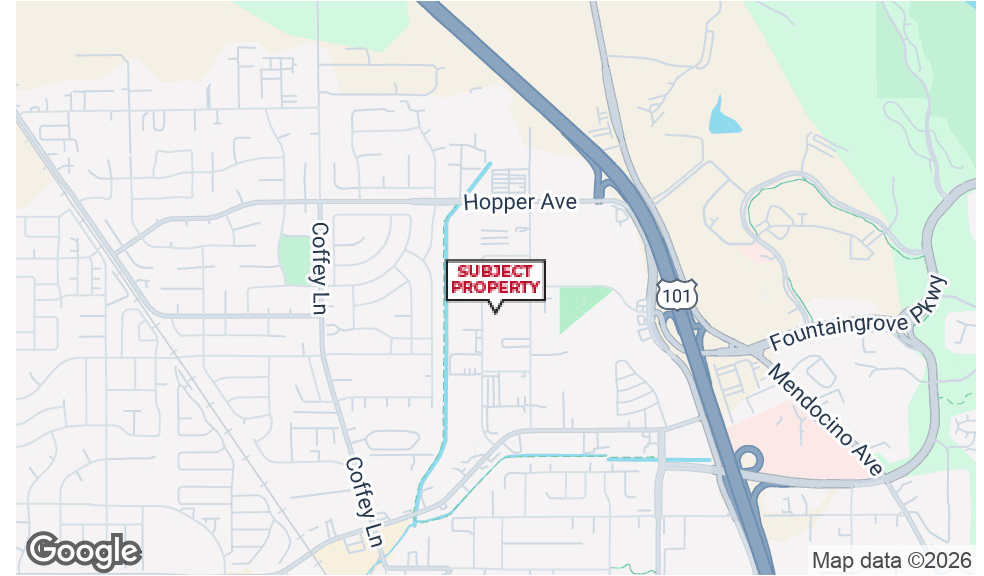
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Property Summary

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PROPERTY DESCRIPTION

Five-year lease term preferred, property offered on a NNN basis, NNN costs estimated to be approximately \$0.18 per square foot.

PROPERTY HIGHLIGHTS

- Also available for sale
- Top of the line food production/cold storage facility
- Interior offers high end food production equipment and walk in coolers
- Grade level and roll up doors
- Nicely built out office and kitchen areas, a true turn key facility
- 800 AMP 480/270 Volt 3 phase
- Stand alone building with private parking lot
- Please inquire with brokers about which equipment is staying or going

LOCATION DESCRIPTION

Completely remodeled in 2021, the property features:
Upgraded electrical: 800 amps, 480/270 volts, three phase
Food production epoxy flooring with floor drains (designed for dairy use) throughout the majority of the building
Dual compressor units
50 KW natural gas emergency generator
4 ADA compliant restrooms
Large kitchen/breakroom
Office area
Climate controlled production area
2,985+/- SF
18' clear height
Central sanitation system with an entrance floor foam system
CIP (Clean in Place) digital programmable system for automated cleaning of piping and production tanks
Closed-loop cooling system for tanks with a washdown feature

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Capital Improvements

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- Production area (2,985± SF)
 - Air filtration with forced pressure
 - Central sanitation system with an entrance floor foam system
 - CIP (Clean In Place) digital programmable system for automated cleaning of piping and production tanks
 - Closed-loop cooling system for tanks with a washdown feature
- 3 Refrigeration rooms (546± SF, 813± SF, 1,309± SF)
- 3 Packing/Prep rooms isolated from production area (261± SF, 286± SF, 294± SF)
- Production, Refrigeration and Packing/Prep areas have:
 - Climate-control, including temperature and humidity
 - Epoxy floors with floor drains, designed for dairy compliance
 - Lighting fixtures covered with shatterproof materials
 - Seamless, washdown, food-grade walls and ceiling
- Freezer room (351± SF)
- Storage/Rack room (551± SF)
- Open office area and private office
- Kitchen/Breakroom
- 4 Restrooms with ADA upgrades
- 18'± clear height in the warehouse
- 15'± clear height in conditioned rooms
- Dock level loading: dual exterior platform; 1 interior
- Fire Sprinkler System distributed throughout
- Upgraded electrical: 800 Amps, 480/270 Volts, Three Phase
- 50 KW natural gas emergency generator
- 2 Compressor units
- Floor scale
- Boiler



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Floor Plans

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Additional Photos

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Retailer Map

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Map
data
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Demographics Map & Report

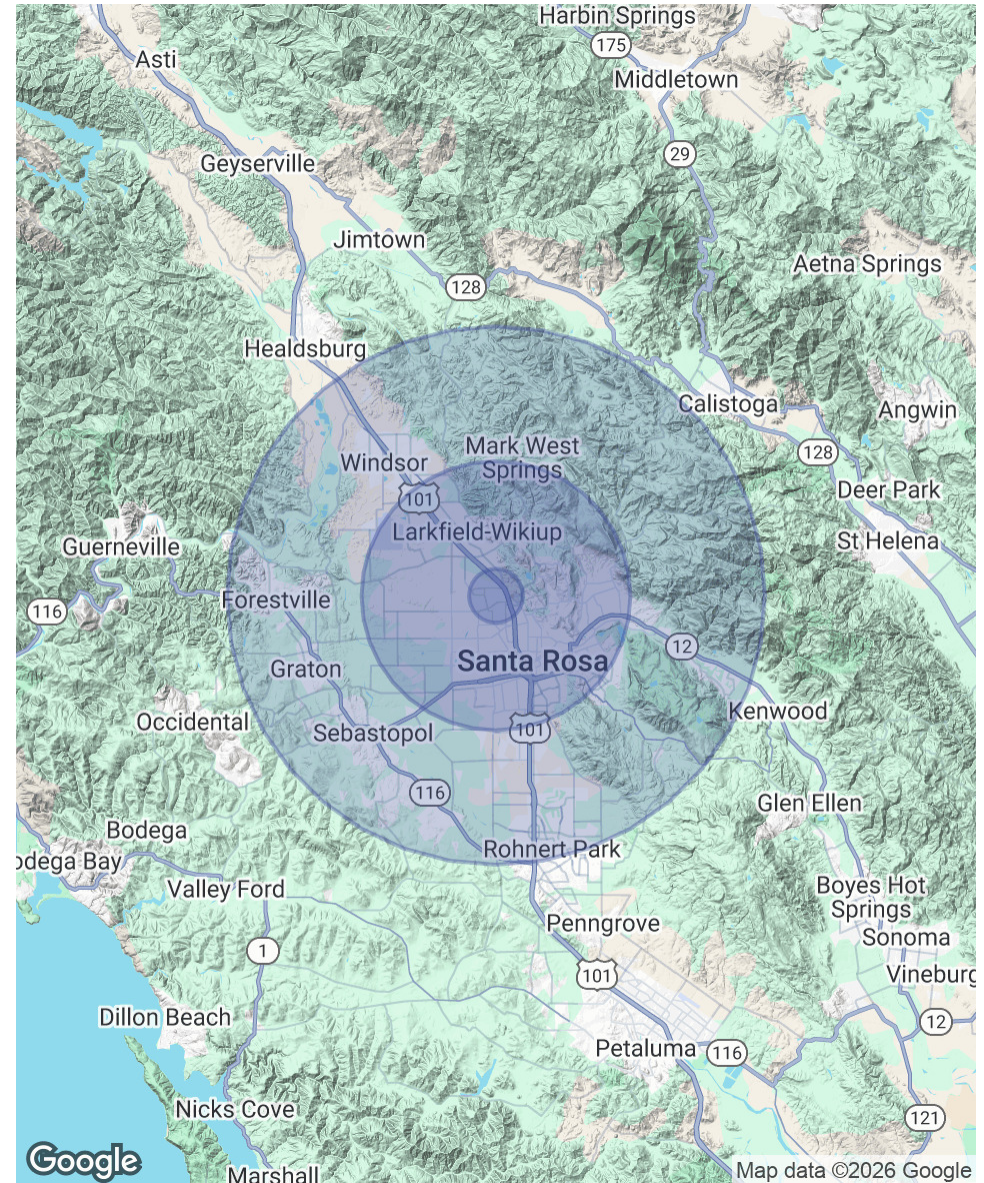
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 12,493 | 182,183 | 307,756 |
| Average Age | 39.3 | 40.0 | 41.4 |
| Average Age (Male) | 36.2 | 38.3 | 40.3 |
| Average Age (Female) | 40.5 | 41.7 | 42.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,564 | 68,884 | 120,271 |
| # of Persons per HH | 2.7 | 2.6 | 2.6 |
| Average HH Income | \$81,571 | \$96,360 | \$100,810 |
| Average House Value | \$452,065 | \$539,886 | \$584,288 |

2020 American Community Survey (ACS)



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