

# FOR LEASE



350 E Todd Rd  
SANTA ROSA, CA 95404

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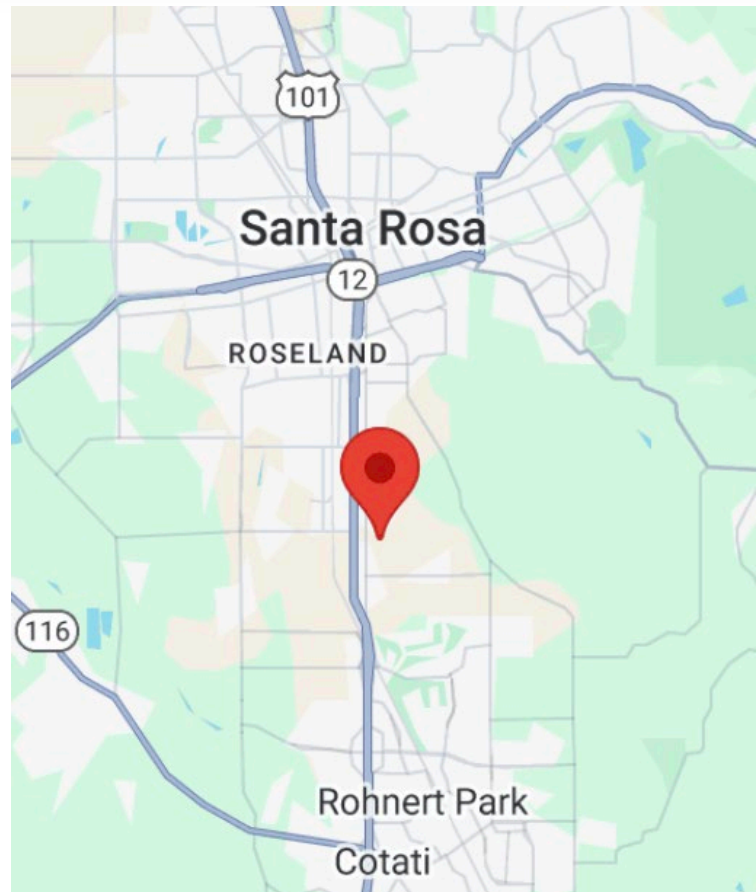


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## PROPERTY DETAILS



Multi-tenant industrial building located in the Todd Road industrial corridor of Santa Rosa. The property offers functional industrial space suitable for light manufacturing, warehouse, distribution, or service-oriented uses. The building features multiple tenant suites with grade-level loading, clear-span warehouse areas, and mezzanine office components. On-site parking is available, with convenient access to Highway 101 and major North Bay transportation routes. M1 zoning allows for a variety of industrial uses positioning the property for users seeking efficient operational space within Sonoma County's established industrial market.



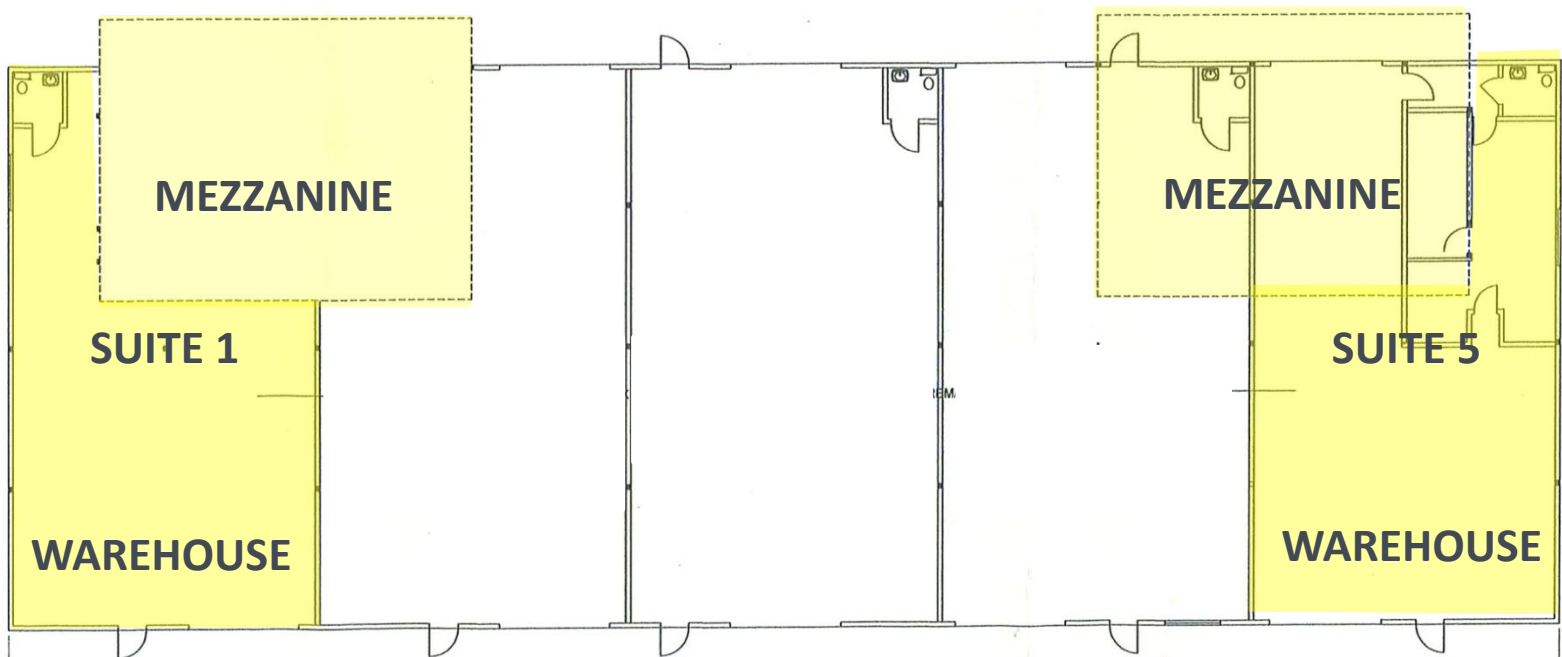
## SPACES AVAILABLE

**SUITE 1 – 3,300 SF**

**SUITE 5 – 3,300 SF**

- ±3,300 SF total industrial suite
- ~2,050 SF warehouse space
- ~1,250 SF mezzanine office space
- Two (2) 10' x 12' roll-up doors
- Drive-through loading
- Ground level: One office, One bathroom
- 1<sup>st</sup> Level: Multiple offices private balcony access, restroom, possible live-work
- Abundant natural light and windows
- 600-amp, 3-phase main electrical service
- Secure fenced yard with truck access
- Suitable for industrial or service users needing a balance of warehouse and office space

LEASE RATE: \$1.35 / SF/ MO  
LEASE TYPE: GROSS  
LEASE TERM: 2-5 YEARS  
ZONING: M1



# EXTERIOR PHOTOS



# SUITE 1 PHOTOS



# SUITE 5 PHOTOS



AERIAL

HIGHWAY 101

SANTA ROSA AVE

TODD RD

