



## **3218-3220 Santa Rosa Ave**

3218-3220 Santa Rosa Ave, Santa Rosa, CA 95407

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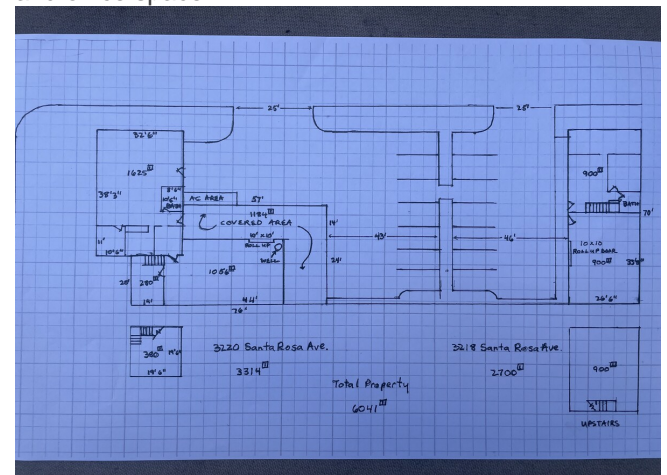
# 3218-3220 Santa Rosa Ave

\$15.60 /SF/YR

Property comprised of two separate buildings of metal frame construction.

Building 3220 borders Santa Rosa Ave. have a 1500 sf showroom, 2 private offices and an ADA bathroom. A 1,056+/-SF warehouse adjoining the showroom with 15' interior high and 1 roll-up door. This building has a 400 SF mezzanine office and an 1100 SF building overhang. Building 3218 has approximately 900 SF of downstairs office space along with an ADA bathroom and a 1,00 SF warehouse with 16' clear high/clear span. This building also has 900 sf of office space upstairs. Entire property is fences with two retractable gates....

- Faces Santa Rosa Ave. between two entrances to highway 101. Buildings provide, warehouse, showroom and office space.

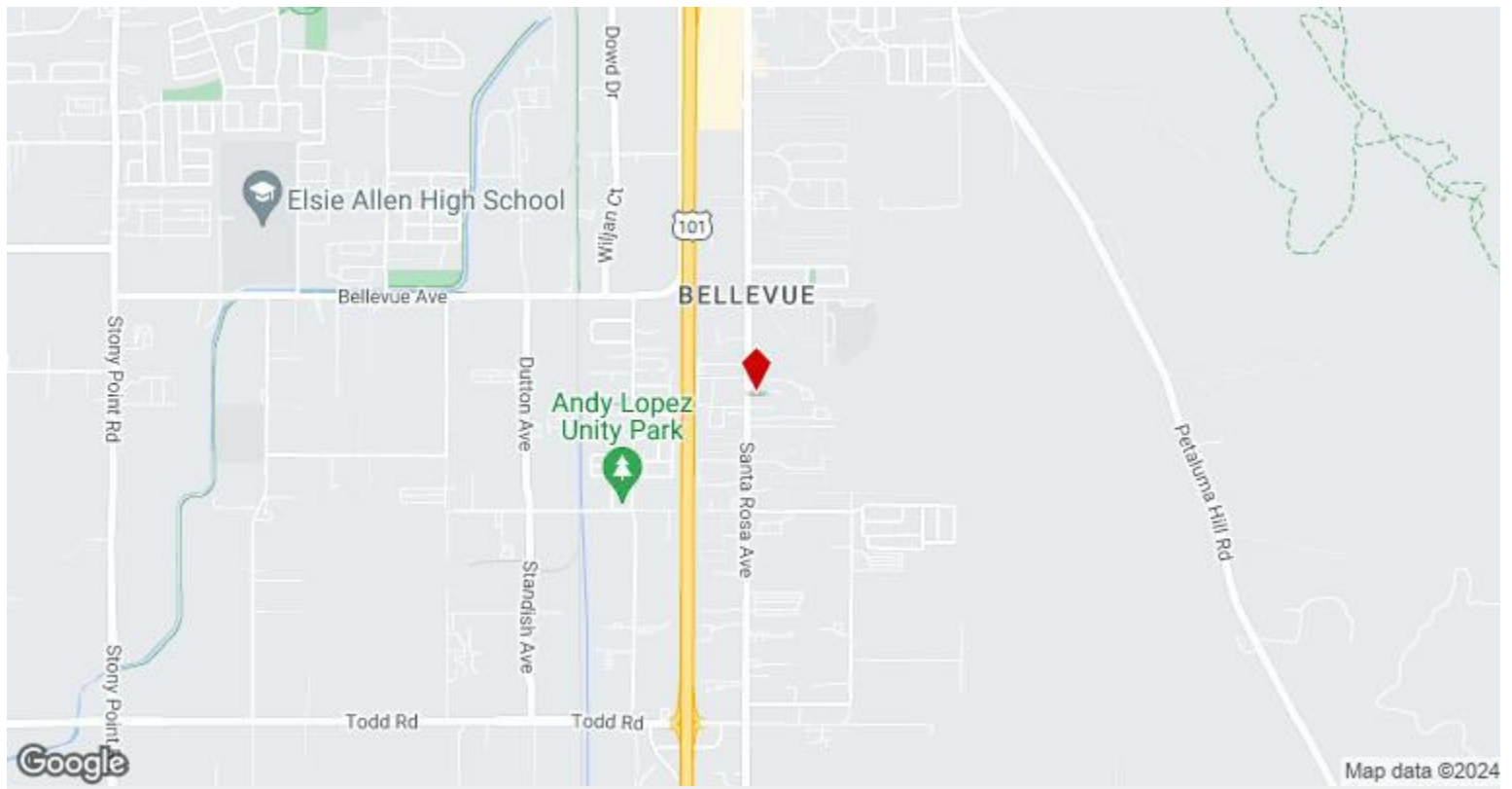


Rental Rate:	\$15.60 /SF/YR
Property Type:	Industrial
Property Subtype:	Service
Rentable Building Area:	6,041 SF
Year Built:	1985
Rental Rate Mo:	\$1.30 /SF/MO

## 1st Floor

Space Available	6,041 SF
Rental Rate	\$15.60 /SF/YR
Date Available	December 01, 2024
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	2 - 5 Years

This versatile flex space offers a seamless blend of showroom, warehouse, and office areas. Featuring two ADA-compliant bathrooms, it includes two 10x10 roll-up doors, two separate warehouses with 15 & 16-foot clear height, and 1,184 square feet of covered yard. With convenient access to US Highway 101, the property boasts 4 private offices plus a reception area, 14 parking spots, and a 1,625-square-foot showroom. Located on Santa Rosa Avenue, the facility, built in 1985, sits on a 16,988-square-foot lot.



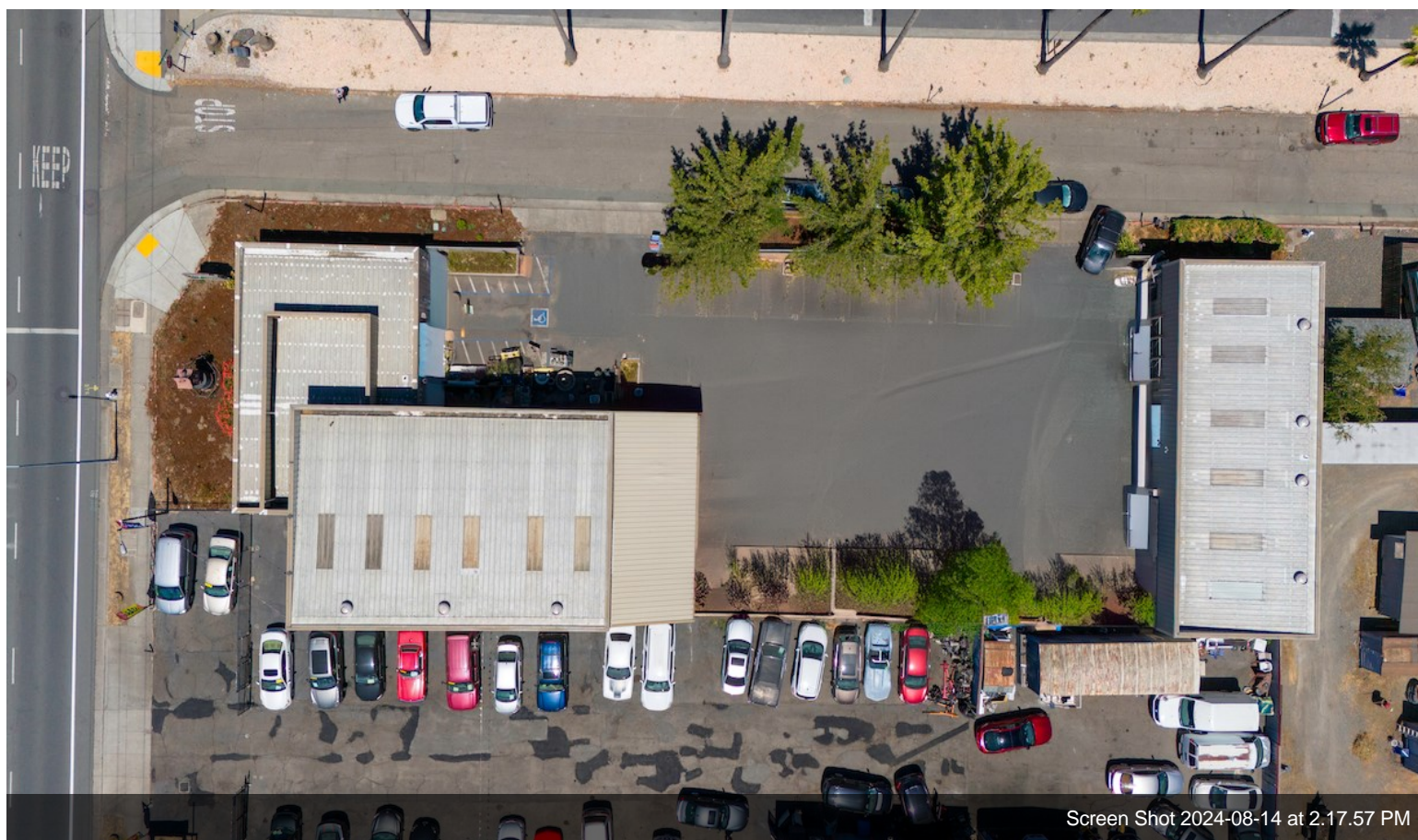
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# Property Photos

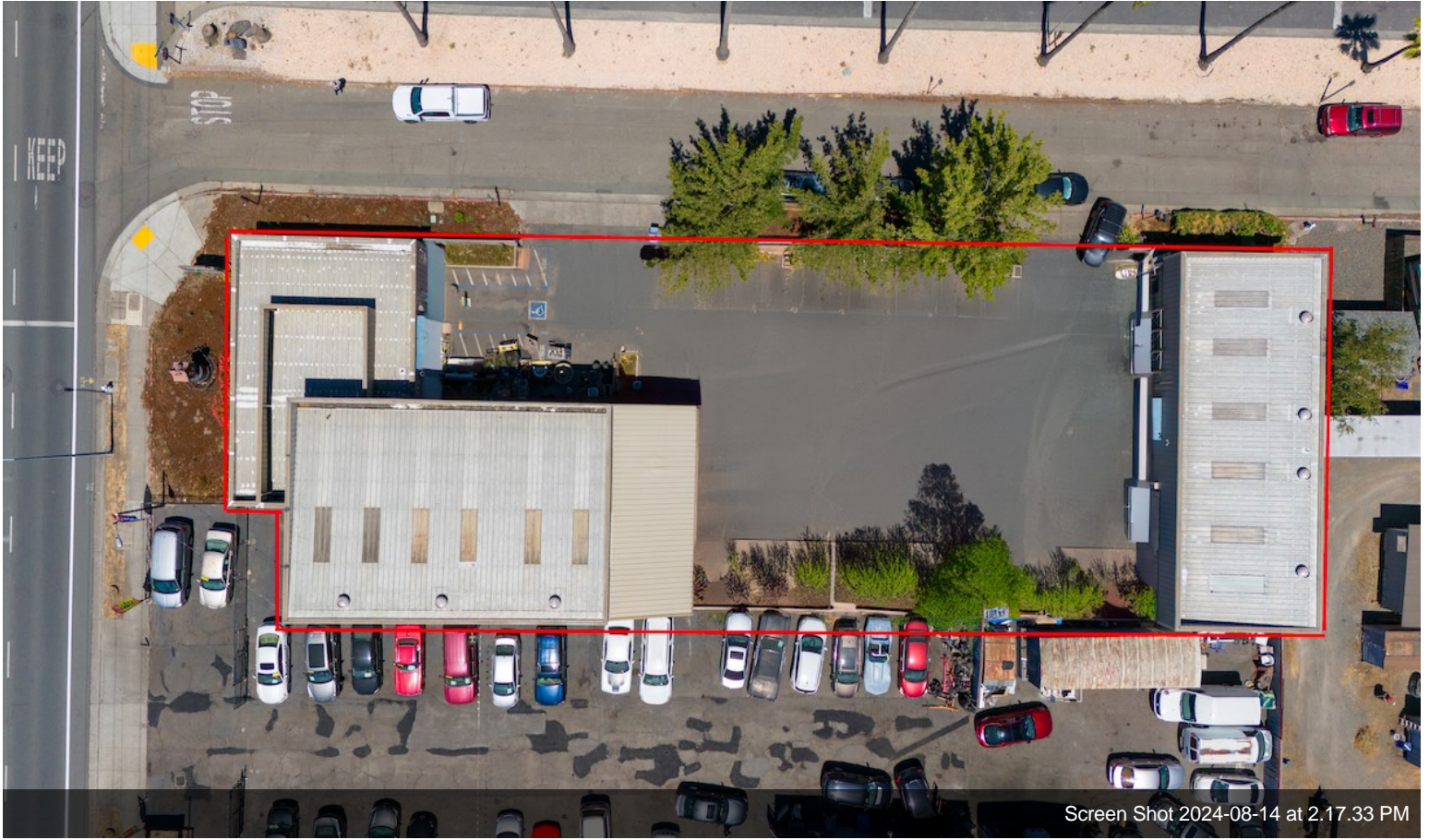


Screen Shot 2024-08-14 at 2.18.13 PM



Screen Shot 2024-08-14 at 2.17.57 PM

# Property Photos



Screen Shot 2024-08-14 at 2.17.33 PM



5H9A0867-HDR

# Property Photos



5H9A0872-HDR



Screen Shot 2024-08-14 at 2.17.19 PM

# Property Photos



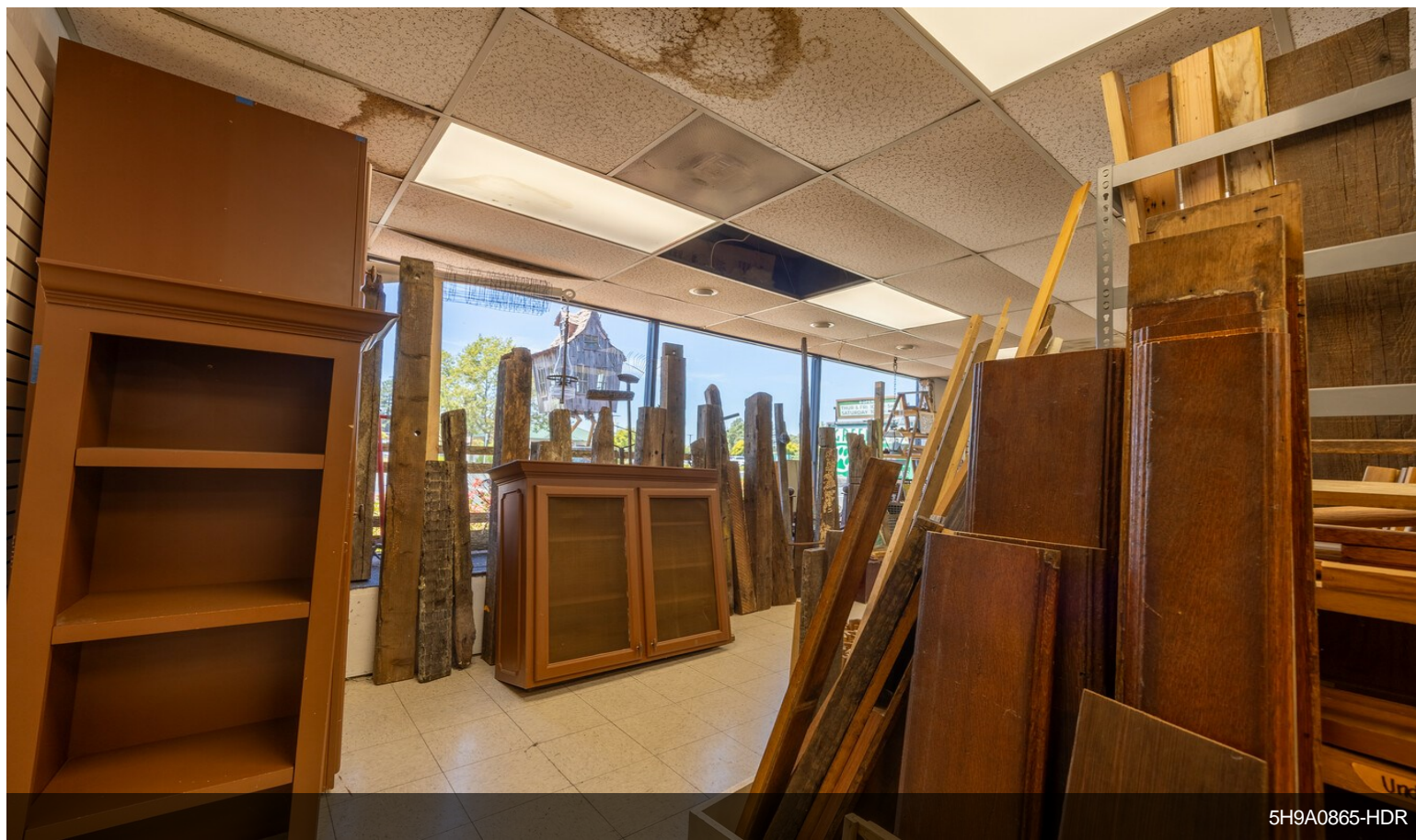
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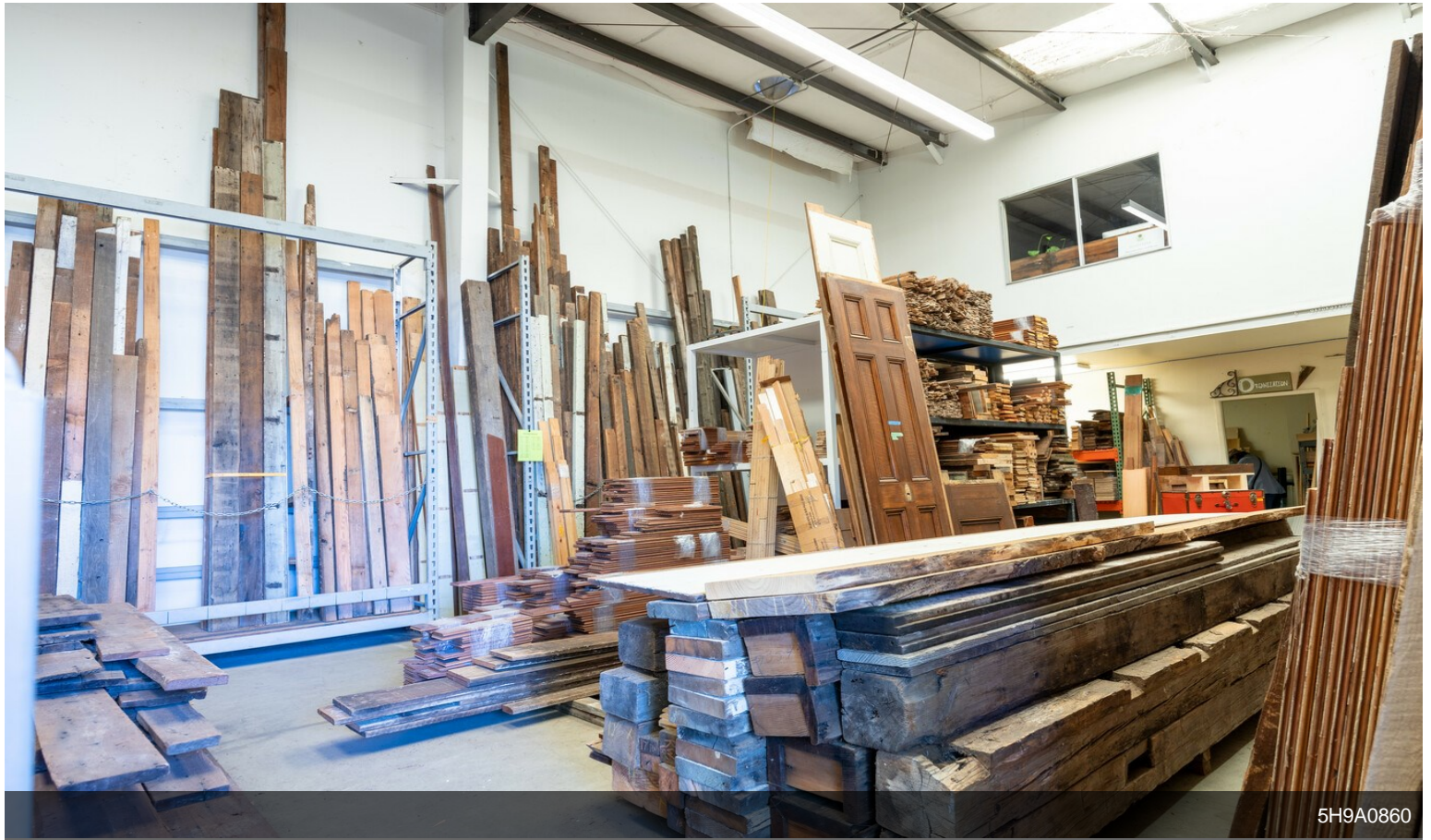
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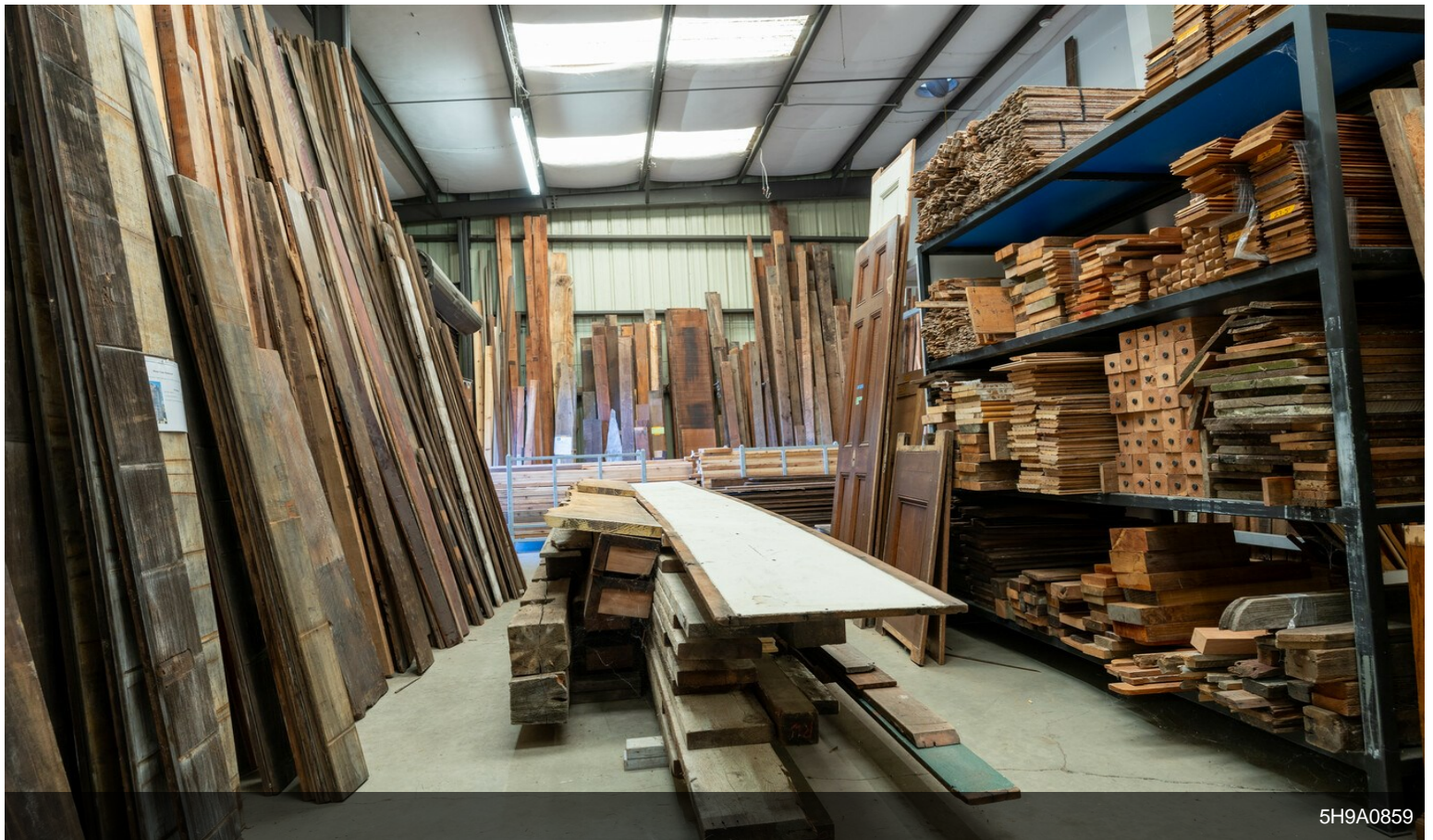
# Property Photos



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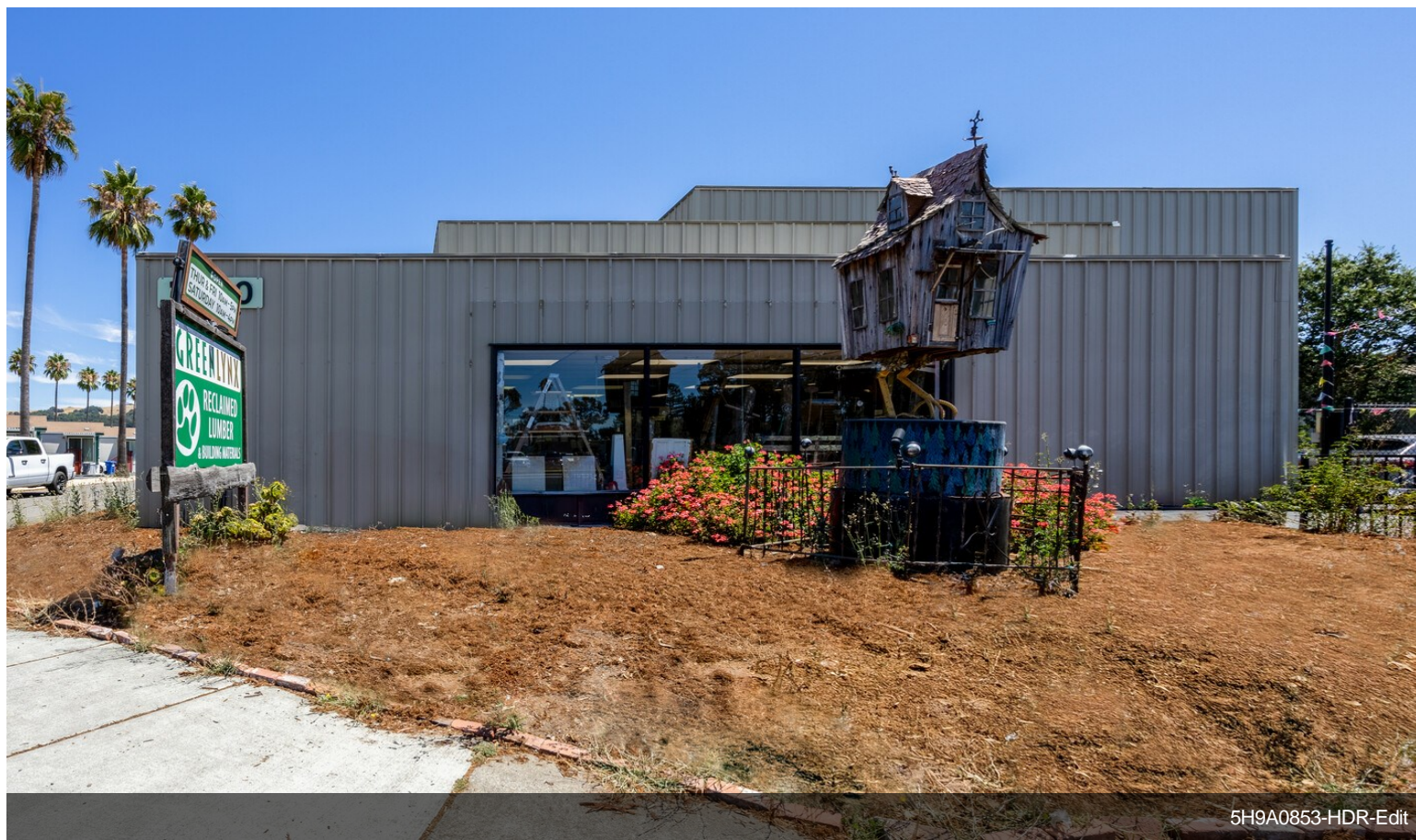


5H9A0860



5H9A0859

# Property Photos



5H9A0853-HDR-Edit



5H9A0856-HDR

# Property Photos



5H9A0853-HDR-2

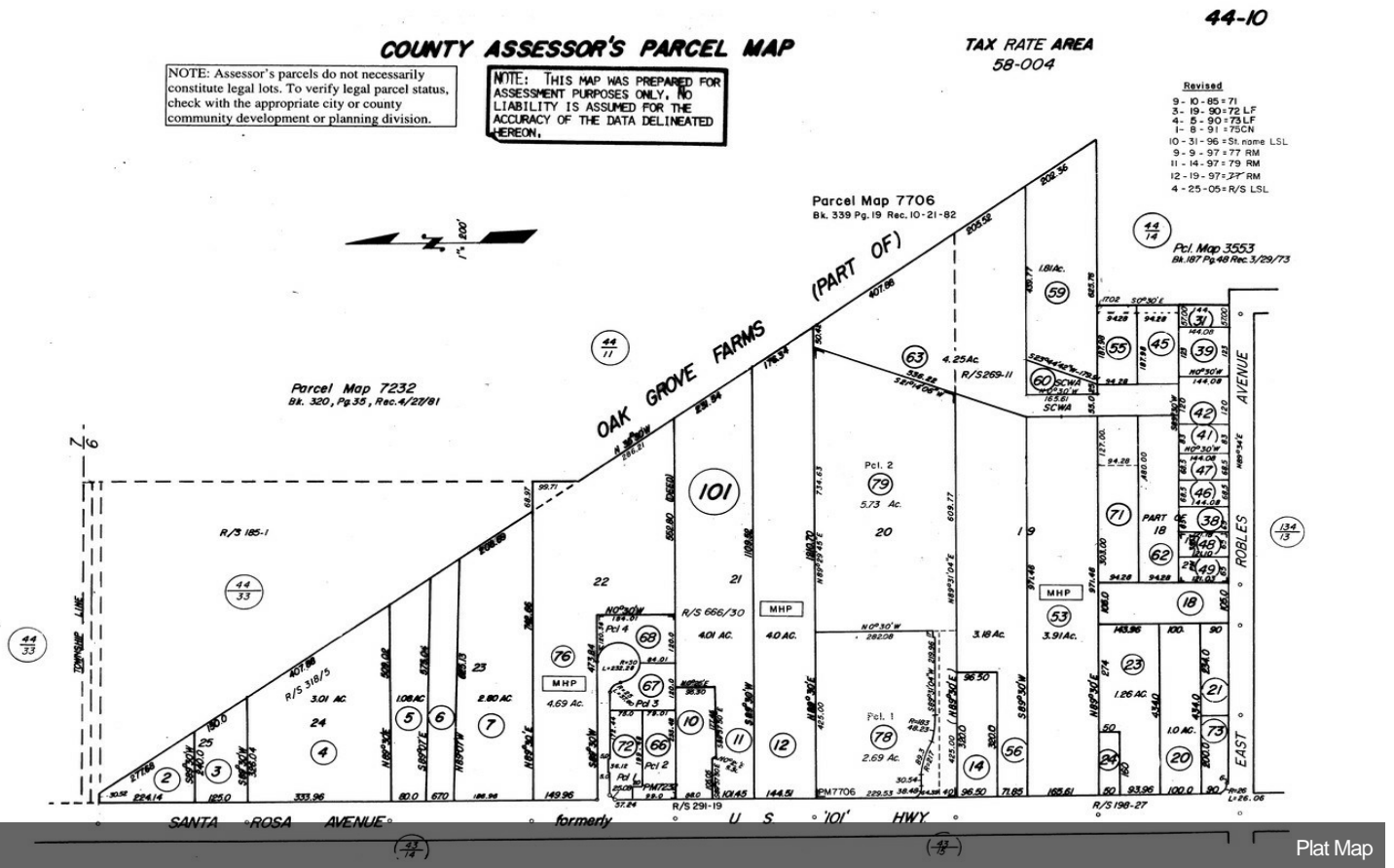


5H9A0850-HDR

# Property Photos



Building Photo



# Property Photos



Building Photo



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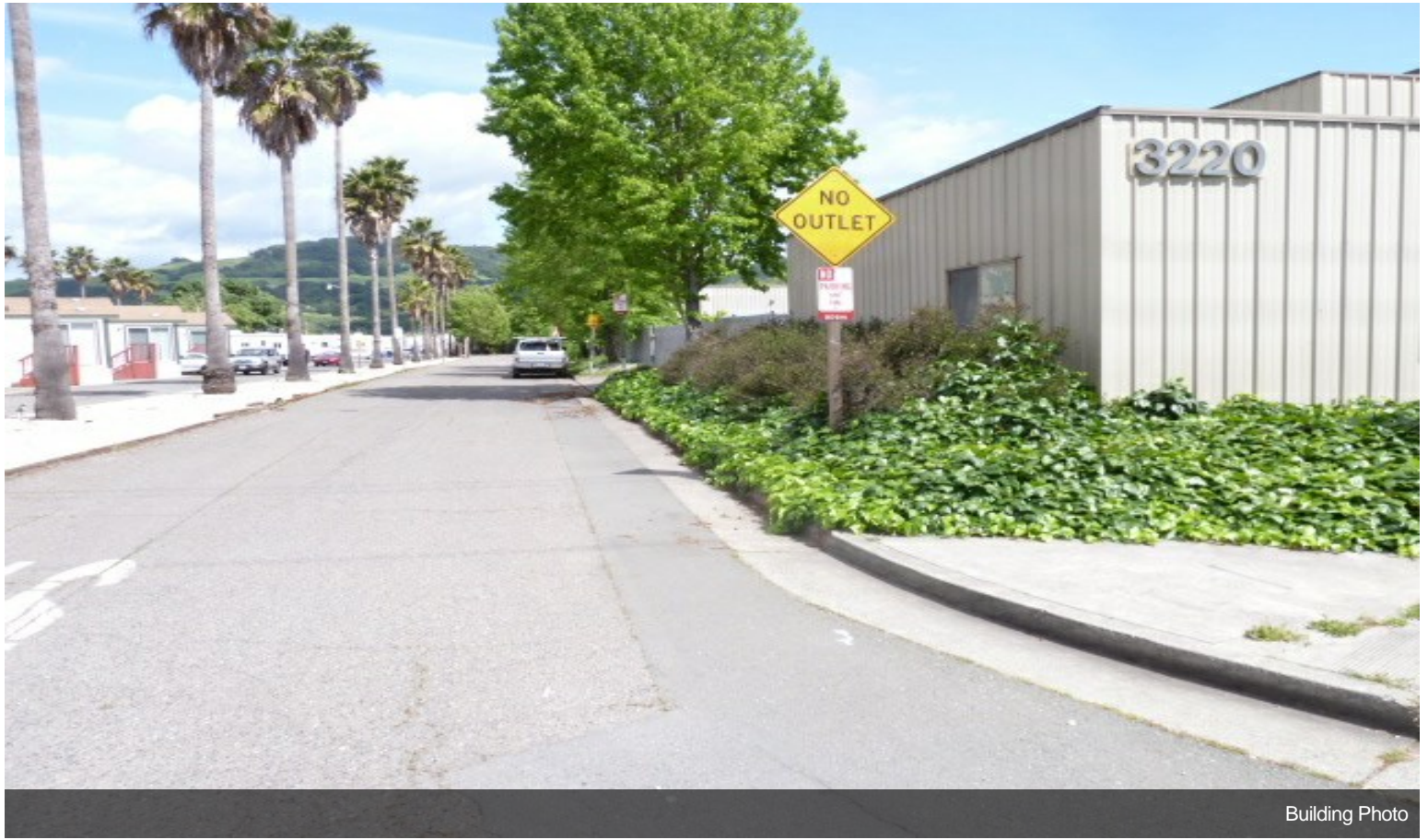


Building Photo



Building Photo

# Property Photos



Building Photo