

3315 Airway Drive

SANTA ROSA, CA 95403

**FOR SALE &
FOR LEASE**



STEPHEN SKINNER

Office: 707-591-0570

Cell: 707-694-1619

SSkinner@wrealestate.net

CALDRE #02020207

PROPERTY DESCRIPTION

W Commercial is pleased to present to the market **3315 Airway Drive**, Santa Rosa, as an opportunity to lease or purchase. This versatile property offers a blend of office, warehouse, and yard space, making it an excellent choice for a diverse range of business needs. The existing office infrastructure can be seamlessly transformed into shell warehouse space, with provisions for multiple roll-up doors to facilitate a multi-tenant building. The enclosed yard space ensures secure and private storage options for distributors or supplies. Landlord is open to discussing tenant improvement allowances or offering complimentary rent periods for tenants meeting certain qualifications and lease durations.

OFFERING SUMMARY

- **Sale Price:** \$5,200,000.00
- **Price Per Square Foot:** \$221
- **Sale Type:** Investment/Owner User
- **Lease Rate:** \$1.25 PSF Net
- **Available Square Feet:** 4,000 - 15,330



LOT SIZE
67,953 SQF
1.56 ACRES



BUILDING SIZE
23,500 SQF



YEAR BUILT
1987



ZONING
IL - LIGHT INDUSTRIAL



CLEARANCE HEIGHT
18'



ROLL UP DOORS
4 - UP TO 6



PARKING SPACES
80+



POWER
1,600 AMPS
3 PHASE



HVAC
YES



GAS
YES



SPRINKLERS
YES



RESTROOMS
8

PROPERTY HIGHLIGHTS

Owner User/ Income Opportunity: The property offers an ideal combination for an owner user to occupy the property while taking advantage of the existing income the leases generate.

Seller Financing Available: Depending on credit and terms.

Conversion Potential: Originally constructed as a manufacturing building, the property can be converted back to shell warehouse condition. The parking lot can be gated to create a secure yard space.

Current Tenants: Two units are currently occupied under short-term, month-to-month leases. Both tenants have expressed interest in renewing their agreements.



TENANT INFO



GDL Building Maintenance: We maintain our leading position in the property maintenance cleaning services industry by continuously strengthening our ability to attract, retain and manage a strong customer base, as well as diverse and highly qualified employees. Providing the highest level of personalized attention and customer service to all potential and existing customers. Maintain the highest levels of professionalism, integrity, honesty and fairness in our relationships with our customers, suppliers and employees.

www.gdlserves.com

Tenant	Square Feet	Term	Rent
GDL Building Maintenance	4,606	Month to Month	\$4,267.00 Plus NNN



ecoNugenics: With close to 200 published studies on our physician formulated blends and ingredients, ecoNugenics is proud to be a leader in nutraceutical science, substantiation and clinical results. ecoNugenics' advanced supplements and ingredients work to nourish your body with what it needs to thrive and bring your systems into balance and harmony. Our first-in-class ingredients and formulas enhance your body's natural functions and allow for your innate healing and repair capacities to improve health at the source.

www.econugenics.com

Tenant	Sqaure Feet	Term	Rent
ecoNugenics	3,486	Month to Month	\$6,308.00 Plus NNN

SITE PLAN



Scale 1"=40'

3315 Airway Drive
Santa Rosa, CA 95403

Parcel ID: 015-670-042-000
Lot Size: 1.56 Acres



KEY BUSINESSES

SHOPPING

- JOANN Fabric and Craft
- The Home Depot
- Safeway
- T.J. Maxx
- Whole Foods
- Target

RESTAURANTS

- Taco Bell
- McDonald's
- Starbucks
- In-N-Out Burger
- El Pollo Loco
- Mel's Fish & Chips
- Starbucks
- Piner Café
- Simply Vietnam

ENTERTAINMENT

- Vertex Climbing Center
- Poppy Bank Epicenter
- Coddington Mall
- Charles Schulz Museum

INDUSTRY

- Moore Home Heating, Air and Plumbing
- Superior Tint
- Golden State Electric



TRAVEL DISTANCES GOING NORTH

CITIES

- Windsor - 8 miles
- Healdsburg - 13 miles
- Ukiah - 59 miles
- Clearlake - 53 miles

AIRPORTS

- Sonoma County Airport (STS) - 6 miles
- Healdsburg Municipal Airport (KHES) - 18 miles
- Ukiah Municipal Airport (UKI) - 57 miles

FREEWAYS

- US Hwy 101 - 0.7 miles



NORTH



SOUTH

TRAVEL DISTANCES GOING SOUTH



SOUTH

CITIES

- Rohnert Park – 11 Miles
- Petaluma – 20 Miles
- Napa – 43 Miles
- San Francisco – 57 Miles
- Oakland – 61 Miles
- Sacramento – 101 Miles
- San Jose – 102 Miles

AIRPORTS

- San Francisco Int. Airport (SFO) - 69 miles
- Oakland Int. Airport (OAK) - 70 miles
- San Jose Mineta Int. Airport (SJC) - 100 miles

FREEWAYS

- Hwy 12 - 4.0 miles

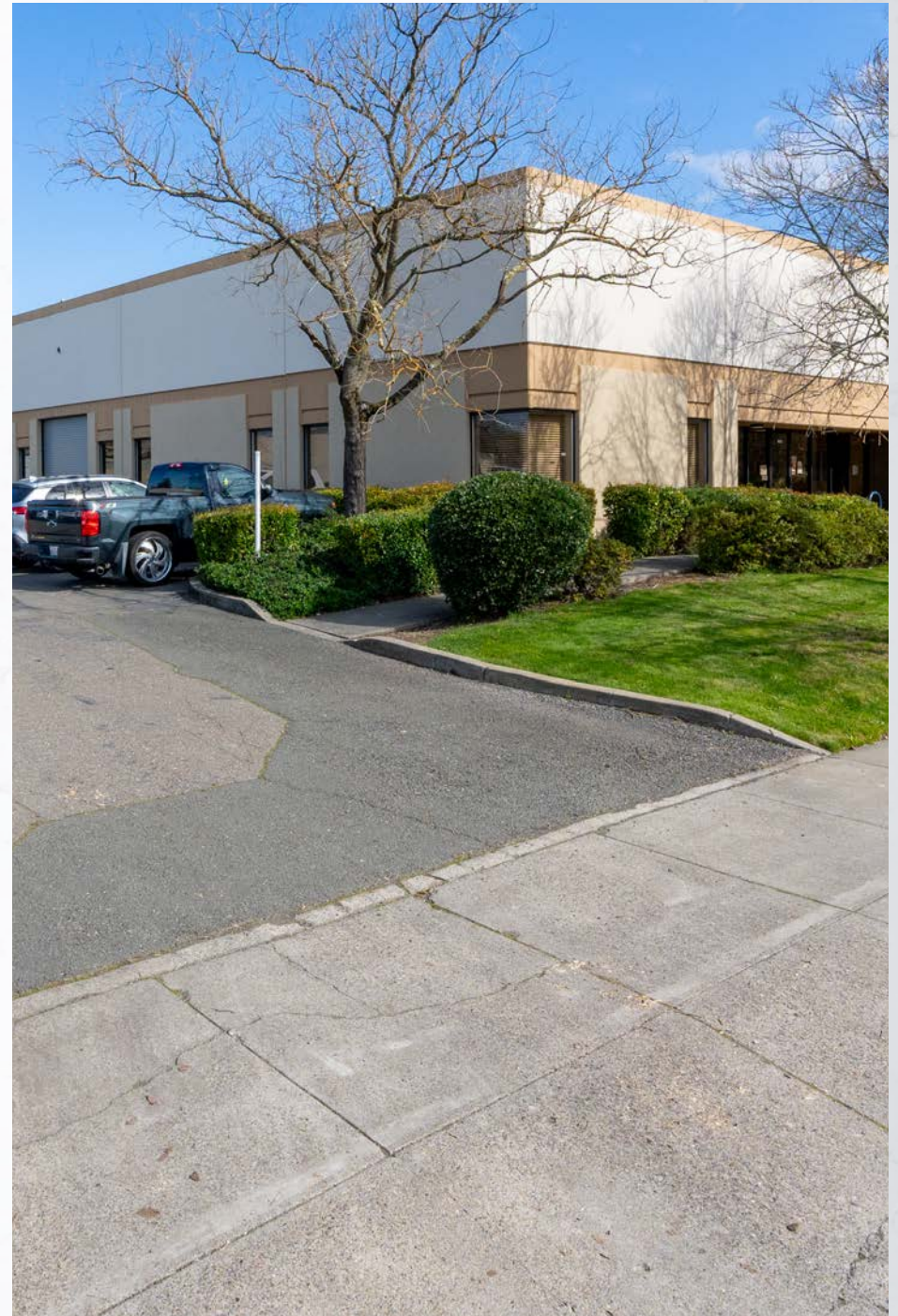
TRANSIT

- SMART Train Station - 16 miles



NORTH

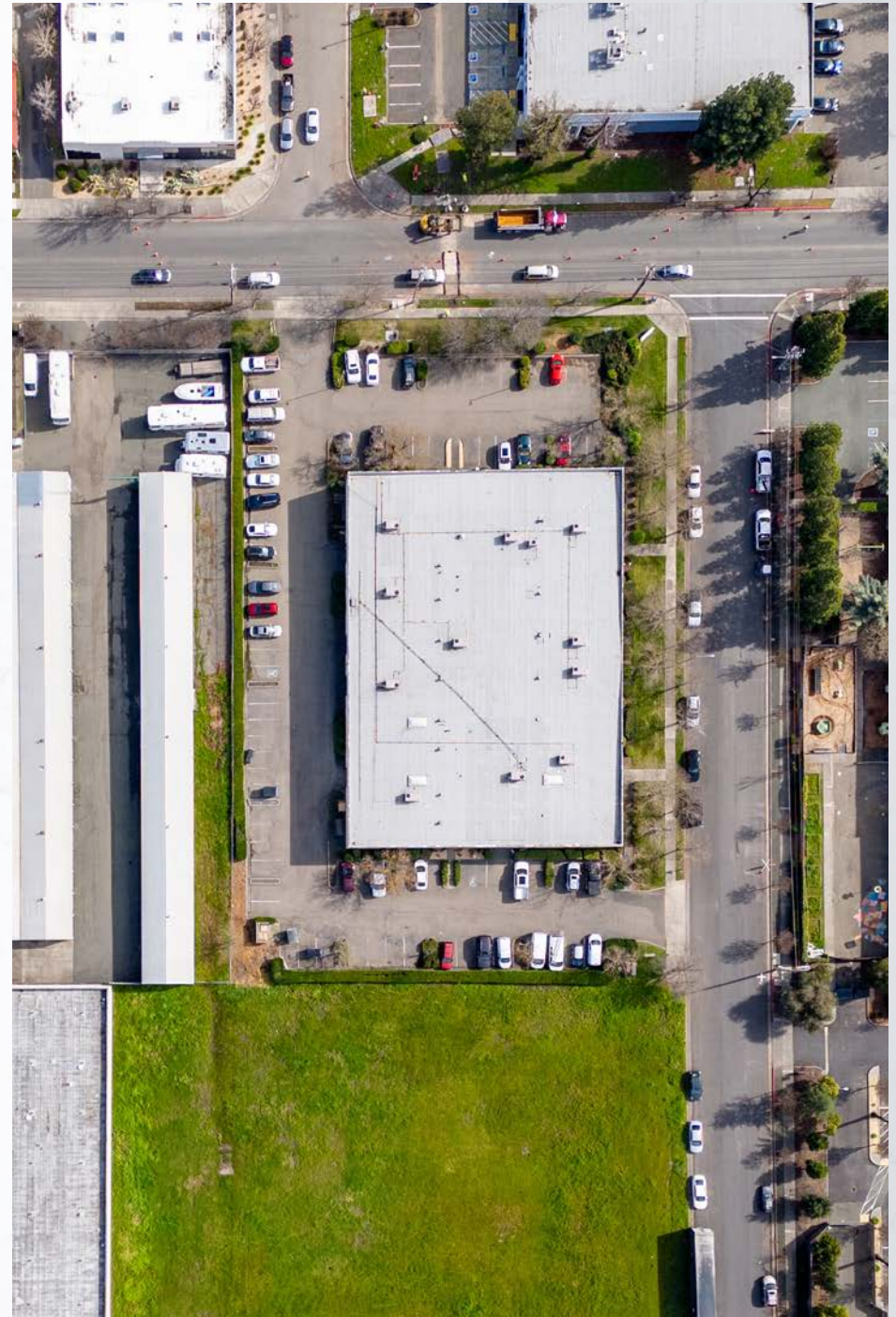
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



ABOUT SANTA ROSA, CA

Santa Rosa, CA is a hub for commercial real estate, with a diverse range of businesses calling the city home. From retail shops and restaurants to medical offices and tech companies, the commercial real estate industry in Santa Rosa is thriving.

One of the key factors driving the commercial real estate industry in Santa Rosa is the city's strong economy. The city is home to numerous large employers, including government agencies, healthcare facilities, and tech companies, creating a stable job market and attracting businesses to the area.

Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities.

In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.



2024 POPULATION

175,669



AVERAGE AGE

40.4



AVERAGE HOUSEHOLD INCOME

\$92,604

ABOUT W COMMERCIAL

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

We work closely with owner-users, investors, and developers to identify opportunities and meet specific requirements. By conducting in-depth analyses, we maximize property valuations and ensure our clients achieve optimal returns on their investments.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.

500 Bicentennial Way, Ste 310

Santa Rosa, CA 95403

www.wcommercialre.com

Phone: 707.591.0570

Fax: 707.591.0576





STEPHEN SKINNER

707-591-0570

SSkinner@wrealestate.net

CALDRE #02020207

W COMMERCIAL

500 Bicentennial Way, Ste 310

Santa Rosa, CA 95403

www.wcommercialre.com

Fax: 707.591.0576

DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure. This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.