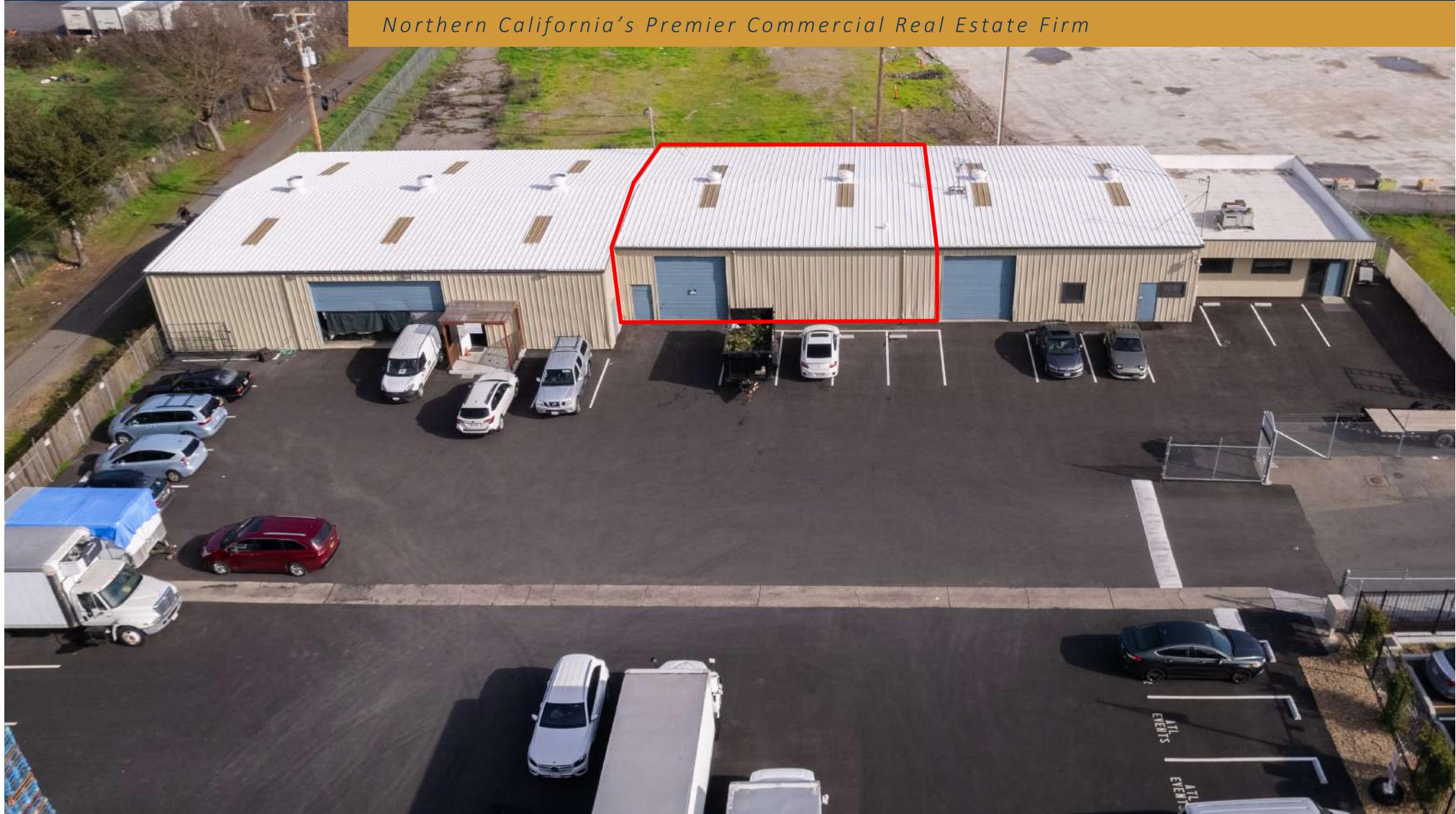




FOR LEASE - WAREHOUSE

887 SEBASTOPOL RD UNIT B,
SANTA ROSA CA 95407

Northern California's Premier Commercial Real Estate Firm



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



PROPERTY SUMMARY

BUILDING

Building Size:

Warehouse Size: 4,800+/- Sq. Ft.
Office Space: + 1,200+/- Sq. Ft.
TOTAL: 6,000+/- Sq. Ft.

Parking:

9+/- Parking Spaces

Gas & Electricity PG&E

Building Power: 200 Amps
3 Phase



ADDRESS	SPACE	RENTABLE	BASE RENT PER SQ. FT.	NNN LEASE	TOTAL MO.
887 Sebastopol Unit B	Warehouse	2,400 +/- Sq. Ft.	\$2,304 (\$0.96 per Sq. Ft)	\$552 (\$0.23 per Sq. Ft)	\$2,856

887 Sebastopol Rd

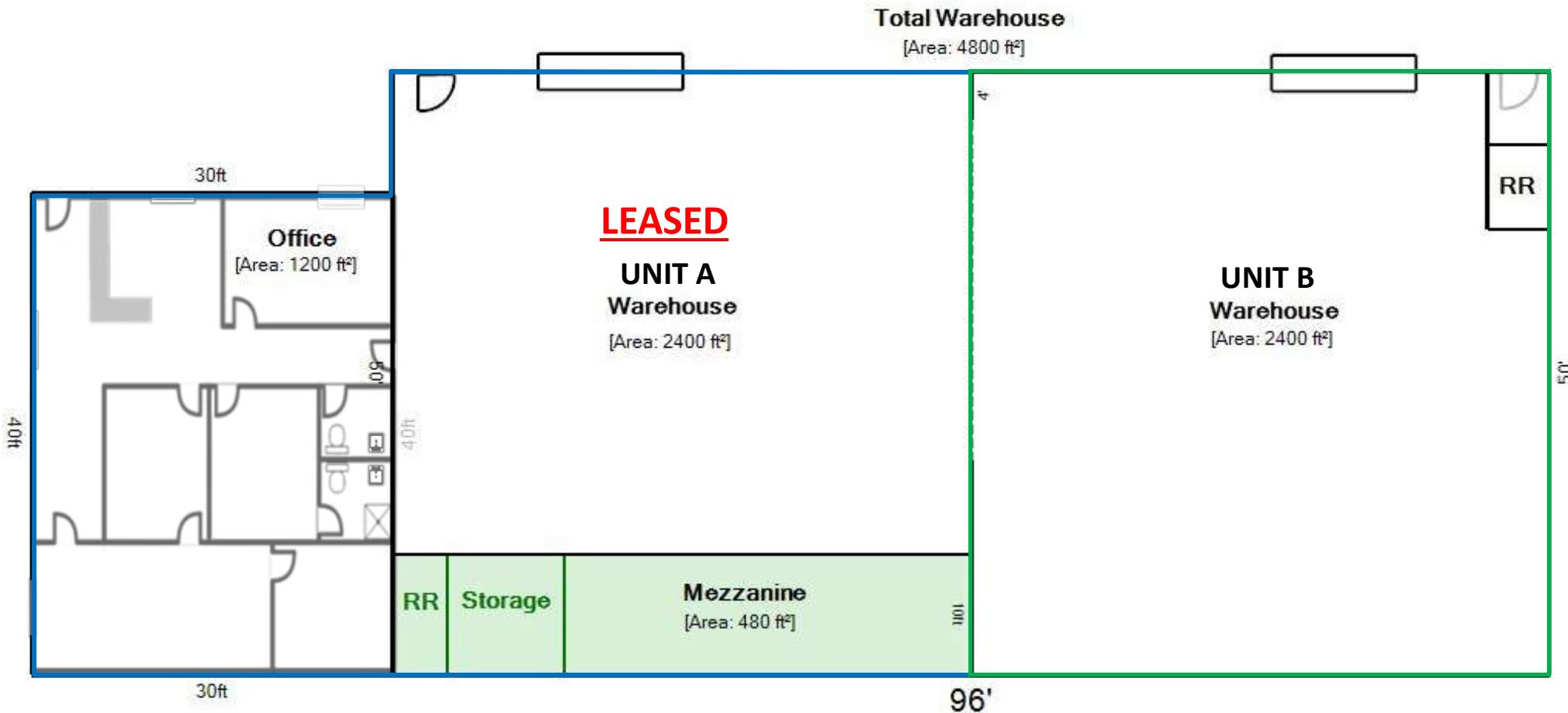
Available for lease is approximately 2,400 square feet of industrial warehouse space featuring a 12' x 12' grade-level roll-up door for easy loading and unloading.

The property includes about four parking spaces and is secured with a gated entrance for added privacy and safety. It is powered by a 200-amp, 3-phase electrical system, making it well-suited for a range of industrial uses.

This is an ideal option for businesses seeking a functional, secure warehouse with convenient access.



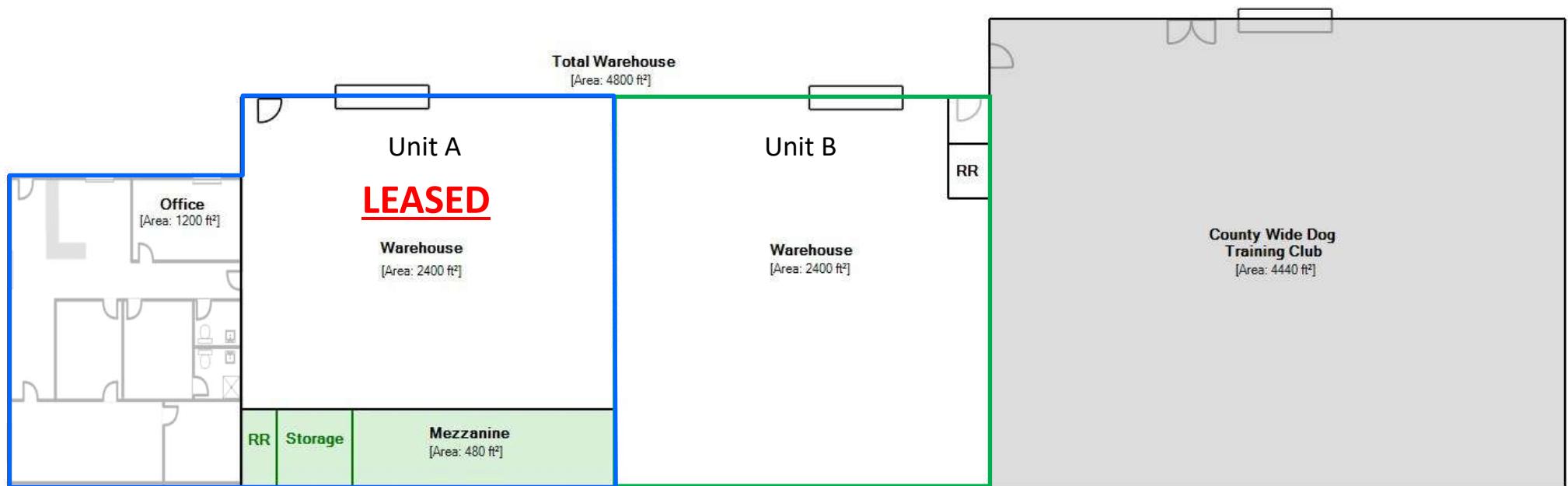
UNIT A & B FLOOR PLAN



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



SITE PLAN



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



AERIAL



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



PHOTOS



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.

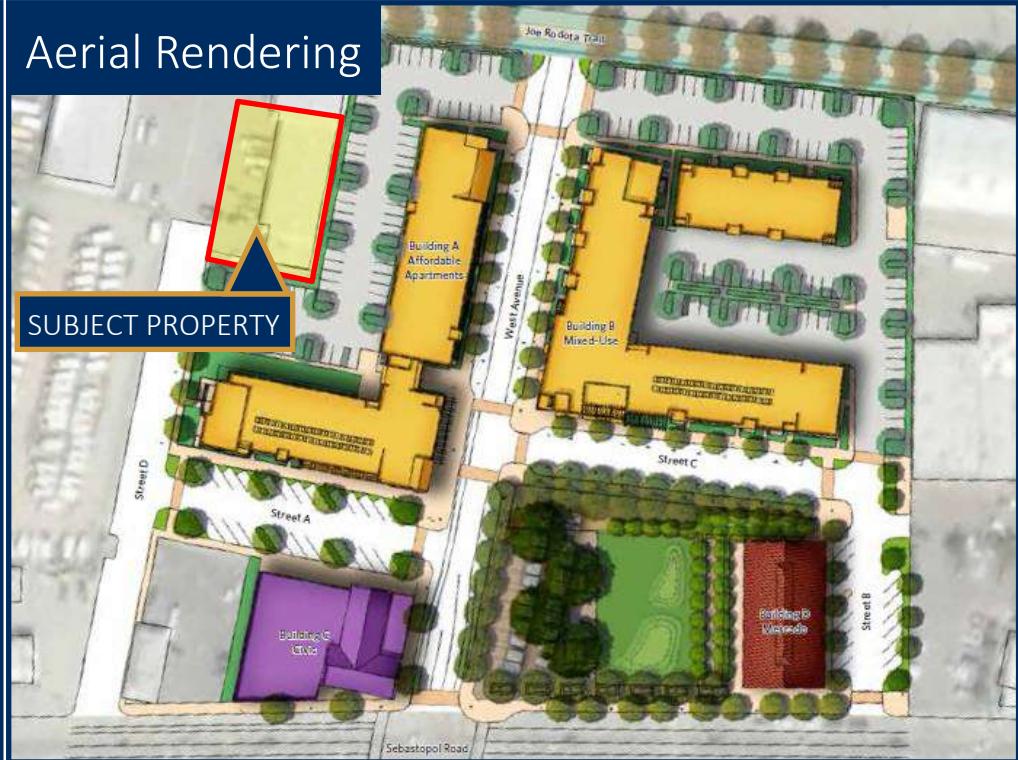


Roseland Redevelopment Plan

Casa Roseland



Aerial Rendering



Boys & Girls Club

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



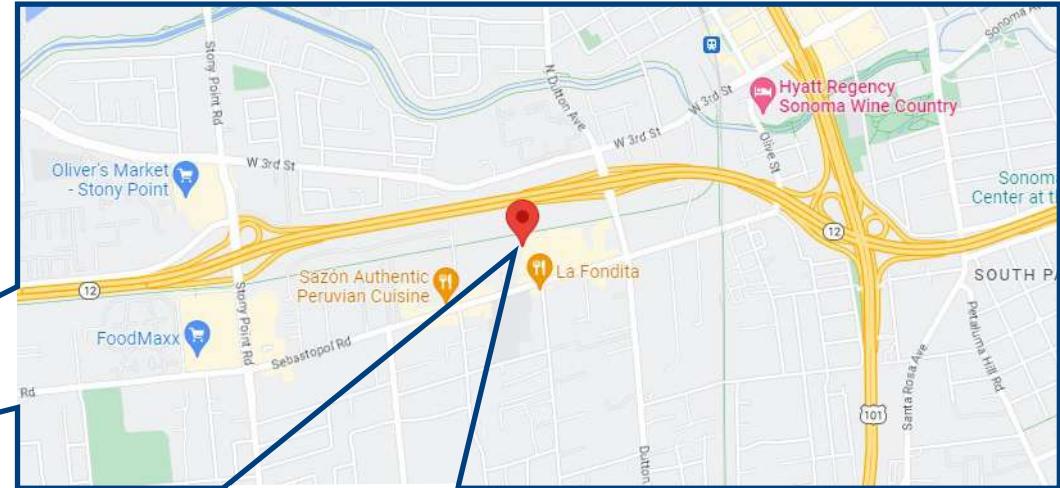
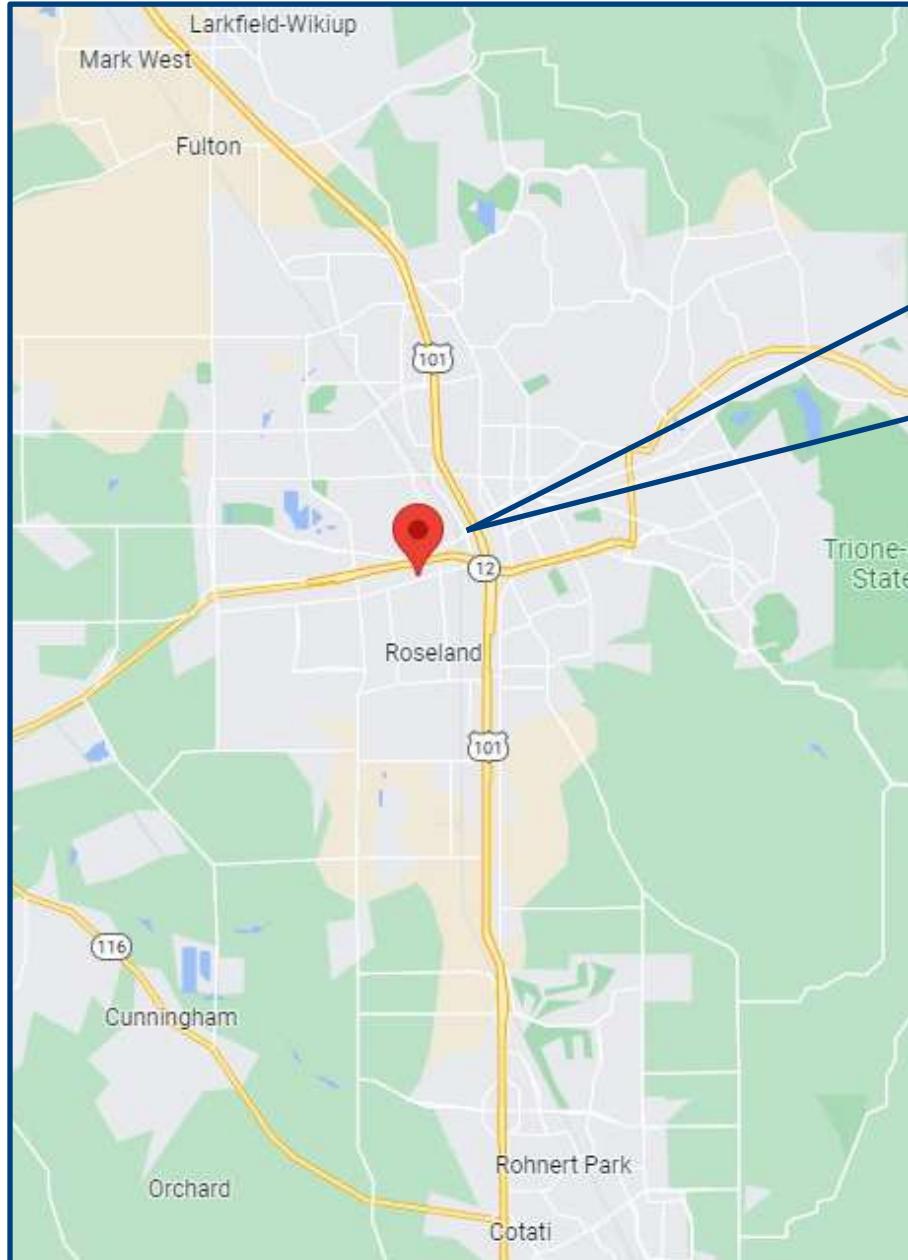
MAP



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



MAPS



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



LISTING TEAM



Alexis Perez

CA BRE # 02238668

Direct: 707-304-5841

Office: 707-523-2700

Email: Aperez@northbayprop.com



William Severi, CCIM, CPM

CA BRE # 01000344

Direct: 707-360-4455

Cell: 707-291-2722

Email: William@NorthBayProp.com



Nick Abbott, CCIM

CA BRE # 01357548

Phone: 707-523-2700

Cell: 707-529-1722

Email: nabbott@northbayprop.com

North Bay Property Advisors

Santa Rosa Office

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

www.NorthBayProp.com



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal.

Any interested party should verify the status of the property and the information herein.