

FOR LEASE



4135 SANTA ROSA AVE
SANTA ROSA, CA 95407

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The above information, while not guaranteed, has been secured from sources we believe to be reliable. An interested party should verify the information herein.

ABOUT

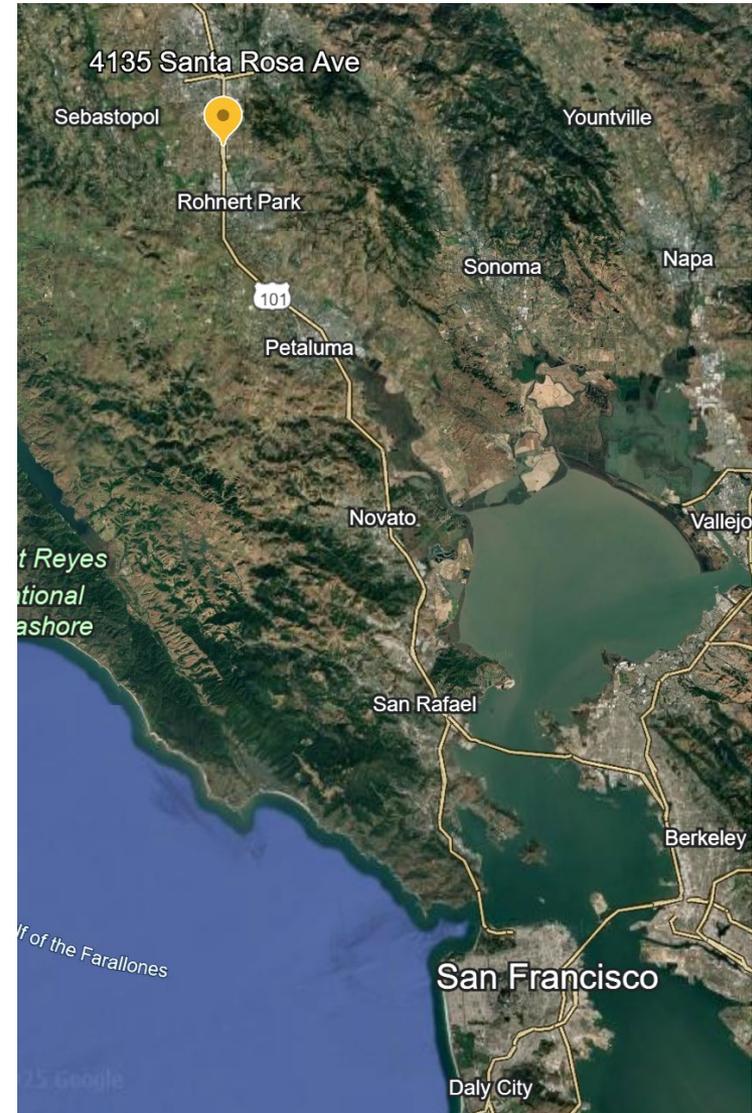
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Located on the southern edge of Santa Rosa, approximately 60 miles north of San Francisco, this well-positioned property offers exceptional visibility and convenient access to Highway 101. The site benefits from direct freeway exposure, easy on/off access to both northbound and southbound 101, Santa Rosa Ave and Hwy 12.

The property is situated on a 3.08-acre lot with LC zoning, the property features over 12,000 square feet of combined warehouse, office, and auxiliary structures, including multiple storage sheds and shipping-container units. It provides a large, flat yard area, ample parking, and excellent loading capacity, making it ideal for distribution, storage, large merchandise, RV, boat, shed, or heavy-machinery businesses. Currently occupied by National Storage Tanks (vacating end of March 2026).

The property is served by city water and a septic system. Minimum lease term of five years.

Limited Commercial District (LC). The LC zone provides areas for retail sales and services necessary for the daily self-sufficiency of urban and rural areas in keeping with their character. [Article 10. - Commercial Zones.](#)



PROPERTY DETAILS

- 3.08-acre lot
- APN #045-014-010
- Zoned LC (Light Commercial)
- Over 12,000 sq ft of structures
- 7500sf warehouse with high ceiling & Roll-up doors
- 2 Office buildings over 2500 sq. ft.
- Fenced premises
- Iron gate with Keypad
- 200ft+ frontage of Santa Rosa Ave
- 200ft + frontage Hwy 101 exposure
- City water | Septic sewer
- 200amp Power

FOR LEASE
\$20,000/M



AERIAL: What's Nearby



Highway 101



Mountain View Ave



Santa Rosa Ave



Property Drone VIEW



737 sq ft A

7500 sq ft B

1130 sq ft C

850 sq ft F

500 sq ft E

2670 sq ft D

1884 sq ft G



Property OVERVIEW



Back Lot: 4135 Santa Rosa Ave



Back Lot | Facing Highway 101 (West)



Entrance to Back Lot | Facing Santa Rosa Ave (East)



Back Lot | Facing Santa Rosa Ave (East)



Entrance to Back Lot | Facing Highway 101 (West)

Bldg A & B: 4135 Santa Rosa Ave



Building A *(See page 5)*



Building B *(See page 5)*



Building B: *Port 1*



Building B: *Port 2*

Bldg C & D : 4135 Santa Rosa Ave



Building C (See page 5)



Building D (See page 5)



Building D (See page 5)



Building D (See page 5)

Bldg E & Office G: 4135 Santa Rosa Ave



Building E *(See page 5)*



Office F *(See page 5)*



Office F Front Room



Office F Back Room

Office G: 4135 Santa Rosa Ave



Office G (See page 5)



Office G (See page 5)



Office G (See page 5)



Office G Front room

Office G: 4135 Santa Rosa Ave



Office G Middle Room



Office G Middle Room



Office G Bathroom



Office G Kitchenette

Office G: 4135 Santa Rosa Ave



Office G Back Office



Office G Back Office



Office G Front office



Office G Back Room