



# FOR LEASE – 10,000 +/- Sq. Ft. INDUSTRIAL WAREHOUSE 30D MILL STREET HEALDSBURG, CA 95492

*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.



# SITE SUMMARY

## PRICING

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Base Rent Price:	\$0.81/Sq. Ft. Base Rent
	\$0.12/Sq. Ft. NNN Costs

## BUILDING

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Building Size:	10,000+/- Sq. Ft.
Construction Type / Sliding:	Metal
Grade Level Loading Doors:	3 (14' x 12') on the East Side 1 (14' x 19') on the West Side
Ceiling Height:	Approximately 18' clear height
Fire Suppression:	Yes, Sprinklered
Power:	400 Amps 3-Phase

## SITE

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APN:	002-251-017
Size:	35,719+/- Acres
Zoning:	IL (Light Industrial)
Water & Sewer:	City of Healdsburg
Gas & Electric:	City of Healdsburg

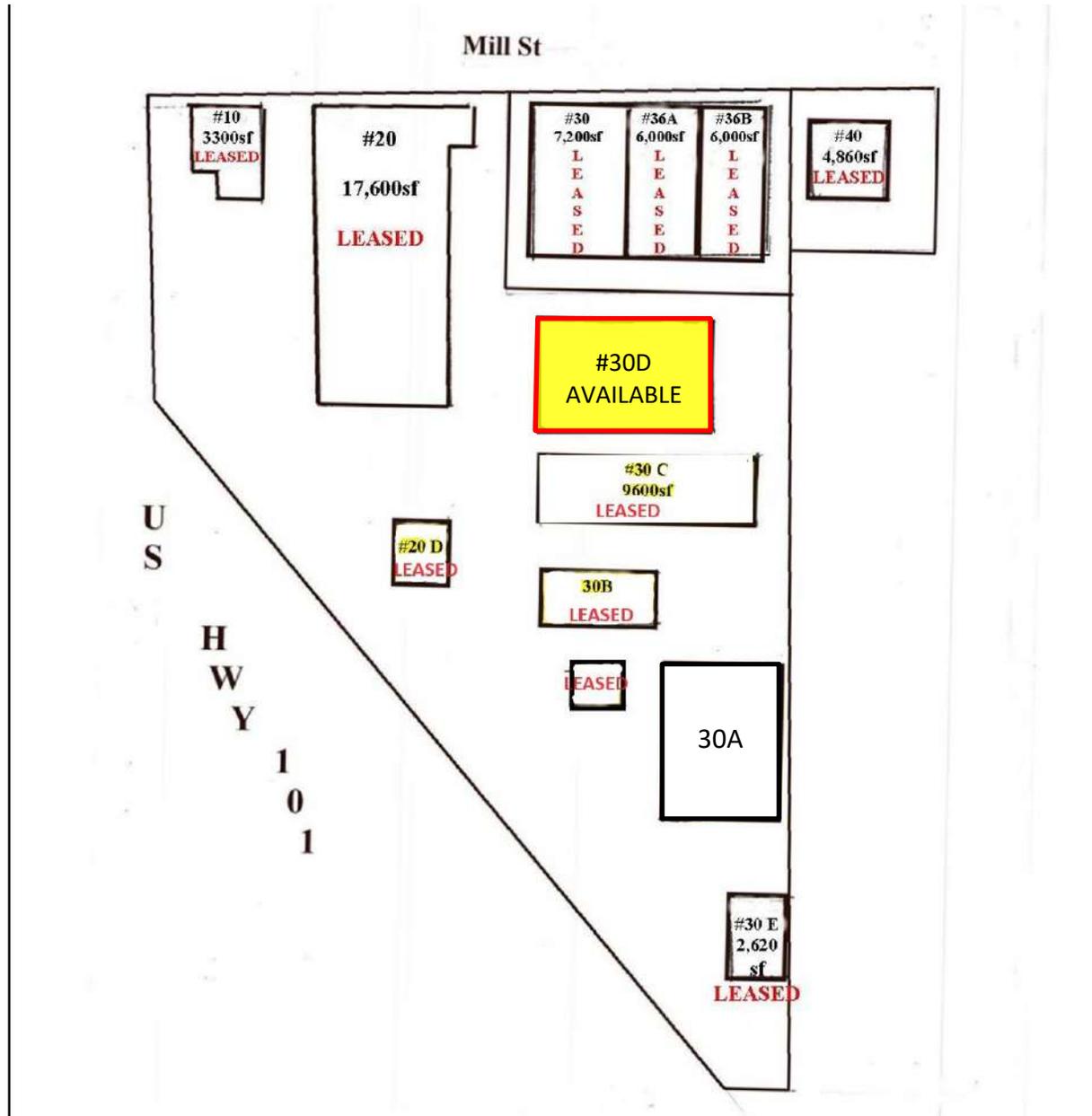


### 30D Mill Street

This standalone industrial building holds 10,000 +/- Sq. Ft. in the Plum Industrial Park located in central Healdsburg. The building offers 4 grade level doors, fire suppression sprinklers, fully insulated, and power supply of 400 amps 3 phase. The space offers a large open warehouse area with approximately 18' clear height. The existing occupant built out 768 sq. ft. of ground floor production area adjacent to the original office area, which is currently being used as a break room. Located on the ground floor there is 228 +/- Sq. Ft. of ground floor office, and two restrooms. The second floor has an office with 400 +/- Sq. Ft. The building is zoned "Industrial", which allows for a variety of industrial uses. The Plum Business Park consists of multiple buildings, which may allow for future expansion.



# SITE PLAN



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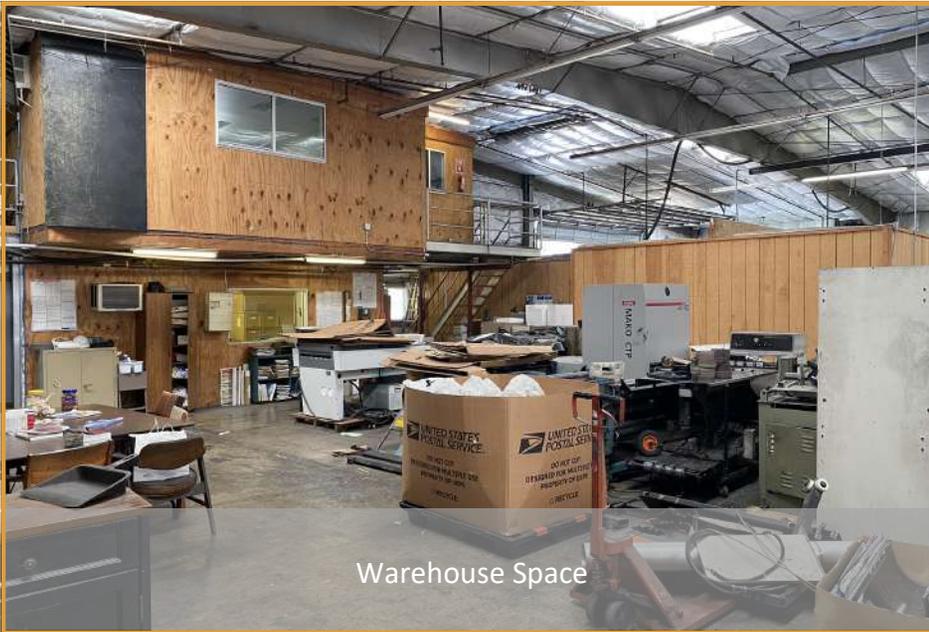
# PHOTOS



Warehouse Space



Warehouse Space



Warehouse Space

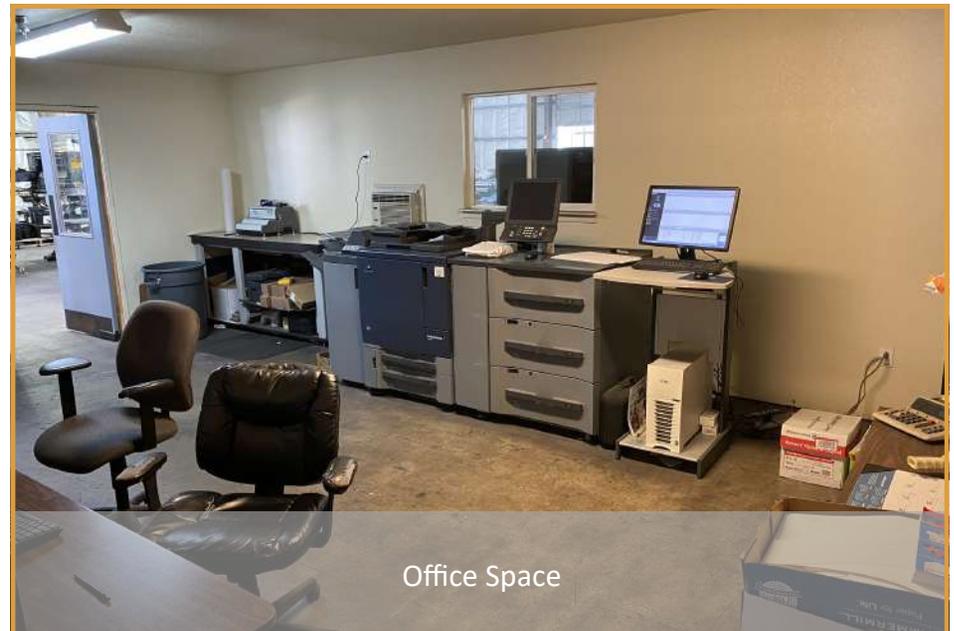
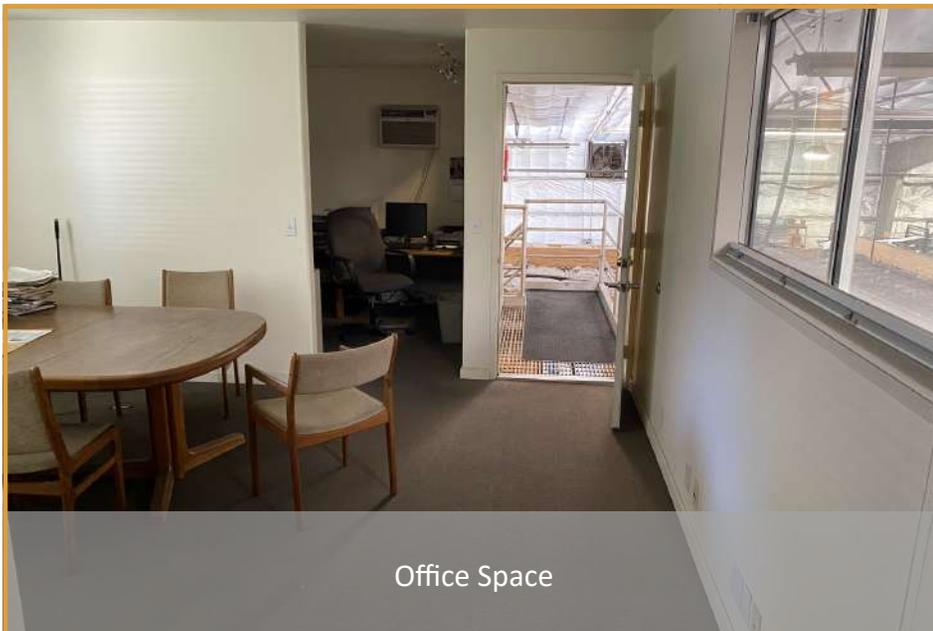
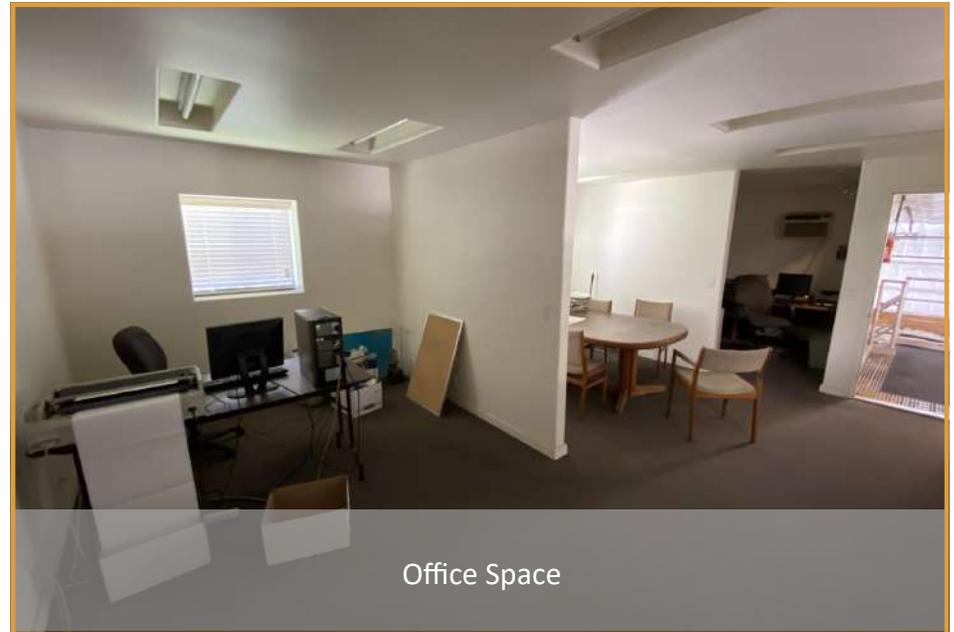
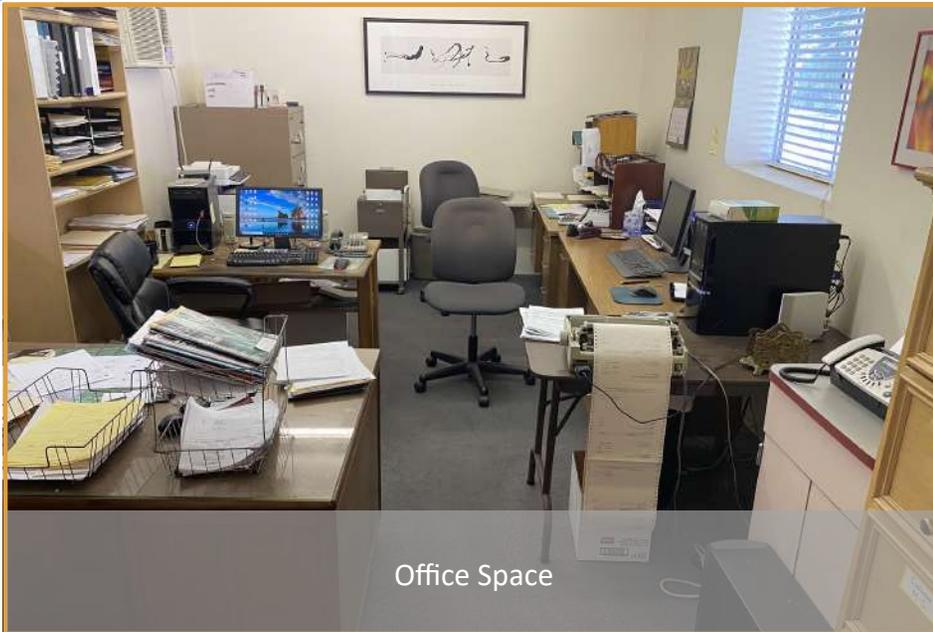


Warehouse Space

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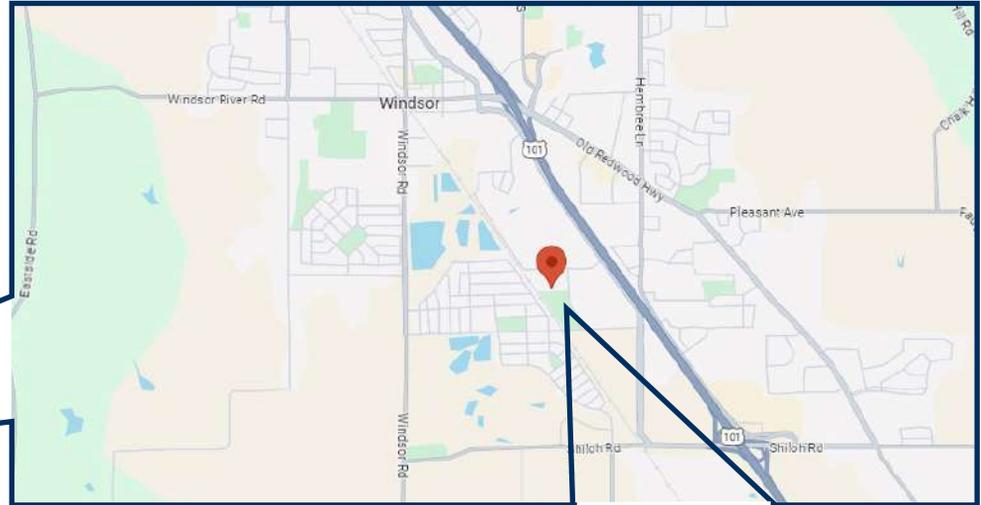
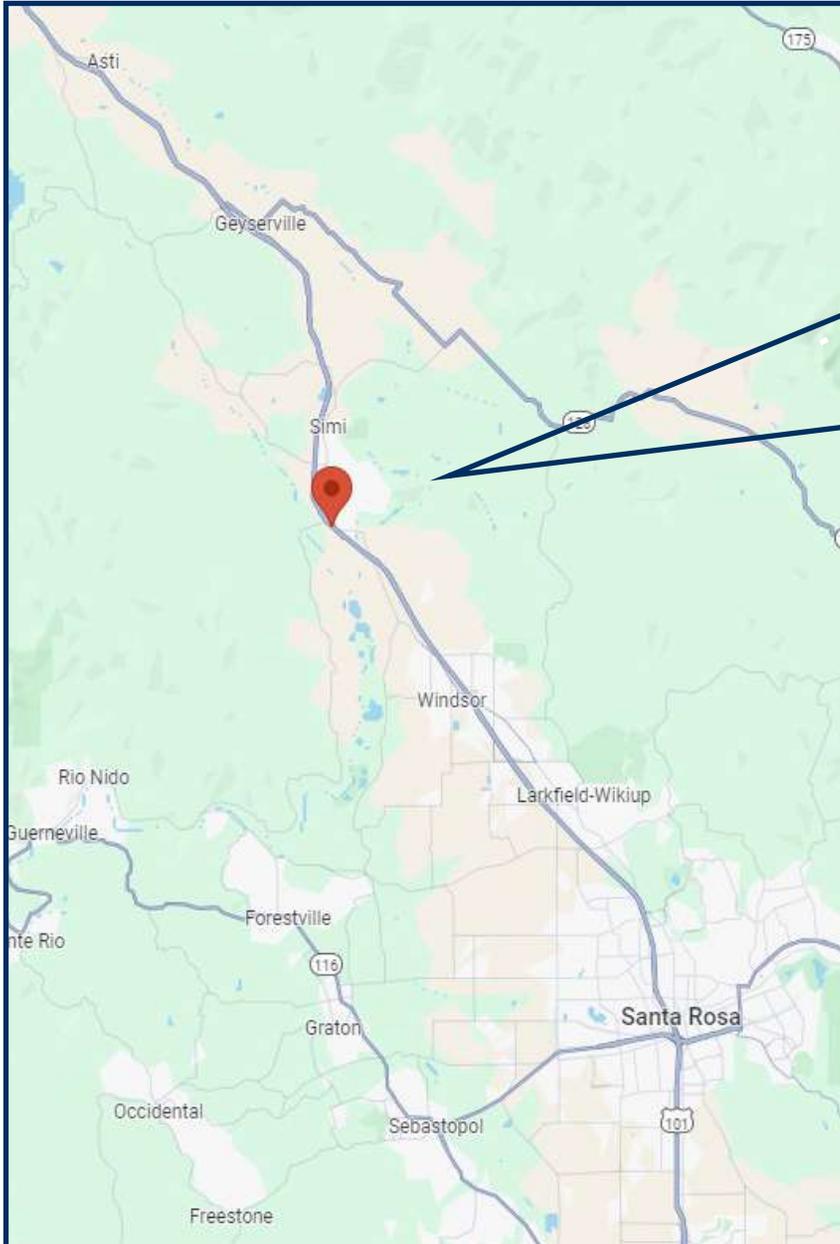
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# STREET MAP



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# BROKER TEAM



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