

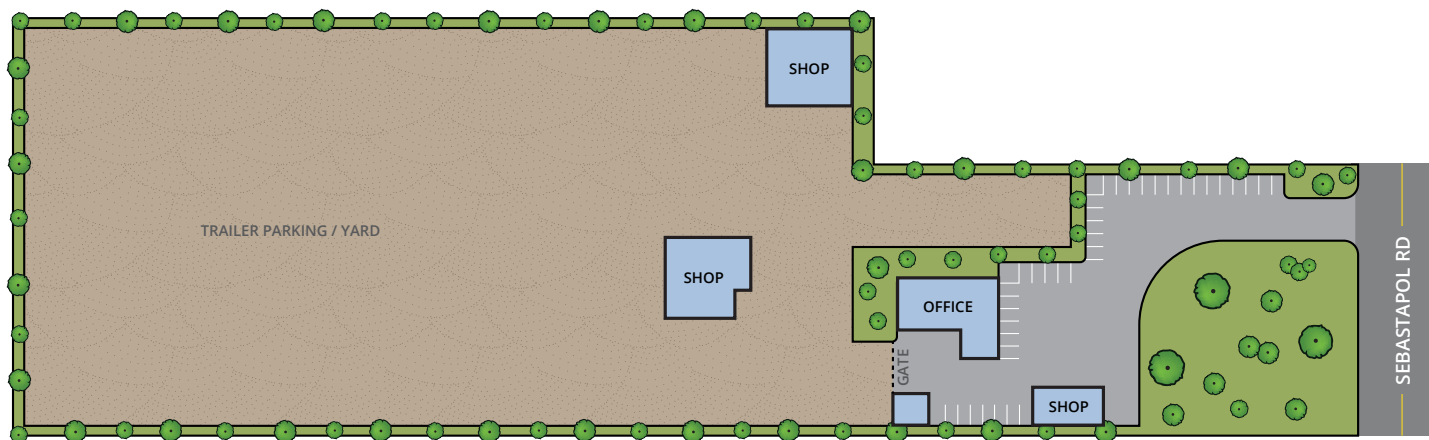


3309 SEBASTOPOL
ROAD
SANTA ROSA, CA

±6.17 ACRES
AVAILABLE FOR SALE OR LEASE

INDUSTRIAL LAND DEVELOPMENT OPPORTUNITY

- » Land Area: ±6.17 Acres (±268,765 SF), Divisible
- » ±8,670 SF of Rentable Building Area
- » Fully Fenced & Gated with Paved Employee Parking Area
- » Property is Located in the City of Santa Rosa Jurisdiction
- » RR-40, Rural Residential District Zoning
- » Click [HERE](#) For More Zoning Information
- » Average Daily Traffic Count: ±42,000 Vehicles Per Day
- » Excellent Visibility & Signage Opportunities
- » Immediate Access to Highway 12
- » Close Proximity to Highway 101
- » Sale Price: \$4,000,000.00
- » Lease Rate: \$0.15 psf/mo (IG)



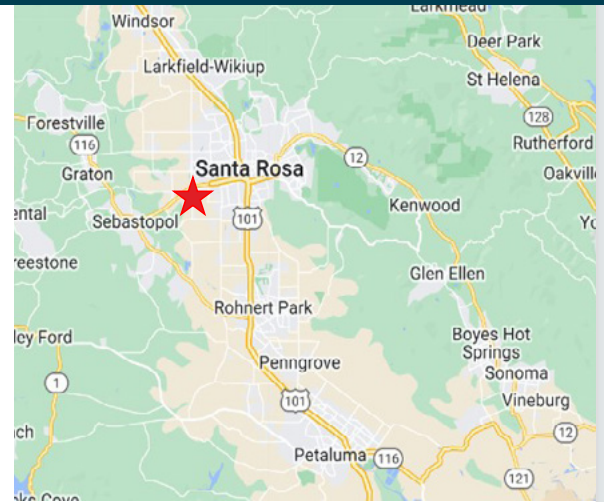
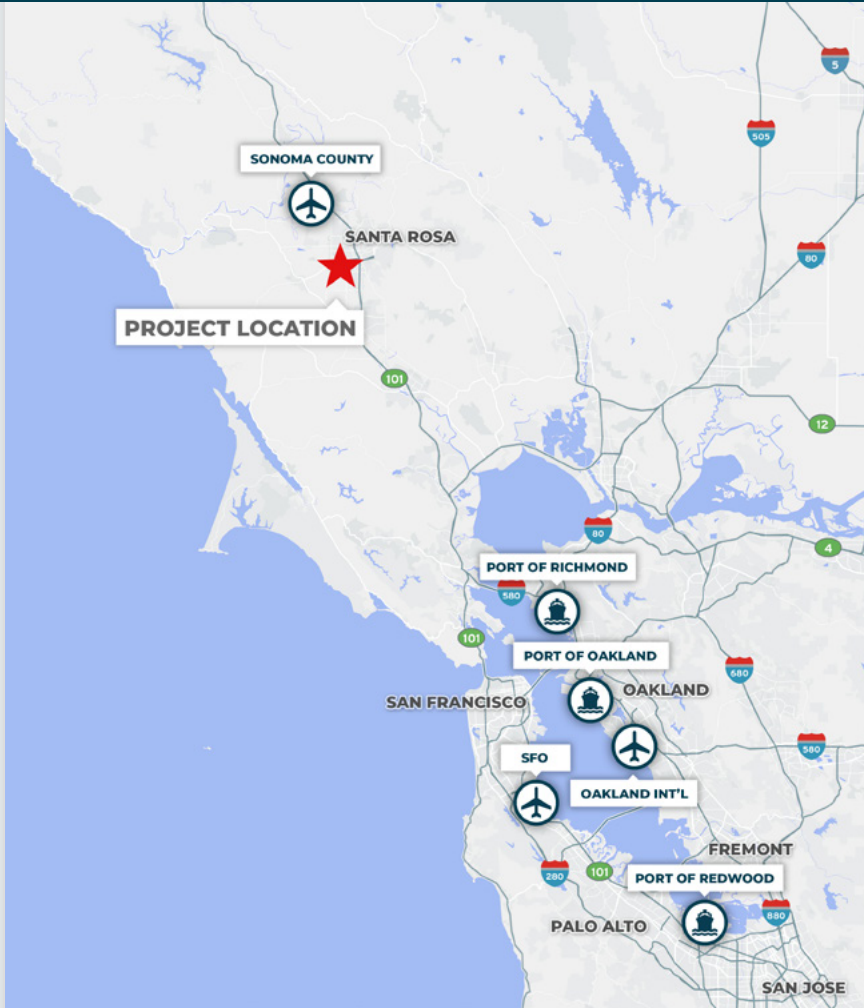
* Parking spaces are approximate and to be verified.

3309 SEBASTOPOL ROAD

SANTA ROSA, CA

±6.17 ACRES

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LOCATION HIGHLIGHTS



2.5 mi
to Highway 101



50 mi
to Port of Richmond



68 mi
to San Francisco Int'l
Airport (SFO)



10 mi
to Sonoma County
Airport



61 mi
to Port of Oakland



68 mi
to Oakland Int'l
Airport (OAK)



Jordan Lazor
+ 1 415 595 5102
Jordan.Lazor@jll.com
RE License #02011117

Laura Duffy
+ 1 415 686 0255
Laura.Duffy@jll.com
RE License #01922792

Glen Dowling
+ 1 415 299 6868
Glen.Dowling@jll.com
RE License #00890450