



FOR LEASE – 7,200+/- Sq. Ft. INDUSTRIAL WAREHOUSE 30A MILL STREET

Northern California's Premier Commercial Real Estate



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

| | |
|------------------|--------------------------|
| Base Rent Price: | \$1.15/Sq. Ft. Base Rent |
| | \$0.12/Sq. Ft. NNN Costs |

BUILDING

| | |
|------------------------------|---|
| Building Size: | 7,200+/- Sq. Ft. |
| Construction Type / Sliding: | Metal |
| Grade Level Loading Doors: | 2 (12' x 15') |
| Ceiling Height: | 13' to bottom of truss, 24' to peak of roof. Truss spacing 18' OC |
| Sprinklers: | Yes |
| Power: | 400 Amps 3-Phase |

SITE

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

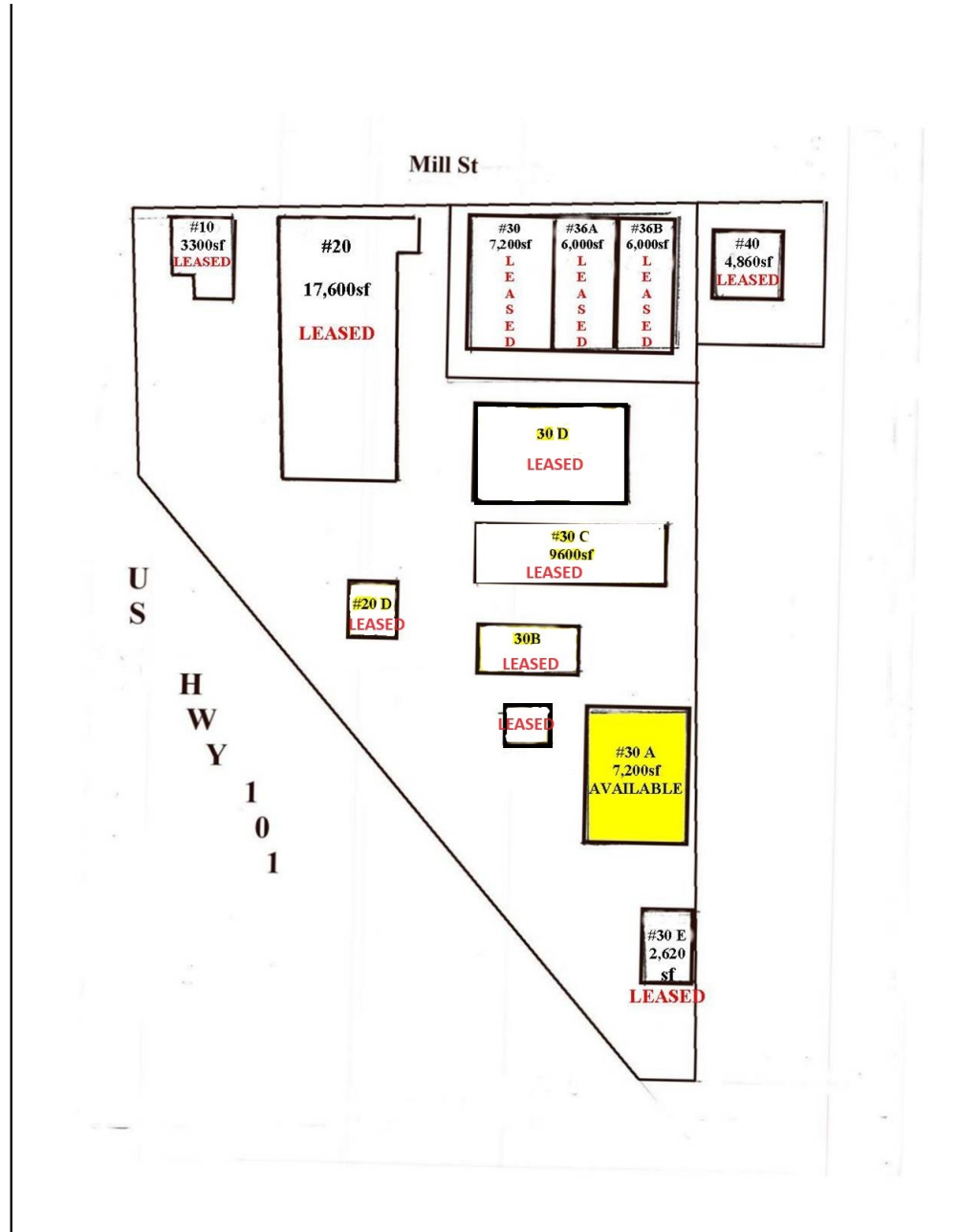


30A Mill Street

Approximately 7,200+/- sq. ft. metal industrial building, located 2 blocks from Healdsburg Square. The building features two grade-level roll-up doors at the rear and a glass store entry at the front. It is equipped with 400 amps of electrical power and is connected to a domestic sewer system. The clear span truss system eliminates columns, with a clear height of approximately 13 feet to the bottom of the truss and nearly 24 feet to the peak of the roof. All walls are insulated, not including the ceiling. The building is connected to fire suppression and is conditioned with gas ceiling-mounted heaters. The space includes two restrooms and an office on the lower level, along with a well-appointed office area on the second floor. IL zoning is rare in Healdsburg. The building and Plum Industrial Park are well-maintained, and signage is available at the park entrance.



SITE PLAN



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PHOTOS



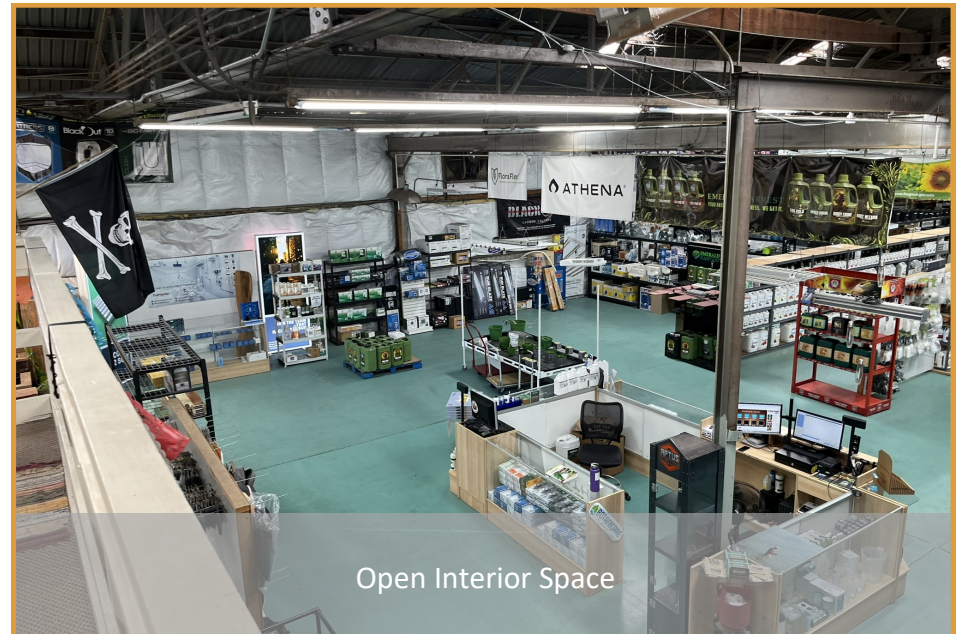
Exterior Entrance



Roll Up Door



Open Interior Space

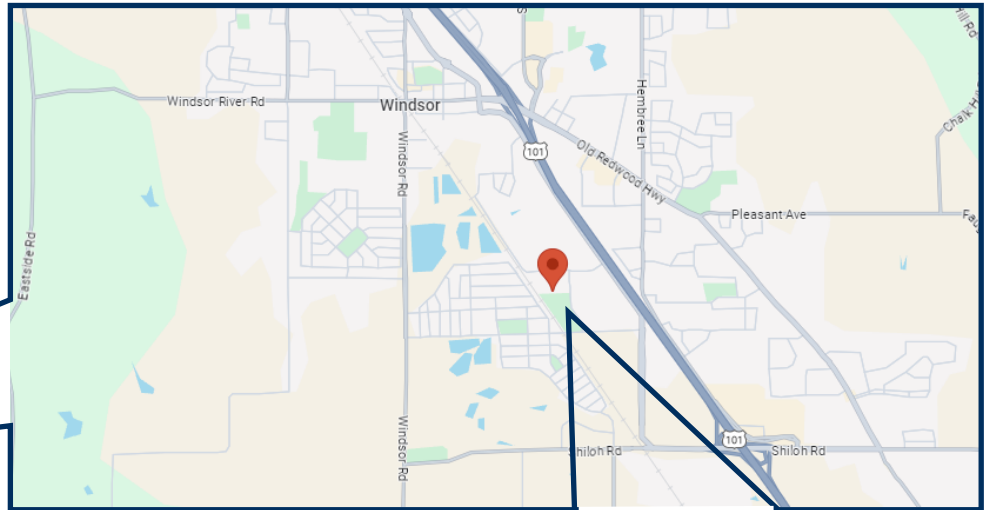
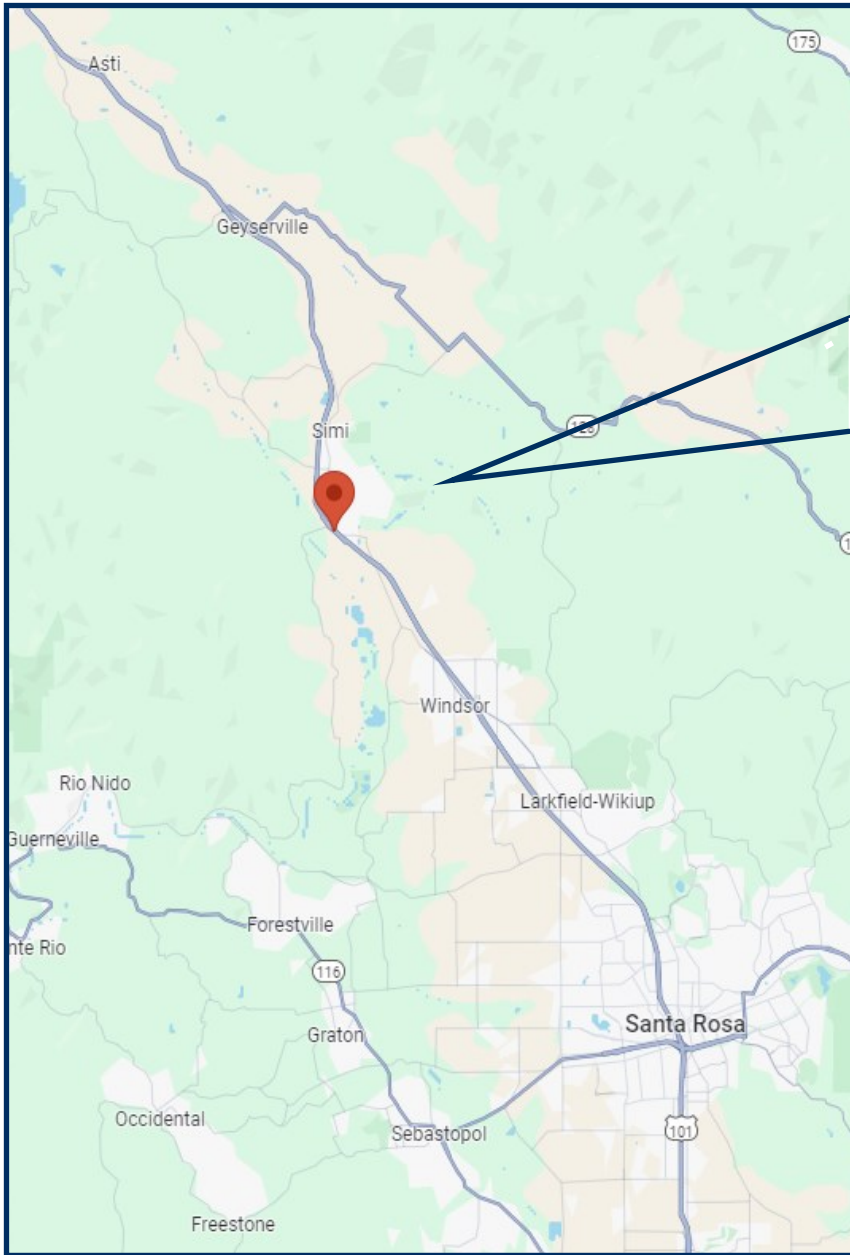


Open Interior Space

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STREET MAP



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