



357 Sutton Pl

357 Sutton Pl, Santa Rosa, CA 95407



Vincent Rizzo

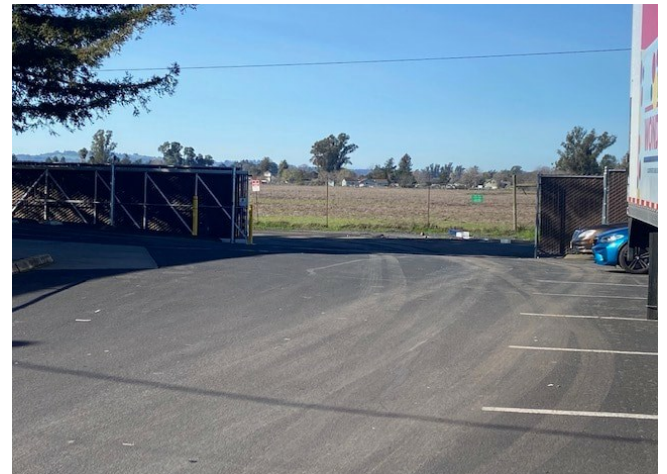
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357 Sutton Pl

\$11.40 /SF/YR

Industry West Industrial Center is an established industrial park in a prime Central Sonoma County location. This property consists of three (3) buildings totaling ±49,076 SF on a ±5 acre lot, Sonoma County Zoning M2 (Heavy Industrial) with easy access to Hwy 101. The property is fenced, secure and has multiple ingress and egress points making it easily accessible for larger vehicles, a reputable ownership group that is easy to work with, and competitive Lease rates. Listed rate may not include certain utilities, building services and property expenses....

- Easily accessible from Highway 101
- Fenced & Secure with automatic gates
- Central Sonoma County Location



Rental Rate:	\$11.40 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	17,520 SF
Year Built:	1980
Taxes:	\$0.16 USD/SF/MO
Operating Expenses:	\$0.12 USD/SF/MO
Rental Rate Mo:	\$0.95 /SF/MO

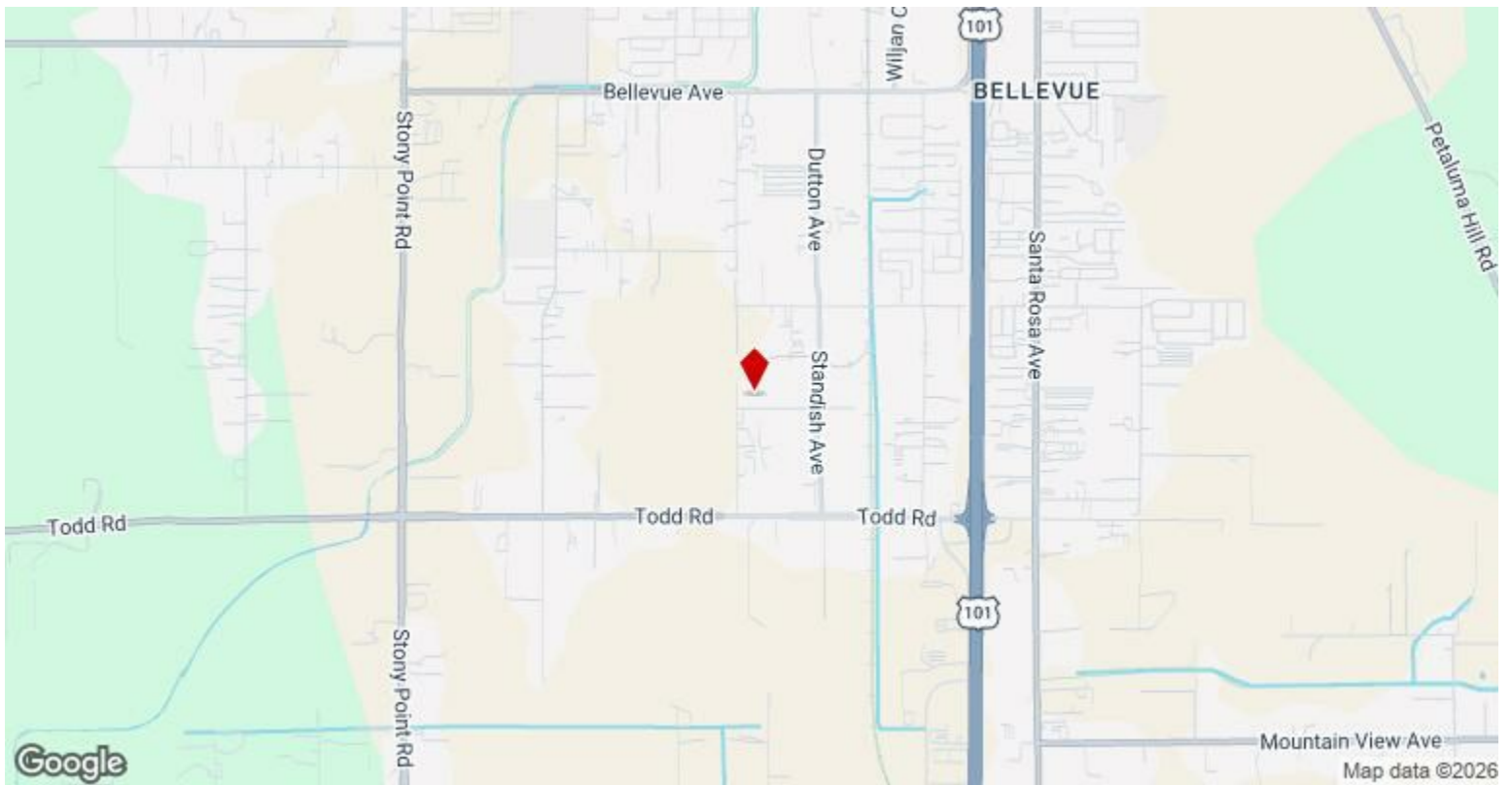
1st Floor Ste 357

Space Available	5,528 SF
Rental Rate	\$11.40 /SF/YR
Date Available	July 01, 2026
Service Type	Triple Net (NNN)
Office Size	1,400 SF
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

Industrial / Warehouse building. Approx. 5,528+/- sf (1,400 sf office/4,128 sf warehouse) Open office/Build-to-suit, Excellent street frontage, Two ADA compliant restrooms, Accessible truck loading with two 12' x 14' grade level roll-up doors front and rear, fenced yard space, 400 amps 120/208v 3-phase power, Fire sprinklered, Insulated, 16' clear height. The property is gated/fenced and secure. Listed rate may not include certain utilities, building services and property expenses.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bella Rosa Coffee	-	
Coastline Produce	-	
Core & Main	-	
Flowers Bakery	-	



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Property Photos

Exhibit A – The Project

