



FOR LEASE - WAREHOUSE

1536 HAMPTON WAY SANTA ROSA, CA 95407

3,570 +/- Sq. Ft. | \$0.85 PSF NNN

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



Building #1 1536 Hampton Way

Site Details

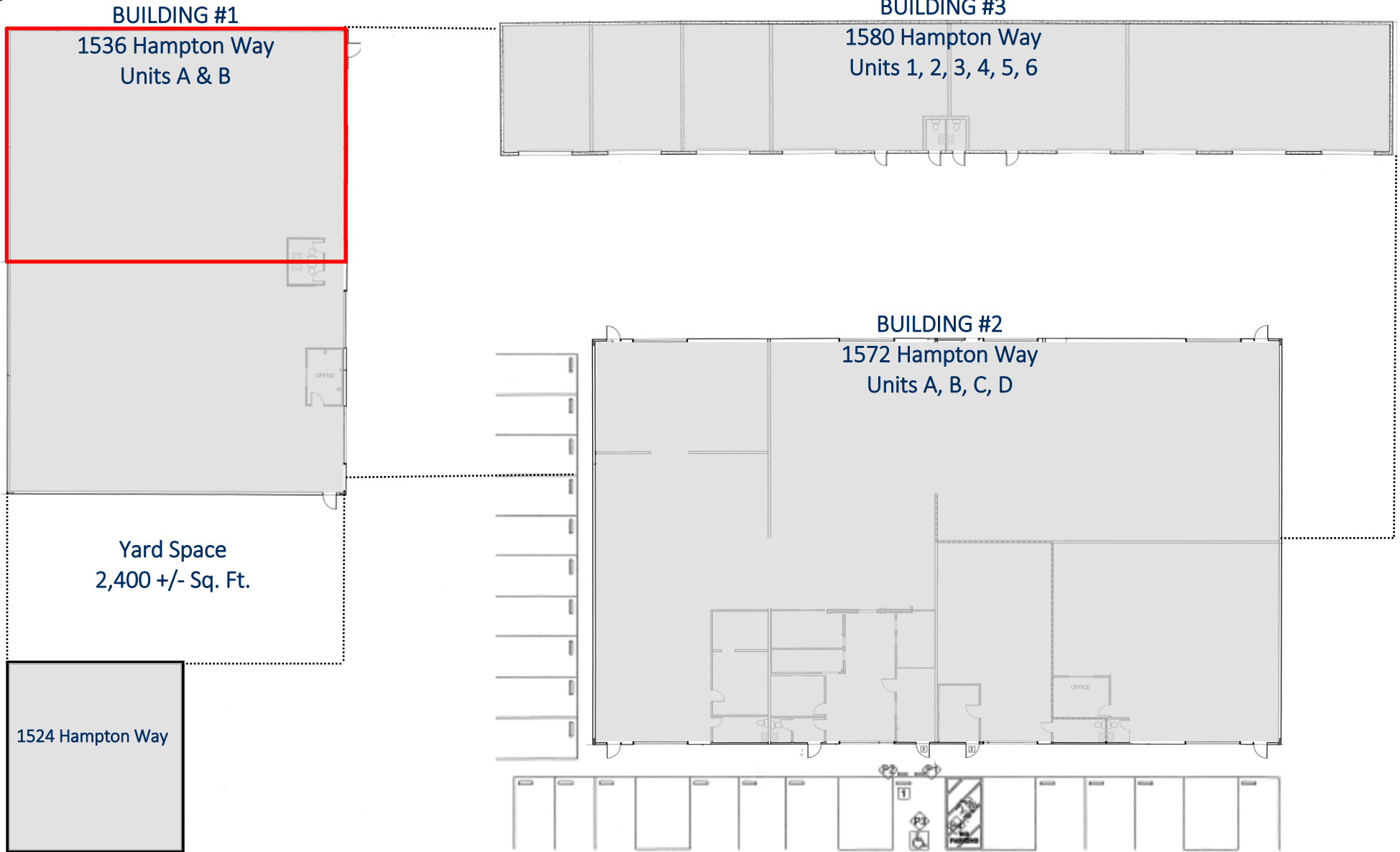
Constriction / Siting:	Metal / Concrete Block
Roll Up Doors:	Grade level
Fire Suppression:	None
Insulation:	Roof Only
Yard:	None
APNs:	125-082-015 & 125-082-014

Hampton Way

North Bay Property Advisors is pleased to offer this industrial complex on Hampton Way, Santa Rosa. The site offers multiple opportunities with smaller spaces with opportunities to expand. The spaces can be combined to create larger contiguous units. The site is located just off Hwy 12, on Sebastopol Rd, which serves as a major corridor to west Santa Rosa and Roseland. No automotive related businesses.



EXISTING SITE & FLOOR PLAN





BUILDING #1 1536 HAMPTON WAY

SITE / BUILDING

Grade Level Roll up door:	Two 12' Wide x 14' Tall
Fire Suppression:	No
Insulation:	Roof Only
Interior Clearance:	15' to 20'
Power:	200 Amps / 3 Phase

SPACE SQ. FT. BREAK DOWN

Unit B	
Warehouse:	3,570 +/-
Office:	0 +/-

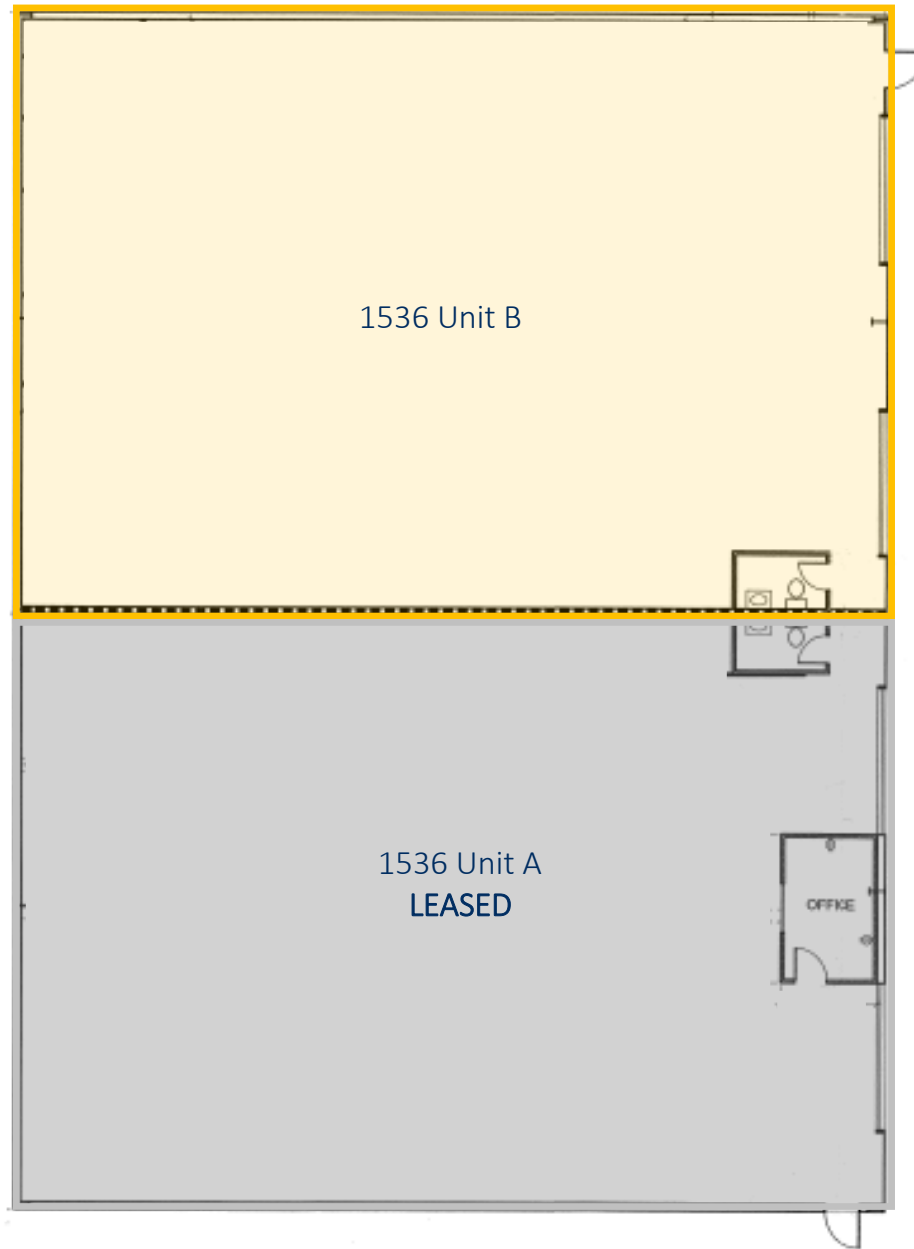


UNIT	SPACE	RENTABLE Sq. Ft.	LEASE	BASE Mo. RENT	Est. CAM Mo.	TOTAL Mo. COST
1536 Unit B	Warehouse	3,570 +/- Sq. Ft.	NNN	\$3,035 (\$0.85 per Sq. Ft.)	\$536 (\$0.15 per Sq. Ft.)	\$3,571

- Units have separate PG&E electrical meter but have no gas.
- CAM includes but is not limited to Water / Sewer, Real Estate Taxes, Real Estate Insurance, and Common Area Maintenance.



BUILDING #1 1536 FLOOR PLAN



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BUILDING #1 1536 UNIT B



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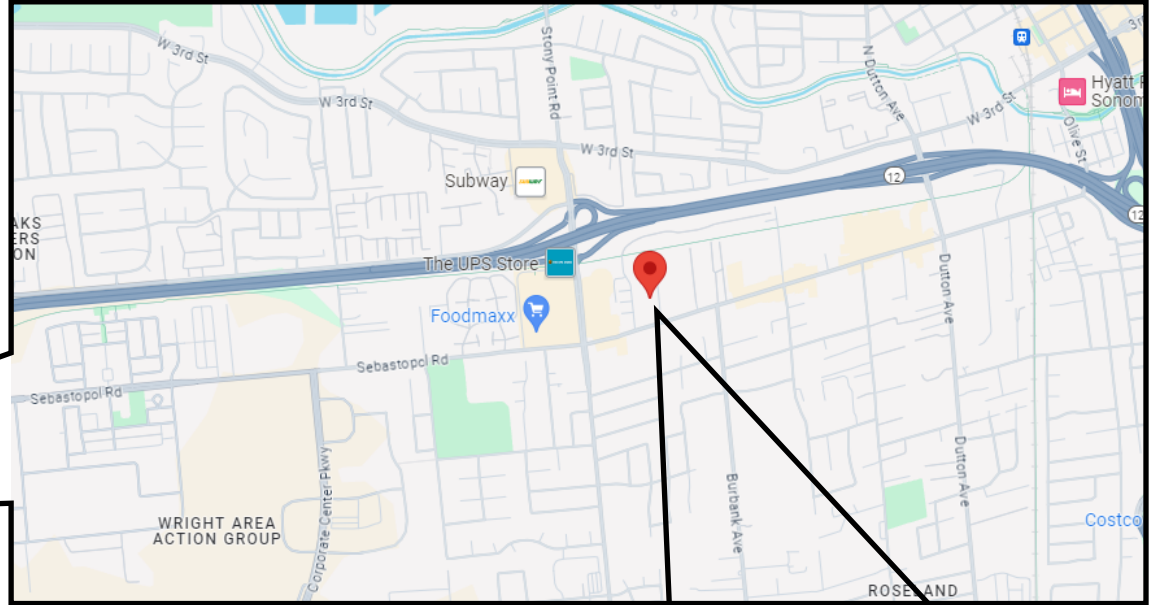
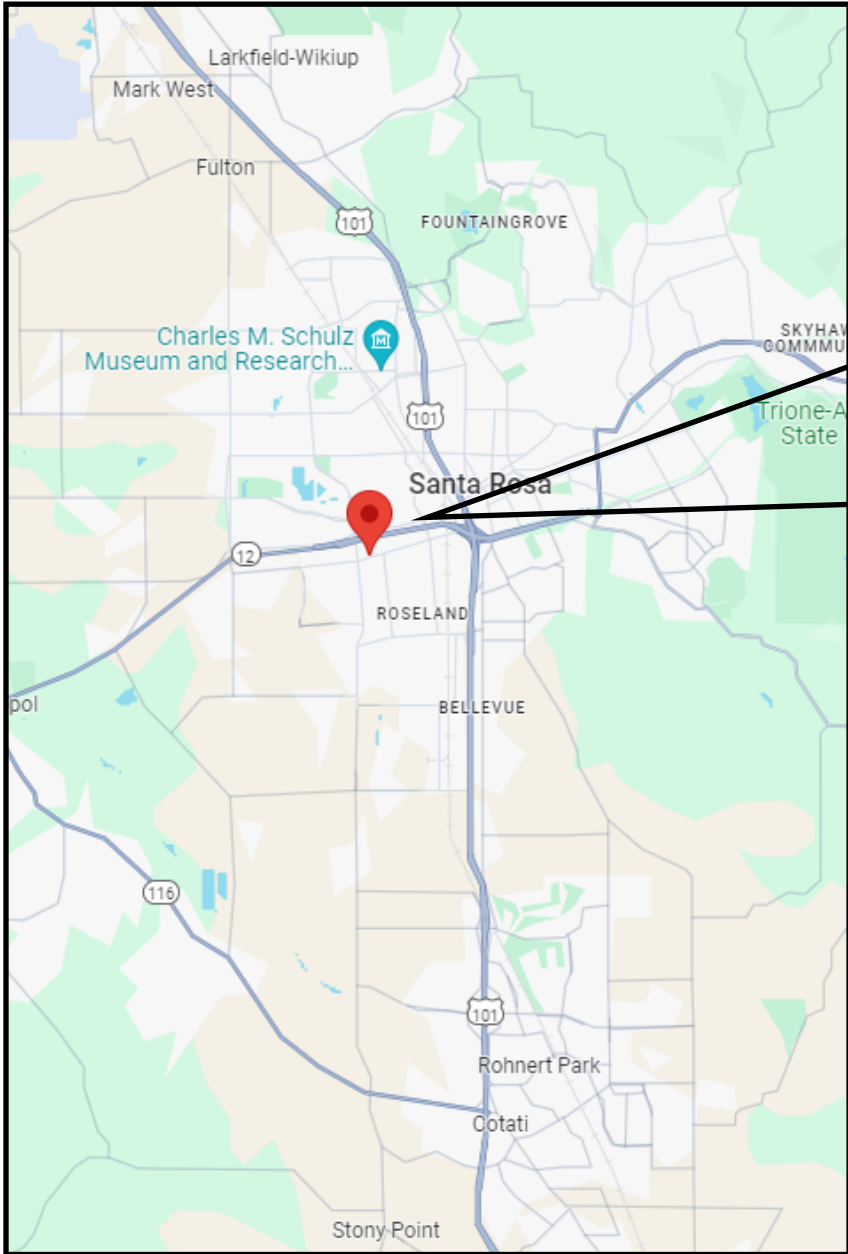
AERIAL MAP



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STREET MAP



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BROKER TEAM



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