



Prime Industrial Sublease

140 GROVE COURT, SUITE B, HEALDSBURG, CA 95448

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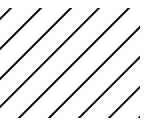


PROPERTY DESCRIPTION

Exceptional subleasing opportunity for industrial and manufacturing tenants! This immaculate space features active cold storage, making it a turn-key solution for food and beverage production. Additionally, the inclusion of floor drains further enhances functionality, catering to the specific needs of the industry. Boasting a clean environment, this space provides an ideal foundation for any warehouse, distribution, or production operation. With easy access and a prime location in Healdsburg, this property presents a remarkable leasing opportunity for businesses seeking a convenient and meticulously maintained space for industrial or manufacturing activities.

OFFERING SUMMARY

Lease Rate:	\$1.20 / SF / Month
Lease Type:	Triple Net
Available SF:	10,000 SF
Total Building Size:	20,032 SF
Lot Size:	2 Acres
Zoning:	I - Industrial
Year Built:	2016
Availability:	Immediate



Property Details

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Lease Rate \$1.20 / SF / Month

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	I - Industrial
Lot Size	2.084 Acres
APN #	089-0710-160-00

LOCATION INFORMATION

Street Address	140 Grove Court, Suite B
City, State, Zip	Healdsburg, CA 95448
County	Sonoma
Cross-Streets	Grove Street & Grove Court
Nearest Highway	Highway 101

PARKING

Parking Type	Surface
Number of Parking Spaces	15

BUILDING INFORMATION

Building Size	20,032 SF
Building Class	B
Tenancy	Single
Number of Floors	1
Year Built	2016
Gross Leasable Area	10,000 SF
Free Standing	Yes
Number of Buildings	1

BUILDING DETAILS

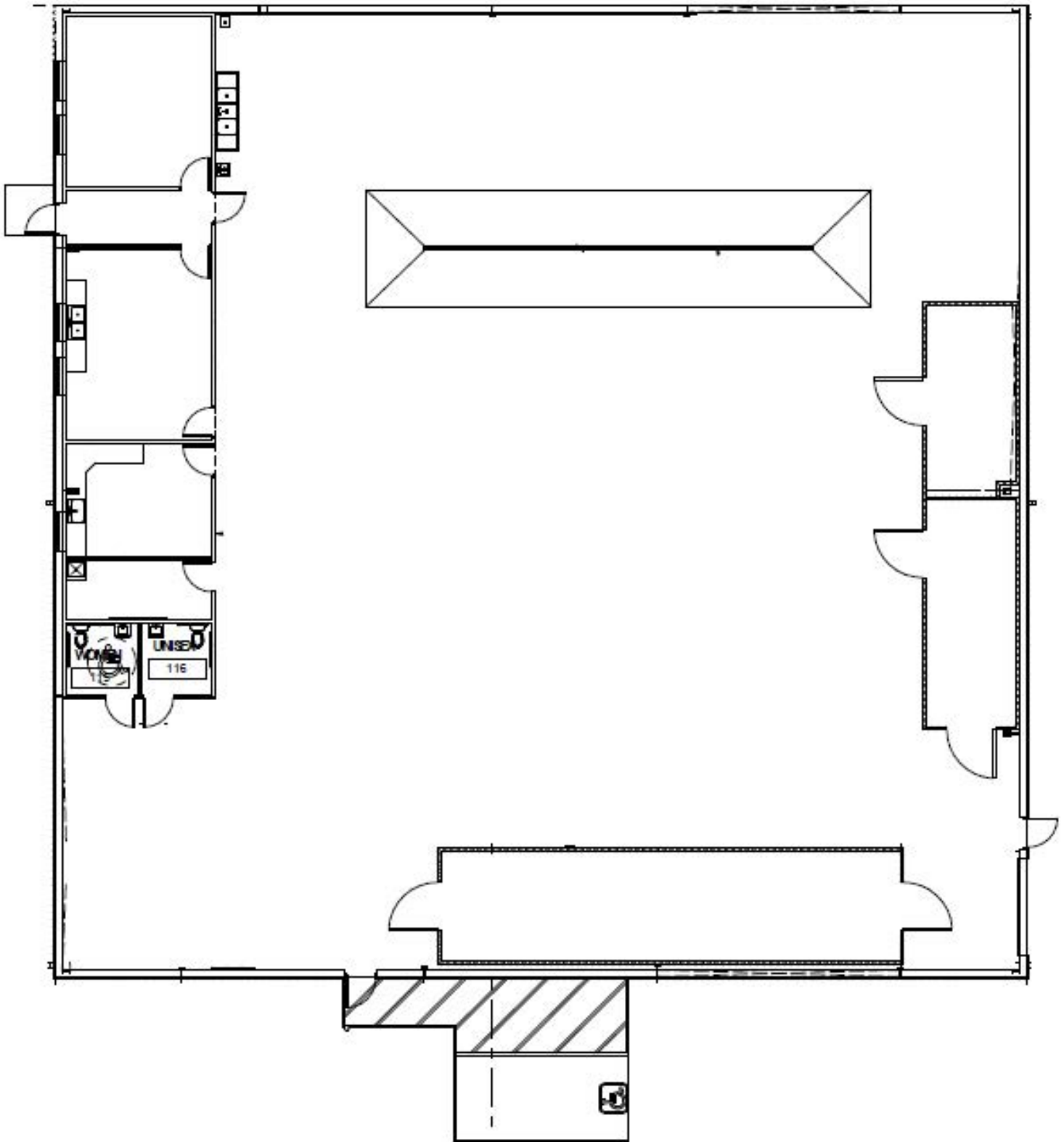
Power	400 AMP / 240 Volt
Clear Heights	25' - 33'
Grade Level Doors	1 (14' x 12')
Refrigerators	864 SF, Forklift Accessible 240 SF, Walk-In
Office	800 SF with 1 private office & 2 breakrooms

Amenities

- Floor drains
- Electrical distribution
- Wash station installed
- Preinstalled pallet racking for 40 pallets in large refrigerator

Floor Plan

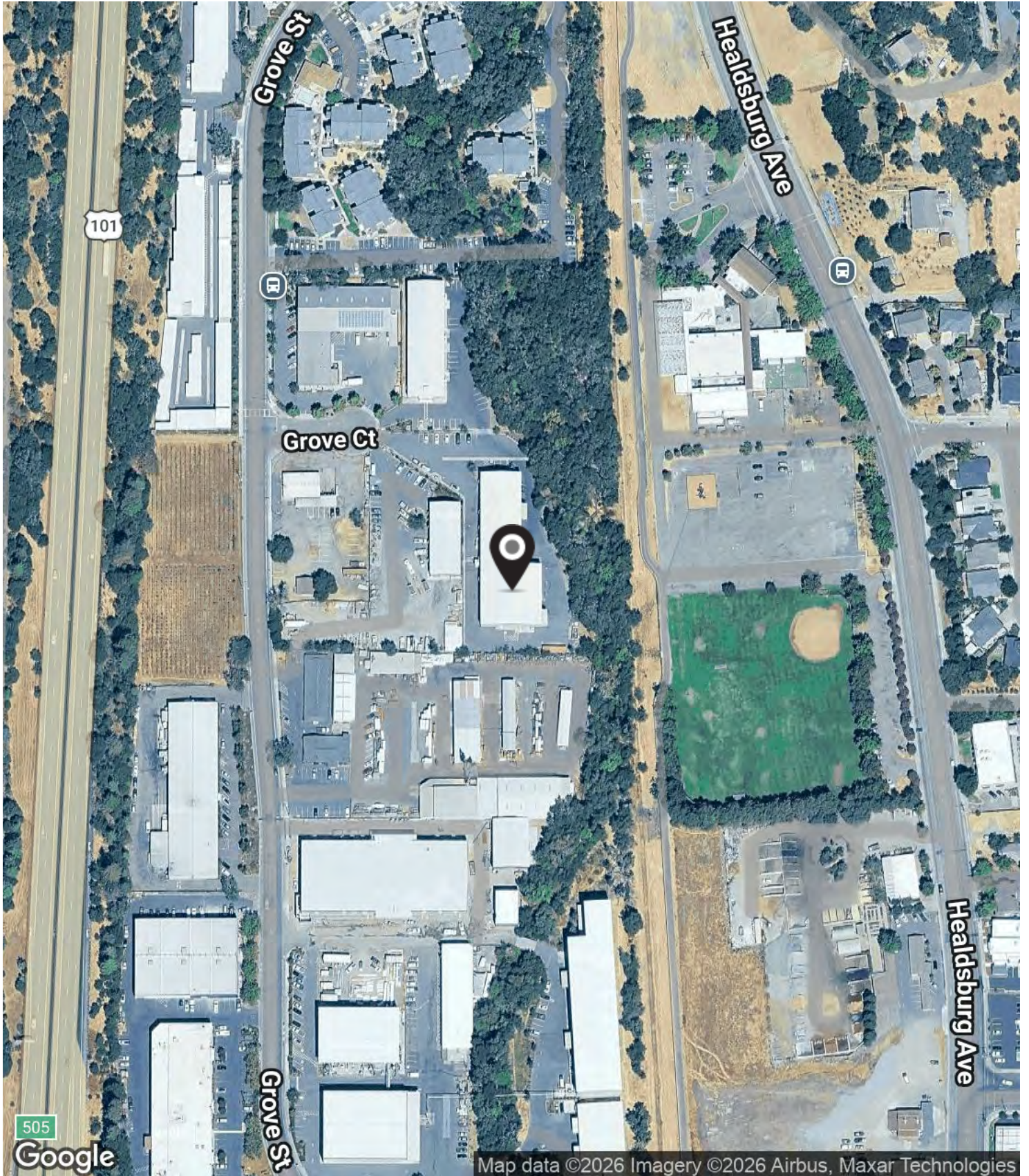
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* Floor Plan is not exact. Any modifications above are an estimate. Tenant is advised to investigate and obtain professional inspections to provide exact measurements.

Aerial Map

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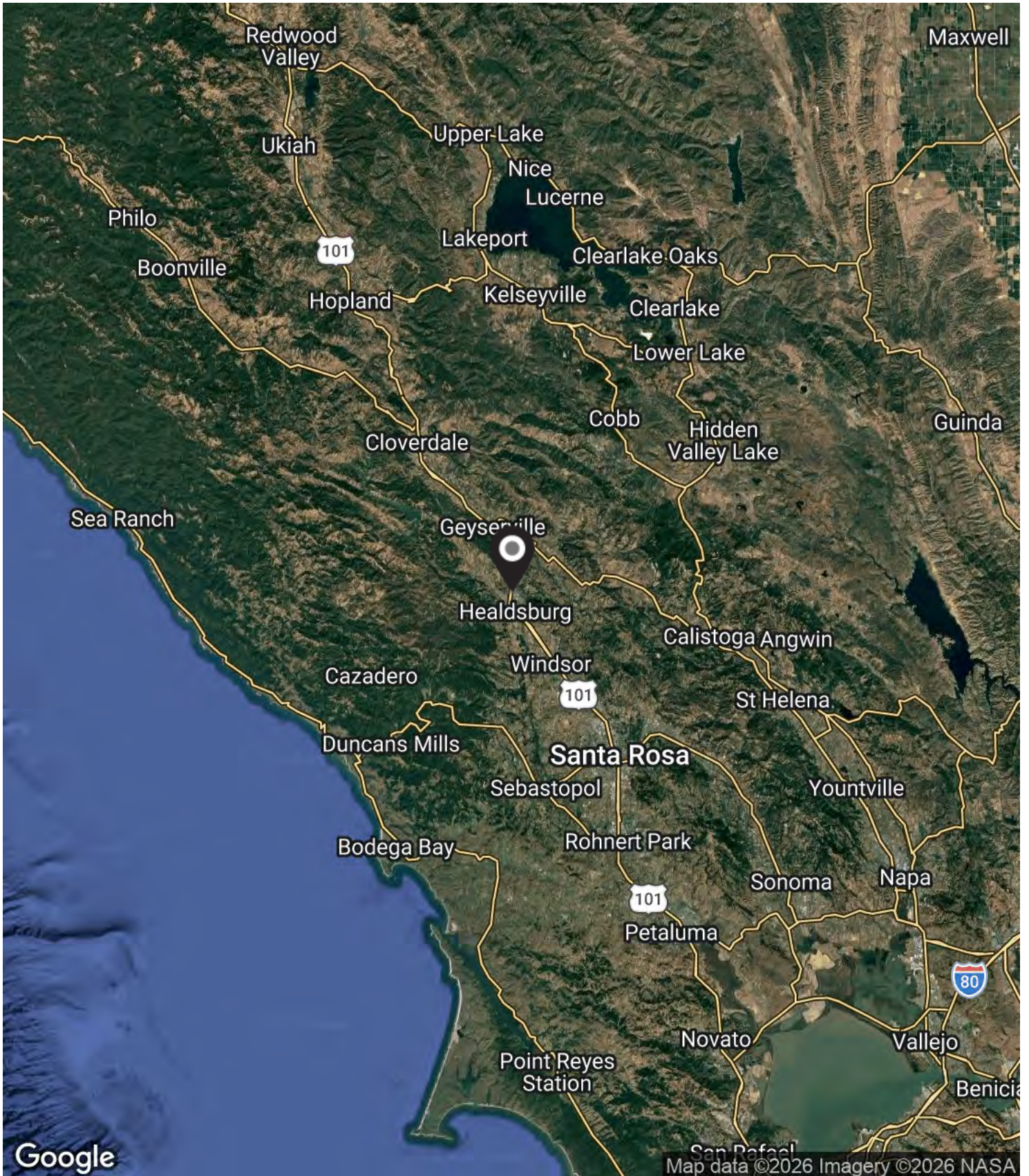
Location Map

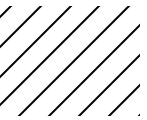
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Area Map

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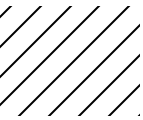




Photos

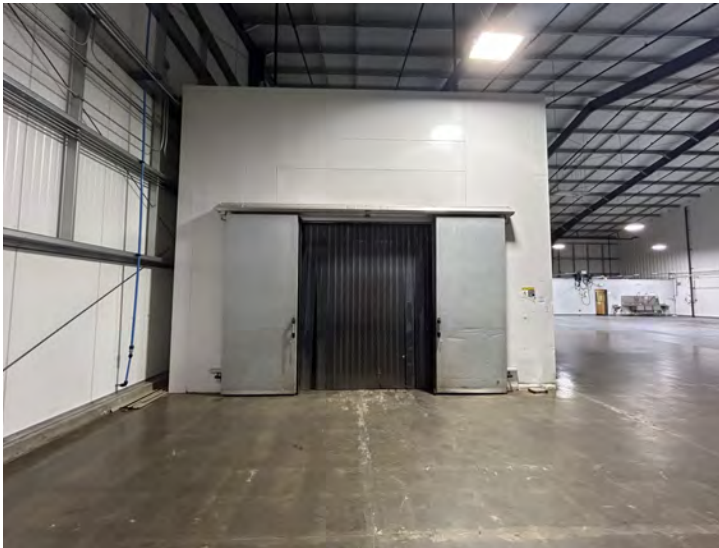
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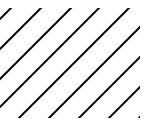




Photos

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Photos

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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,132	15,025	51,798
Average Age	43	46	44
Average Age (Male)	42	45	43
Average Age (Female)	44	47	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,882	6,081	19,352
# of Persons per HH	2.7	2.5	2.7
Average HH Income	\$152,340	\$163,037	\$165,192
Average House Value	\$1,168,844	\$1,232,079	\$990,665

* Demographic data derived from 2020 ACS - US Census



Population

15,025



Median Home Value

\$1,232,079



Average Household Income

\$163,037



Average Age

46

