

OUTDOOR STORAGE YARD | WAREHOUSE | OFFICE | RETAIL FOR LEASE

24200 ARNOLD DRIVE, SONOMA, CA



- Site is situated on ±7.17 acres
- Excellent access & visibility to Hwy 121
- 5 miles away from Hwy 37

- Average daily traffic count: ±22,000 vehicles
- Served by PG&E, private well, & septic systems
- Zoning (LC): Limited Commercial



Jones Lang LaSalle Brokerage, Inc. | RE Lic. #01856260



Tenant A:



WAREHOUSE A: ±4,000 SF

- (2) grade-level loading doors
- 400 amps, 480/277V, 3-phase
- 14'-21' clear height
- Restroom included

WORKSHOP: ±480 SF

- (1) grade-level roll-up door
- 100 amps, 208/120v, 3-phase



RETAIL/OFFICE: ±1,830 SF

- Mix of private offices and open space
- Large employee break room with locker room
- Large exterior deck
- Frontage/visibility on Hwy 121, zoning allows retail sales on-site

USABLE YARD AREA: ±0.5 ACRES

- Compacted base gravel



Tenant B:



WAREHOUSE B: ±5,000 SF

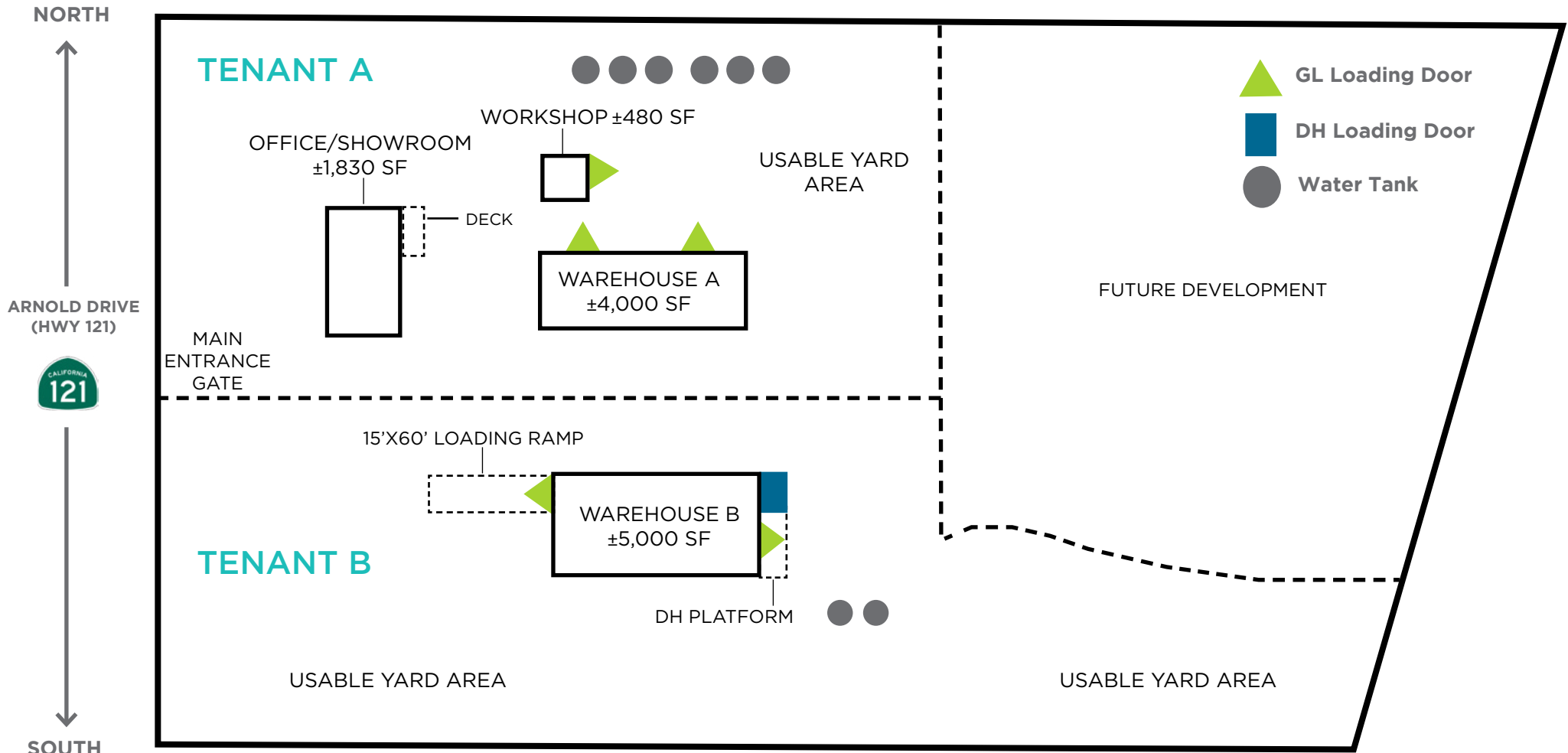
- (2) grade-level loading doors, (1) with 15'x60' loading ramp
- (1) dock-high loading door
- 400 amps, 208/120V, 3-phase
- 16'-24' clear height

USABLE YARD AREA: ±2.25 ACRES

- Compacted base gravel



ENTIRE PROPERTY IS AVAILABLE, DIVISIBLE TO TENANT A + TENANT B SCENARIOS



*The above dimensions are purely estimates and should not be interpreted as 100% accurate. Tenant shall be responsible to verify all information regarding the building with its own independent inspections and investigations of the property.



LIMITED COMMERCIAL (LC) ZONING ALLOWS FOR:

- Warehouse storage/distribution
- Contractor outdoor storage yard
- Heavy equipment storage, sales & rentals
- RV/vehicle/boat storage, sales & rentals
- Vehicle repair & maintenance
- Retail nursery
- General retail
- Indoor recreational sports facility
- Commercial kennel/veterinary clinic

Click [HERE](#) for more zoning information



CENTRAL NORTH BAY LOCATION IN THE HEART OF WINE COUNTRY



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