



# FOR LEASE - WAREHOUSE / OFFICE / MEZZ

## 412,416 & 432 MOORE LANE

### HEALDSBURG CA 95448

*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

### SITE

|                  |                      |
|------------------|----------------------|
| Available Units: | Three (3) See below. |
| Zoning:          | Industrial           |
| Parking:         | Open                 |

### BUILDING

|                         |           |
|-------------------------|-----------|
| HVAC:                   | Heat Only |
| Fire Sprinkler & Alarm: | Yes       |
| Power:                  | 200 Amps  |



| ADRESS         | RENTABLE         | RENT PER SQ. FT.   | NNN COST PER SQ. FT. | LEASE | TOTAL MO. |
|----------------|------------------|--------------------|----------------------|-------|-----------|
| 412 Moore Lane | 1,500+/- Sq. Ft. | \$1.32 per Sq. Ft. | \$0.15 per Sq. Ft.   | NNN   | \$2,200   |
| 416 Moore Lane | 1,500+/- Sq. Ft. | \$1.32 per Sq. Ft. | \$0.15 per Sq. Ft.   | NNN   | \$2,200   |
| 432 Moore Lane | 1,500+/- Sq. Ft. | \$1.32 per Sq. Ft. | \$0.15 per Sq. Ft.   | NNN   | \$2,200   |

#### **412 Moore Lane**

A well-maintained space offering a small front office, private restroom, and a wide-open warehouse area with polished concrete floors. The unit is heated only and works well for light manufacturing, storage, or general business operations.

#### **416 Moore Lane**

This unit includes a compact office, restroom, and a mezzanine running along the back wall, offering extra storage potential. The space is heated only, and there's a window A/C unit in the office. The tenant is currently moving out

#### **432 Moore Lane**

Bright and efficient, this unit includes a single office, restroom, and open warehouse space featuring polished concrete floors. With heat only, it's a solid option for businesses needing clean warehouse or flex space.



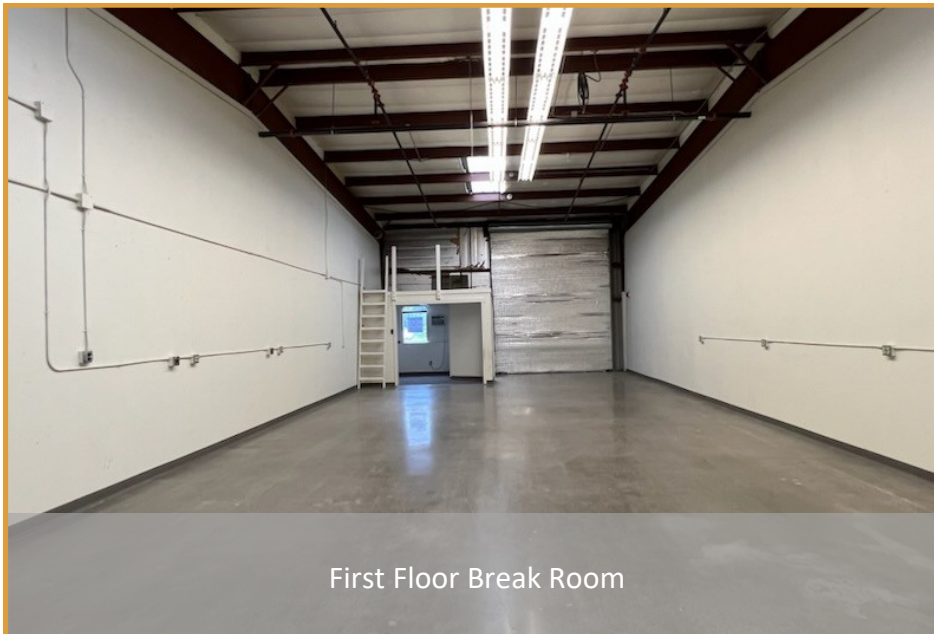
# STREET MAP



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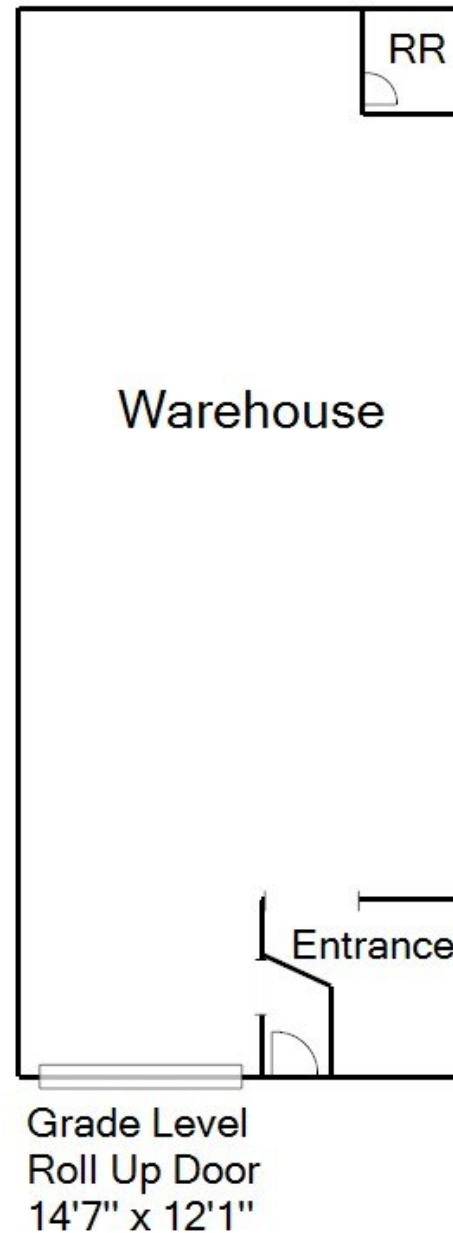
## 412 MOORE LANE PHOTOS



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## 412 MOORE LN FLOOR PLAN





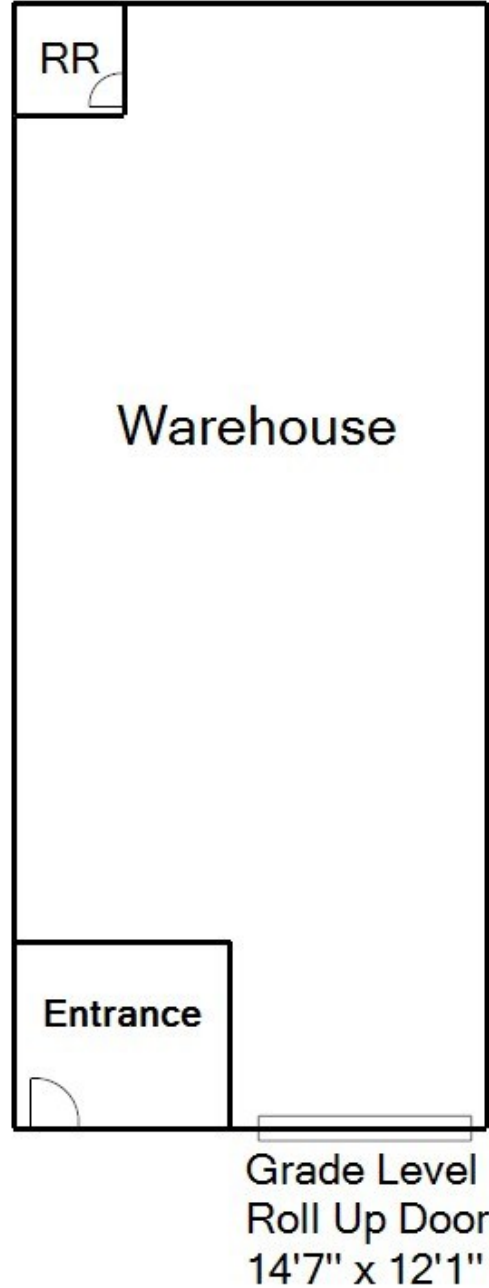
## 432 MOORE LANE PHOTOS



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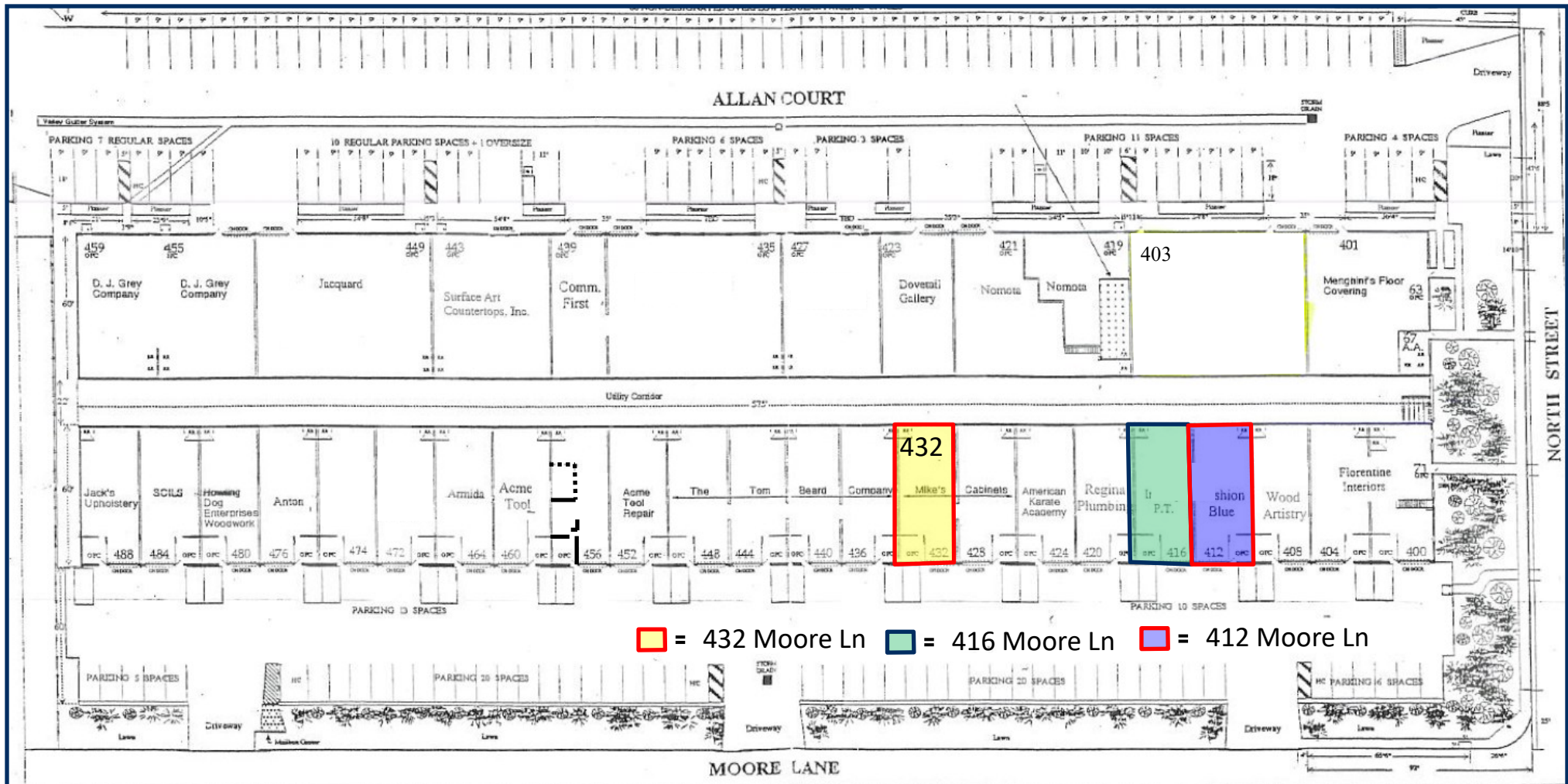


## 432 MOORE LN FLOOR PLAN





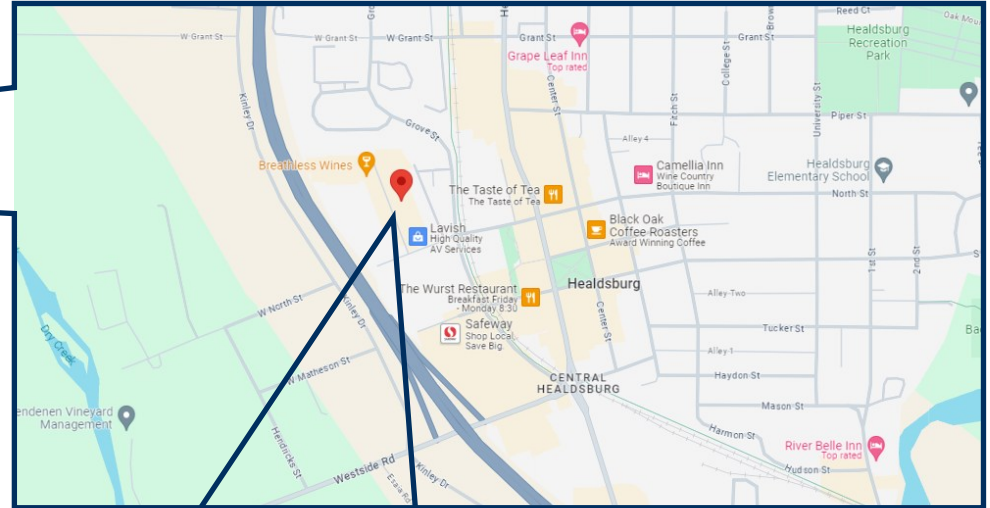
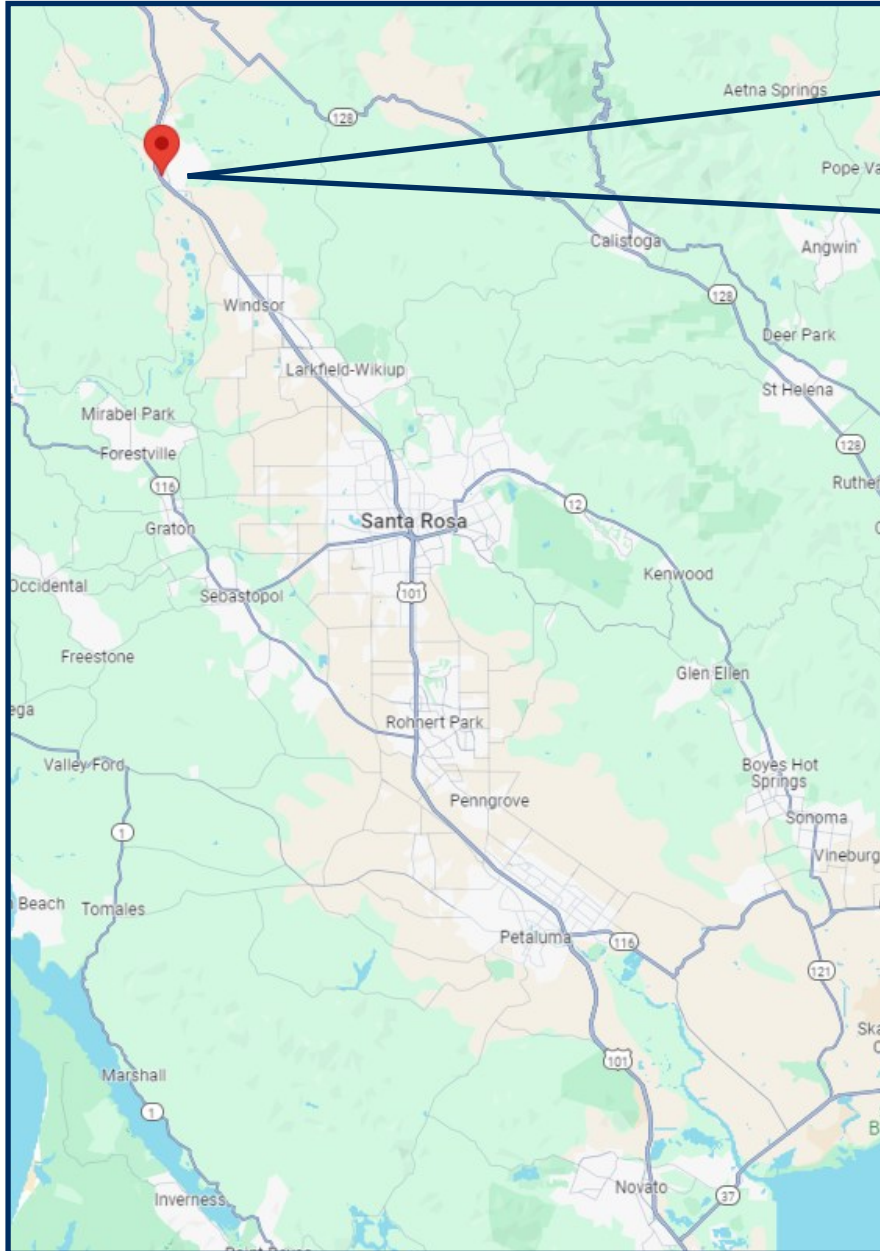
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## BROKER TEAM



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