

FOR LEASE



350 E Todd Rd
SANTA ROSA, CA 95407

350 E. Todd Rd is an ideal property for a variety of industrial and service users requiring a balanced mix of warehouse and office space. It offers functional industrial space suitable for light manufacturing, warehousing, distribution, and service-oriented operations, making it well suited for users seeking efficient operational space within Sonoma County's established industrial market.

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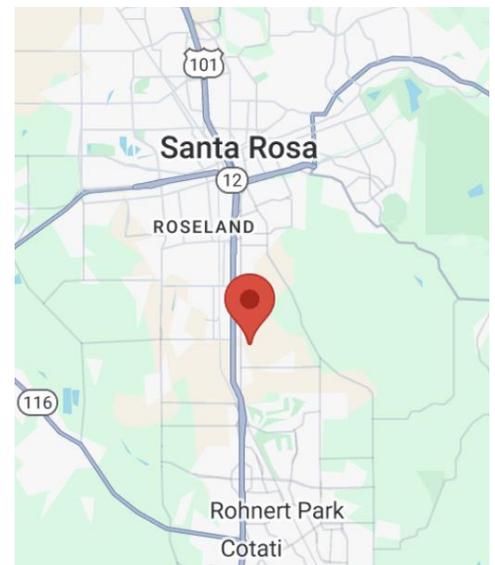
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PROPERTY DETAILS



- Multi tenant industrial building
- M1 zoning allowing a wide range of industrial uses
- Located off the Santa Rosa Avenue industrial corridor
- Convenient access to Highway 101 on and off ramps, north and south
- Clear span, high ceiling warehouse spaces
- Beautifully updated second story office spaces
- Two - 12 ft roll up doors per suite
- Separately metered suites
- Recently installed insulated foam roofing
- 600 amp, three phase main electrical service
- Sixteen 16 paved on site parking spaces
- Abundant street parking
- Fenced yard with truck access



SPACES AVAILABLE

SUITE 1 – 3,300 SF

SUITE 5 – 3,300 SF

There are currently two industrial suites available for lease, Suite 1 and Suite 5. Each suite consists of approximately 2,050 sf of warehouse space plus 1,250 sf of second story office space. The office areas are fully improved and nicely updated, featuring high ceilings, balconies, abundant natural light, attractive views, and a private restroom. Each suite also includes a mezzanine level with a lower ceiling height, ideal for storage or auxiliary use. Each suite is equipped with two 10 x 12 roll up doors, one at the front and one at the rear, providing truck level, drive through loading directly through the building.

Suite 1 Rent \$4,455/mo gross

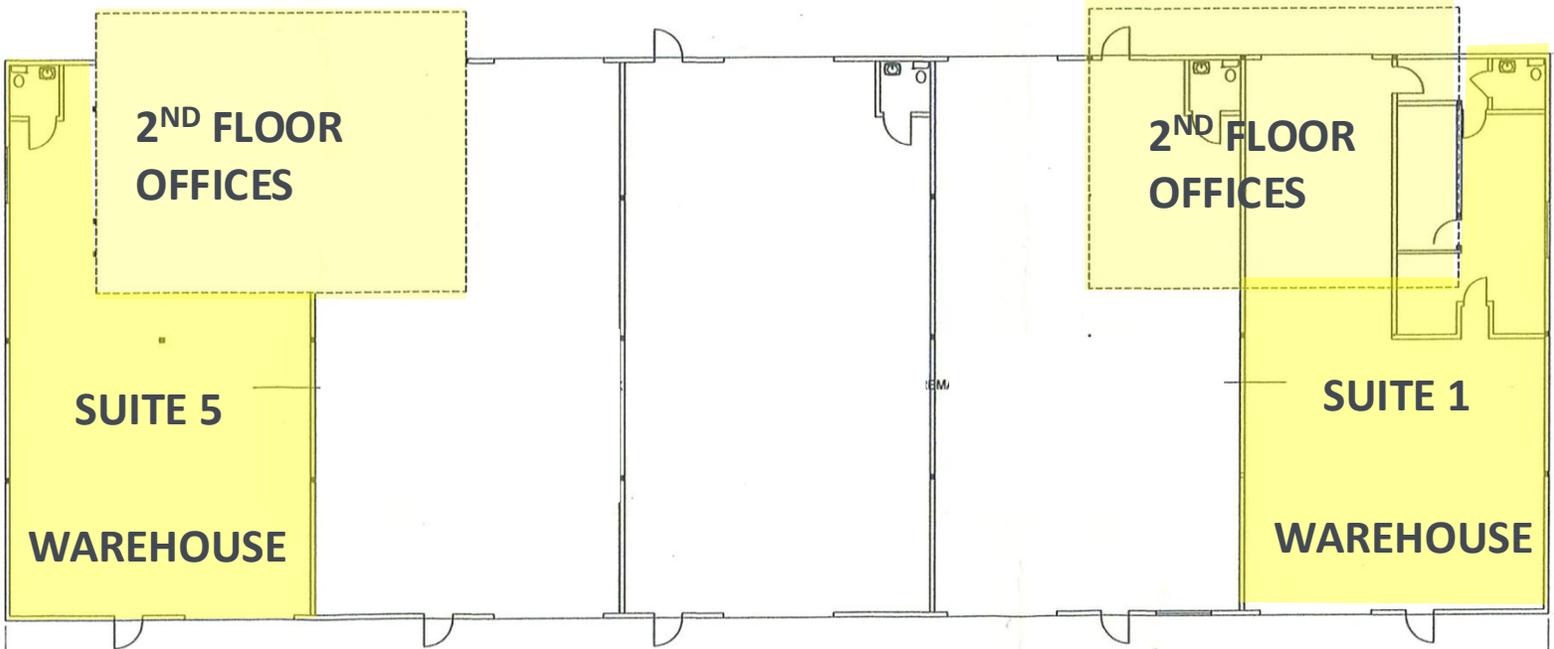
Suite 5 Rent \$4,455/mo gross

LEASE RATE: \$1.35 / SF/ MO

LEASE TYPE: GROSS

LEASE TERM: 2-5 YEARS

ZONING: M1



EXTERIOR PHOTOS



SUITE 1 PHOTOS



SUITE 5 PHOTOS



AERIAL

HIGHWAY 101

SANTA ROSA AVE

TODD RD

