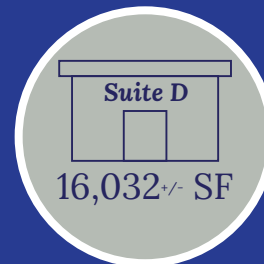




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2 Warehouse Spaces Available!



Convenient Highway Access

Located just minutes from Highway 101 for easy transportation and distribution.



Flexible Multi-Use Space

From wine or craft beverage production to warehouse and distribution, this space adapts seamlessly to your business needs.



Modified Gross Lease

Cost-efficient lease model with partial expense sharing.



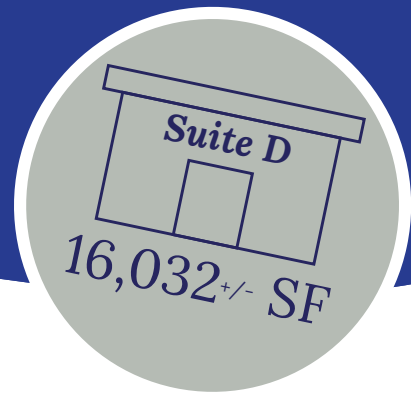
Valuable City of Santa Rosa Sewer Connection Credits

A major advantage for production operations. These rare credits are a valuable asset, not often available in similar properties.



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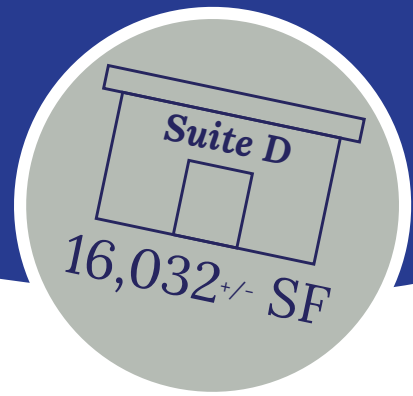
Property Highlights

- 16,032 SF Industrial Space (1st Floor)
- Two Loading Docks – fully accessible
- Two Grade-Level Roll-Up Doors
- Small Partitioned Office
- Private Restrooms
- Fully Insulated Interior
- Approx. 22 ft. Clear Height Ceilings
- One PG&E Electrical Meter – 480-volt, 3-phase, 200-amp service
- One PG&E Gas Meter
- Valuable City of Santa Rosa Sewer Connection Credits
- Tenant responsible for all utilities

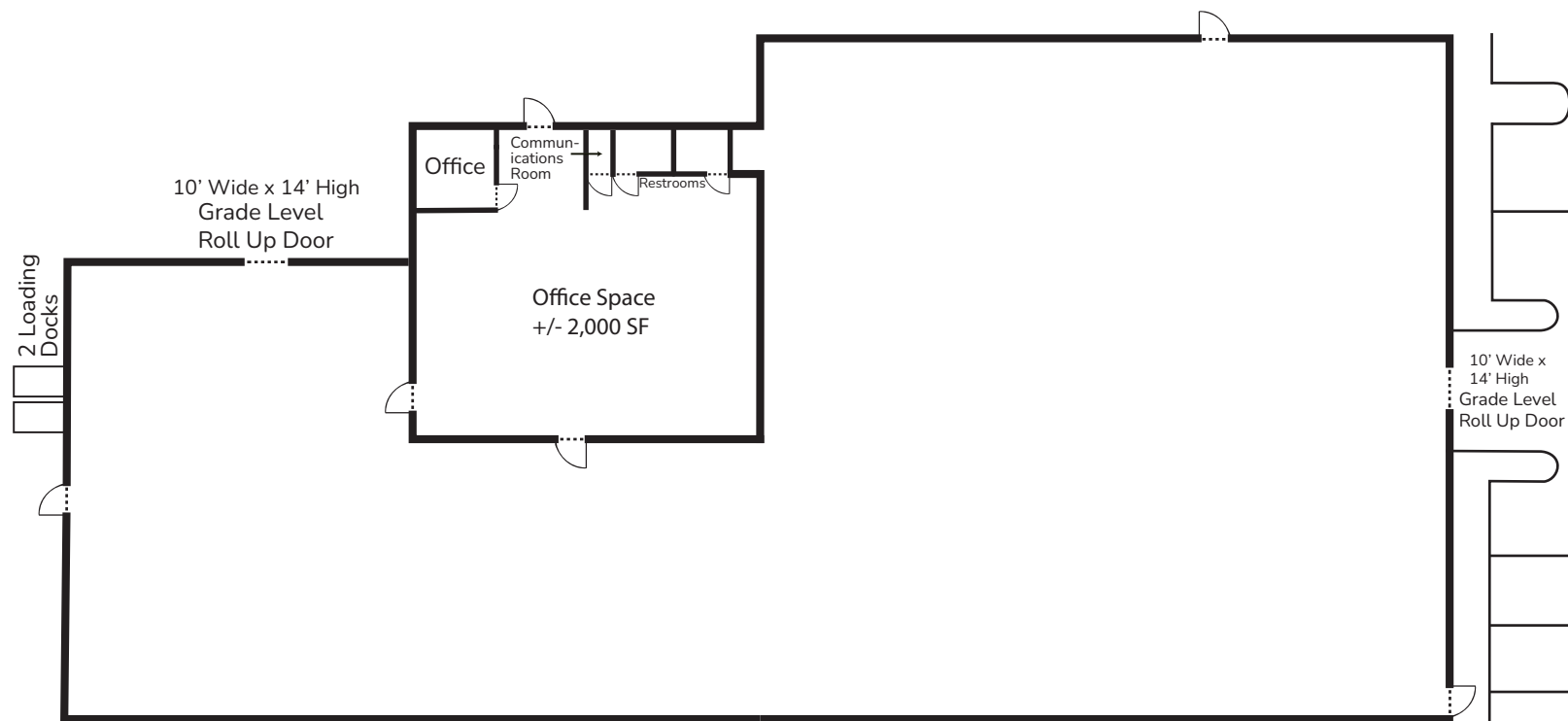


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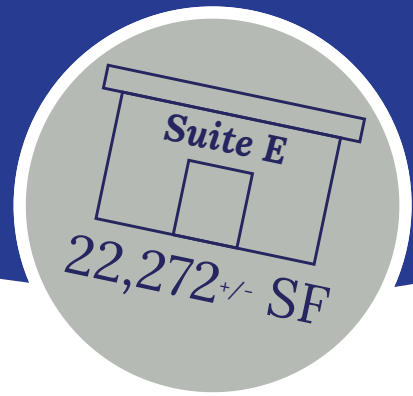
Floorplan



**Not drawn to scale*

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Property Highlights

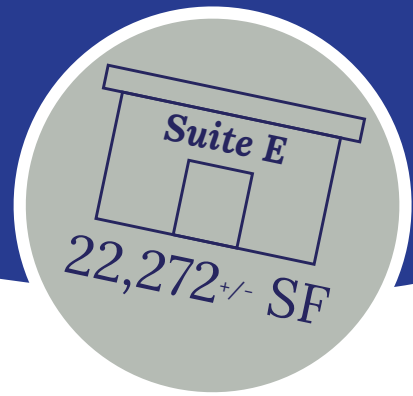
- 22,272 SF Industrial Space (1st Floor)
- Approx. 5,500 SF of Cold Storage
- Existing Floor Drains – ideal for wine or water-based production
- Fully Insulated Interior
- Two Private Restrooms
- Partitioned Offices & Conference Room
- Laboratory Space Included
- One Large Grade-Level Roll-Up Door
- Two PG&E Electrical Meters – each 480-volt, 3-phase, 200-amp service
- One PG&E Gas Meter
- Valuable City of Santa Rosa Sewer Connection Credits
- Approximately 22 ft. Clear Height Ceilings
- Plug & Play | Excellent Condition | Turnkey Ready
- Tenant responsible for all utilities

*More photos of Suite E
on the next page!*



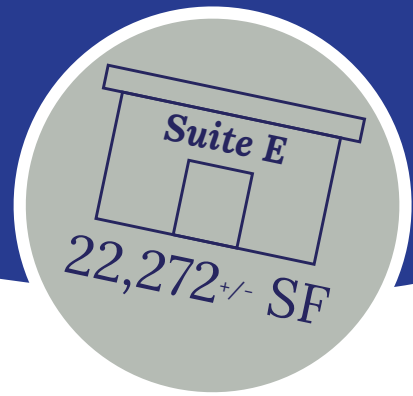
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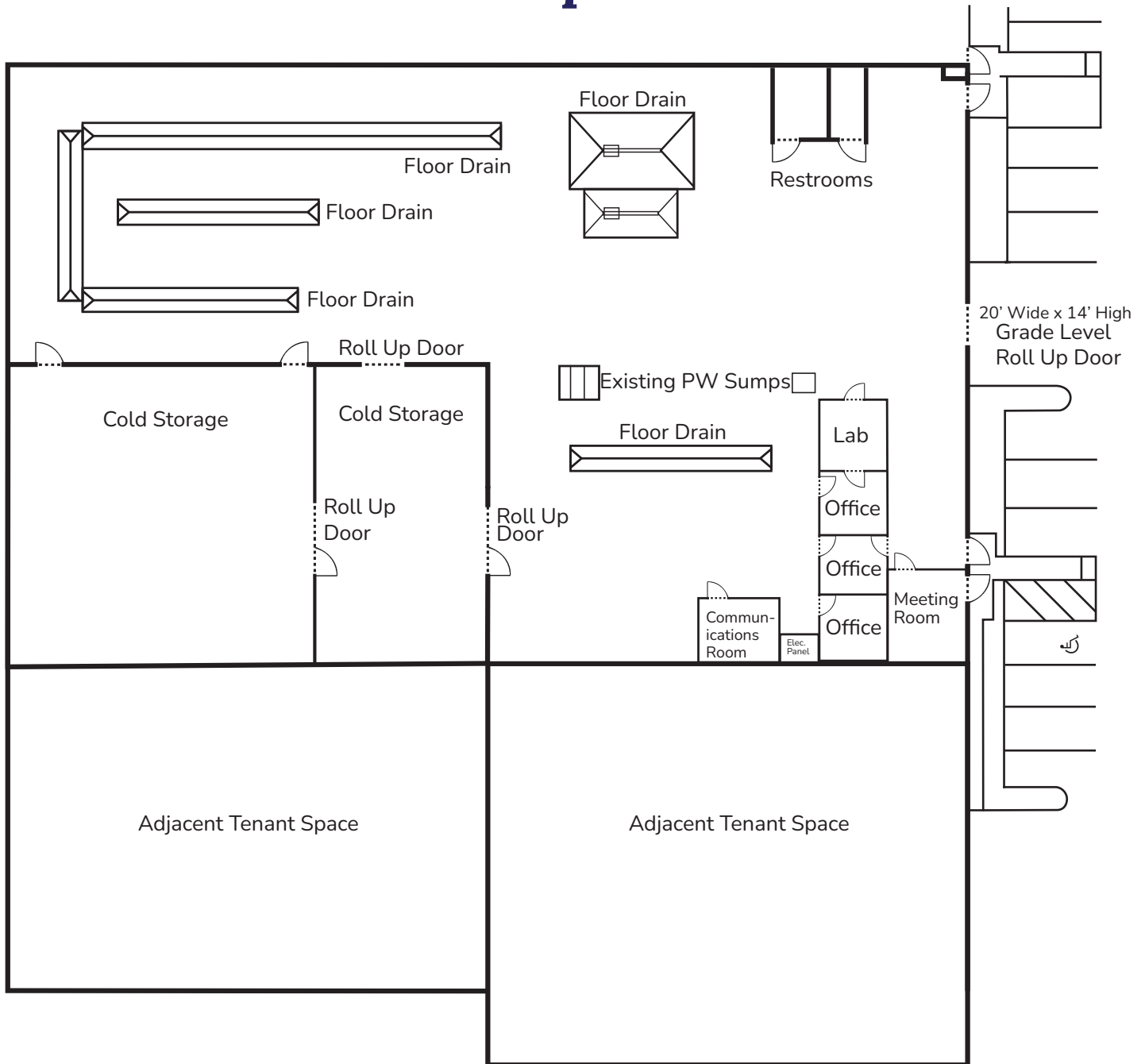


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Floorplan



**Not drawn to scale*

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Street Entrance



Aerial View

