

UNIQUE DEVELOPMENT READY SOUTH SANTA ROSA INDUSTRIAL SITE

3150 DUTTON AVENUE, SANTA ROSA | CA

±5.95 ACRES – READY TO DEVELOP

- UP TO ±110,000 SF OF BUILDING
- EXCELLENT LOCATION
- FOR SALE; OR
- BUILD-TO-SUIT ±50,000 - ±110,000 SF

\$6,480,000 \$25/SF



NEWMARK

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PROPERTY SUMMARY

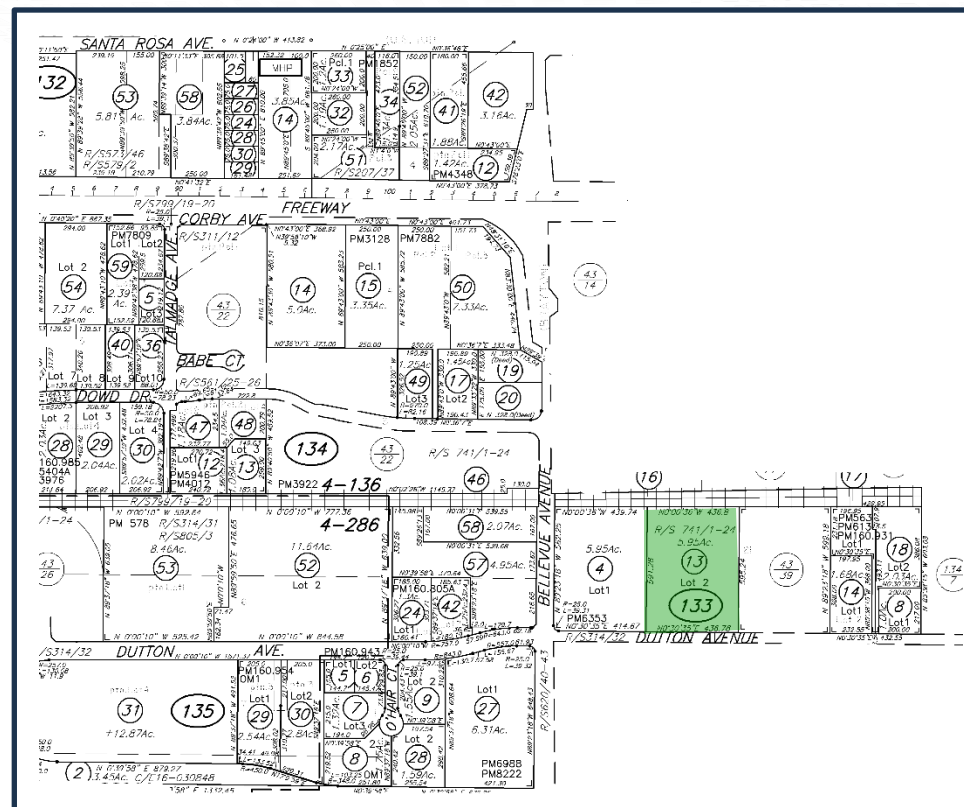
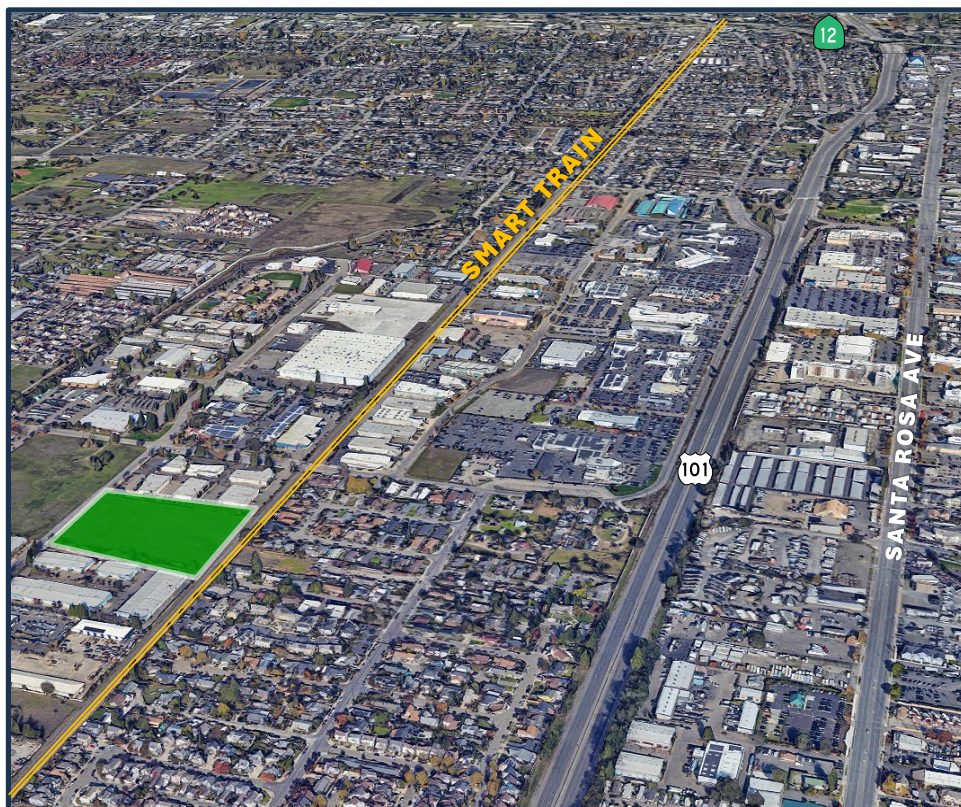
- 5.95 Acre Level, Rectangular Industrial Parcel
- Unencumbered By Environmental Impediments
- Zoned IG (General Industrial) City of Santa Rosa
- ±440' Street Frontage Provided Excellent Access
- Street Improvements: Curb, Gutter, Storm Drain, Fire Hydrants Installed
- Located In South Santa Rosa, Near U S Highway 101 Providing Access to all the Bay Area
- Suitable for Logistics, Manufacturing And Warehousing
- City Sewer and Water Service
- Gas & Electric Provided By PG&E
- Located In Established Industrial Park
- Rare Ready-to-Build Parcel In A Constricted Industrial Market
- Perfect Owner/User or Development Opportunity
- 18 Minute Drive To Charles M. Shultz (Sonoma County) Airport

	Parcel
APN #:	043-133-013-000
Total Land Size:	±259,182 SF (5.95 ACRES)
Zoning:	Industrial



VICINITY INFORMATION

VICINITY MAP



DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
Population	11,941	75,004	198,022
Avg HH	3,649	24,291	72,528
Avg HH Income	\$82,006	\$96,383	\$107,534
Daytime Employees	7,567	34,598	89,365

LOCAL MAP



Santa Rosa:

Santa Rosa is the largest city in Sonoma County, home to about 170,000 residents—roughly 35% of the county's population. It serves as the region's commercial, industrial, and retail center, containing approximately 10.35 million square feet of industrial space (42% of the county's total), 7.2 million square feet of office space, and 8 million square feet of retail inventory (47% of the county's total).

- The city is divided into several submarkets, with the Southwest quadrant (including Dutton Avenue) being the largest for industrial space, totaling about 6.1 million square feet
- The city features a mix of industrial, office, and retail spaces, with ongoing efforts to encourage redevelopment and increased density, especially in the downtown core
- Santa Rosa's business parks and industrial zones host a diverse array of companies, from manufacturing and logistics to professional services and food production

Sonoma County:

Sonoma County's industrial market is shaped by a diverse set of economic drivers, each contributing to demand for industrial space, employment, and broader economic growth

- The county is internationally recognized for its wine production, with over 1,800 growers and a strong focus on sustainability and innovation. The wine and craft beverage sector not only drives agricultural activity but also supports bottling, packaging, warehousing, and distribution operation
- Manufacturing remains a core industrial sector, including food and beverage processing, equipment manufacturing, and specialty goods. This sector requires significant industrial space for production, storage, and logistics
- Ongoing real estate development, construction, and logistics operations underpin industrial demand, as new projects and infrastructure support the county's growth and connectivity

Sonoma County's industrial market is driven by a blend of traditional sectors (agriculture, wine, and manufacturing) and emerging industries (green energy, technology, and outdoor recreation), all underpinned by innovation, sustainability, and strong local partnerships



UNIQUE NORTH BAY INDUSTRIAL DEVELOPMENT OPPORTUNITY

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