

FOR SALE | LEASE

W COMMERCIAL

3315 Airway Drive, Santa Rosa, CA 95403



STEPHEN SKINNER

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CALDRE #02020207

PROPERTY ADDRESS

3315 Airway Drive

Santa Rosa, Ca 95403



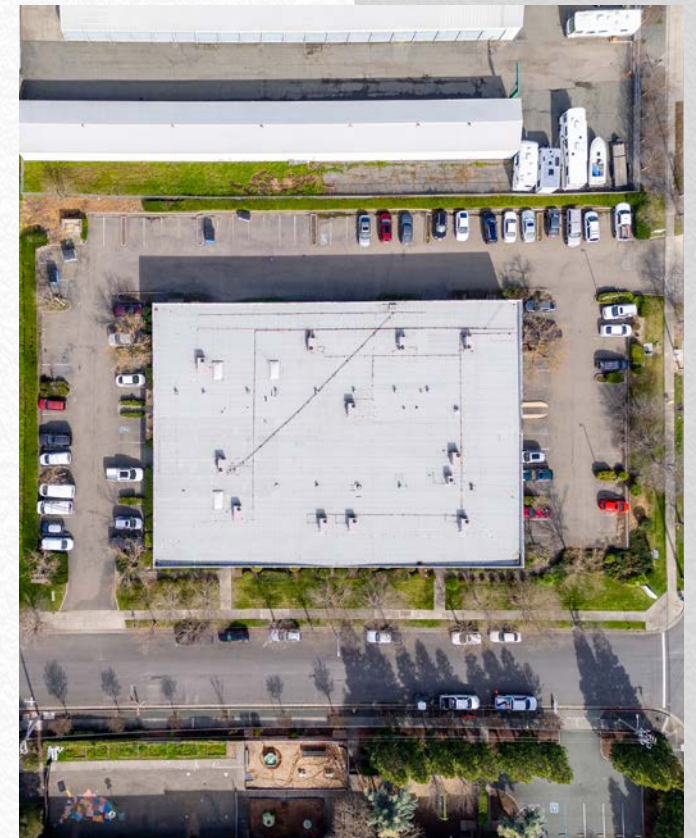
PROPERTY DESCRIPTION

W Commercial Real Estate is proud to present 3315 Airway Drive, Santa Rosa, as a premier leasing or purchasing opportunity. This versatile property offers a blend of office, warehouse, and yard space, making it an excellent choice for a diverse range of business needs. The existing office infrastructure can be seamlessly transformed into a full warehouse setup, with provisions for multiple roll-up doors to facilitate operations. The enclosed yard space ensures secure and private storage options for distributors or suppliers. We are open to discussing Tenant Improvement allowances or offering complimentary rent periods for tenants meeting certain qualifications and lease durations.

OFFERING SUMMARY

Sale Price: \$5,200,000

Price Per Square Foot: \$1.25 SF/month (NNN)





BUILDING INFORMATION

- Building Type: Office/Warehouse
- Year Built: 1987
- Building Size: 23,500 square feet
- Zoning: IL Light Industrial of Santa Rosa
- Power: 1,600 amps 3 phase
- Clear Height: 18'
- Gas: Yes
- Roll Up Doors: Up to 6 - 4 Doors Current
- Lot Size: 67,9535 Square Foot Lot
- APN: 015-670-041
- Fully Sprinklered

PROPERTY HIGHLIGHTS

- Multiple Bathrooms
- Office Space can be converted to Warehouse Space
- Precast concrete tilt up construction
- Ample Parking
- Ability to create private/gated yard area
- Tenant Improvement allowance depending on credit and term
- Light Industrial zone offers a large range of acceptable uses

SITE PLAN



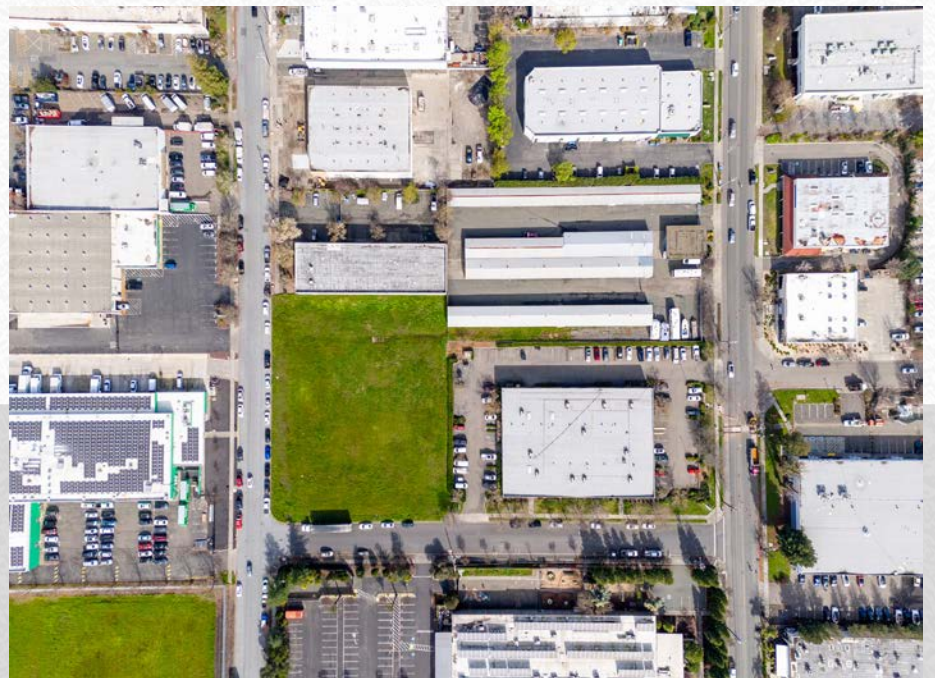
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NEARBY BUSINESSES

- Kohl's
- Panera Bread
- The UPS Store
- Taco Bell
- McDonald's
- Starbucks
- Cooperage Brewing Company
- Bottle Barn
- Dutch Brothers Coffee
- 24 Hour Fitness
- Trader Joe's
- Tesla
- Harbor Freight Tools









ABOUT SANTA ROSA, CALIFORNIA

Santa Rosa, CA is a hub for commercial real estate, with a diverse range of businesses calling the city home. From retail shops and restaurants to medical offices and tech companies, the commercial real estate industry in Santa Rosa is thriving.

One of the key factors driving the commercial real estate industry in Santa Rosa is the city's strong economy. The city is home to numerous large employers, including government agencies, healthcare facilities, and tech companies, creating a stable job market and attracting businesses to the area.

Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within

driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities.

In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.



ABOUT W COMMERCIAL

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

We work closely with owner-users, investors, and developers to identify opportunities and meet specific requirements. By conducting in-depth analyses, we maximize property valuations and ensure our clients achieve optimal returns on their investments.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.

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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.