

# 3471 REGIONAL PKWY, SANTA ROSA, CA 95403

## Industrial Property For Lease



### PROPERTY DESCRIPTION

Introducing the newest addition to Santa Rosa's industrial landscape, the property at 3471 Regional Pkwy offers an array of advanced features tailored to suit the needs of today's industrial tenants. The newly remodeled units boast modern facilities including conditioned offices and private restrooms, ensuring a comfortable and efficient work environment. The property's ideal location caters to a diverse range of business needs, while separately sub-metered PG&E enables cost-effective, individualized energy management.

The Base Rent is \$.95 NNN. Tenant responsible for common area operating expenses in addition to base rent (~\$.54/sf). Professionally managed by local company.

### PROPERTY HIGHLIGHTS

- Air Conditioned Offices
- Private Restrooms
- Onsite Parking
- M-2 Zoning
- Clean New Warehouse

### OFFERING SUMMARY

Lease Rate:	\$0.95 SF/month (NNN)
Number of Units:	3
Available SF:	1,551 - 4,653 SF
Lot Size:	39,519 SF
Building Size:	8,208 SF



Andrew Cameron  
707.521.3500 x305  
andrew@nbcre.com

Michael Mazanec  
707.521.3500 x306  
michael@nbcre.com

Dale Dockins, CCIM  
707.521.3500 x302  
dale@nbcre.com

# 3471 REGIONAL PKWY, SANTA ROSA, CA 95403

Industrial Property For Lease



Andrew Cameron  
707.521.3500 x305  
andrew@nbcre.com

Michael Mazanec  
707.521.3500 x306  
michael@nbcre.com

Dale Dockins, CCIM  
707.521.3500 x302  
dale@nbcre.com

# 3471 REGIONAL PKWY, SANTA ROSA, CA 95403

Industrial Property For Lease



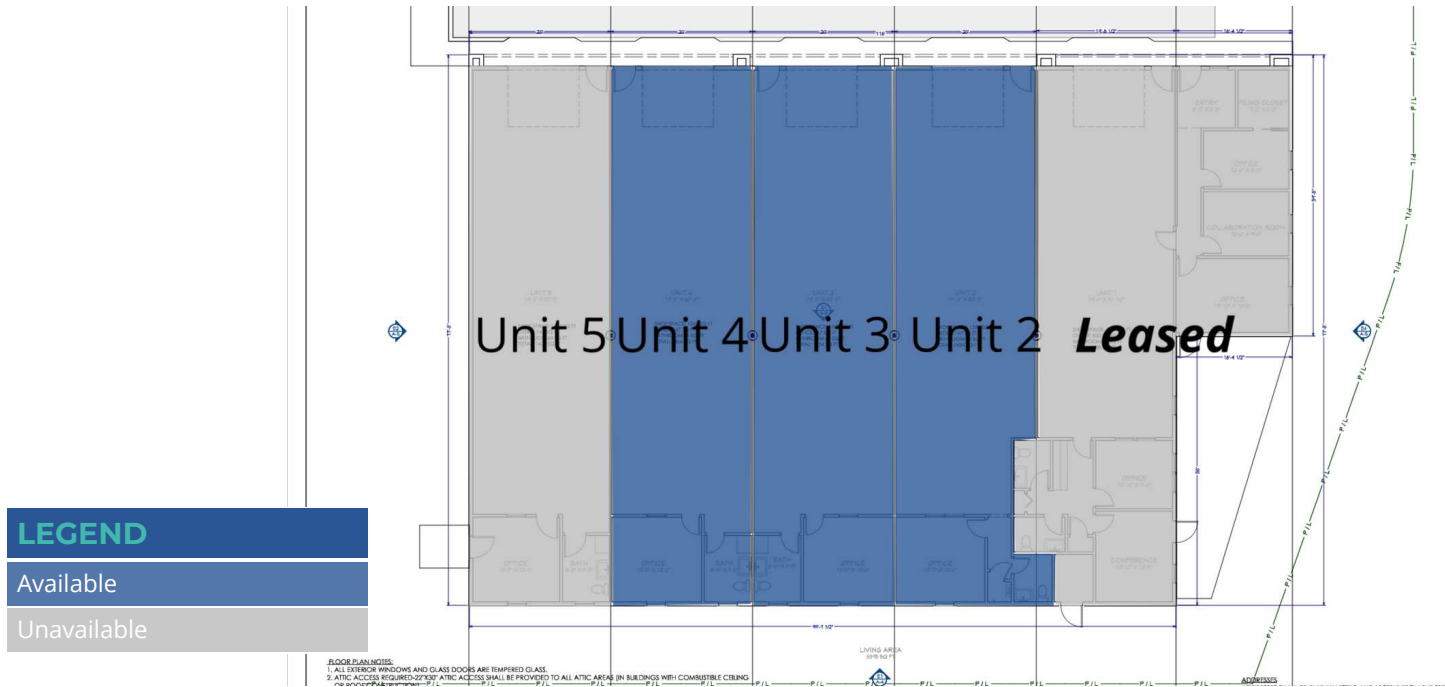
Andrew Cameron  
707.521.3500 x305  
andrew@nbcre.com

Michael Mazanec  
707.521.3500 x306  
michael@nbcre.com

Dale Dockins, CCIM  
707.521.3500 x302  
dale@nbcre.com

# 3471 REGIONAL PKWY, SANTA ROSA, CA 95403

## Industrial Property For Lease



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,172 SF	Lease Rate:	\$0.95 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 2	Available	1,551 - 6,172 SF	NNN	\$0.95 SF/month	10'x10' Roll Up Door, Man Door, Conditioned Office, Private Restroom, 12-14' Clear Height
Unit 3	Available	1,551 - 6,172 SF	NNN	\$0.95 SF/month	10'x10' Roll Up Door, Man Door, Conditioned Office, Private Restroom, 12-14' Clear Height
Unit 4	Available	1,551 - 6,172 SF	NNN	\$0.95 SF/month	10'x10' Roll Up Door, Man Door, Conditioned Office, Private Restroom, 12-14' Clear Height
Unit 5	-	1,519 - 6,172 SF	NNN	-	End unit with abundant natural lighting from windows and skylights. Office features electric stove and sink with countertops. Warehouse remodeled to feature 10'x10' Roll Up Door, Man Door, Conditioned Office, Private Restroom, 12-14' Clear Height



Andrew Cameron  
707.521.3500 x305  
andrew@nbcre.com

Michael Mazanec  
707.521.3500 x306  
michael@nbcre.com

Dale Dockins, CCIM  
707.521.3500 x302  
dale@nbcre.com

# 3471 REGIONAL PKWY, SANTA ROSA, CA 95403

Industrial Property For Lease



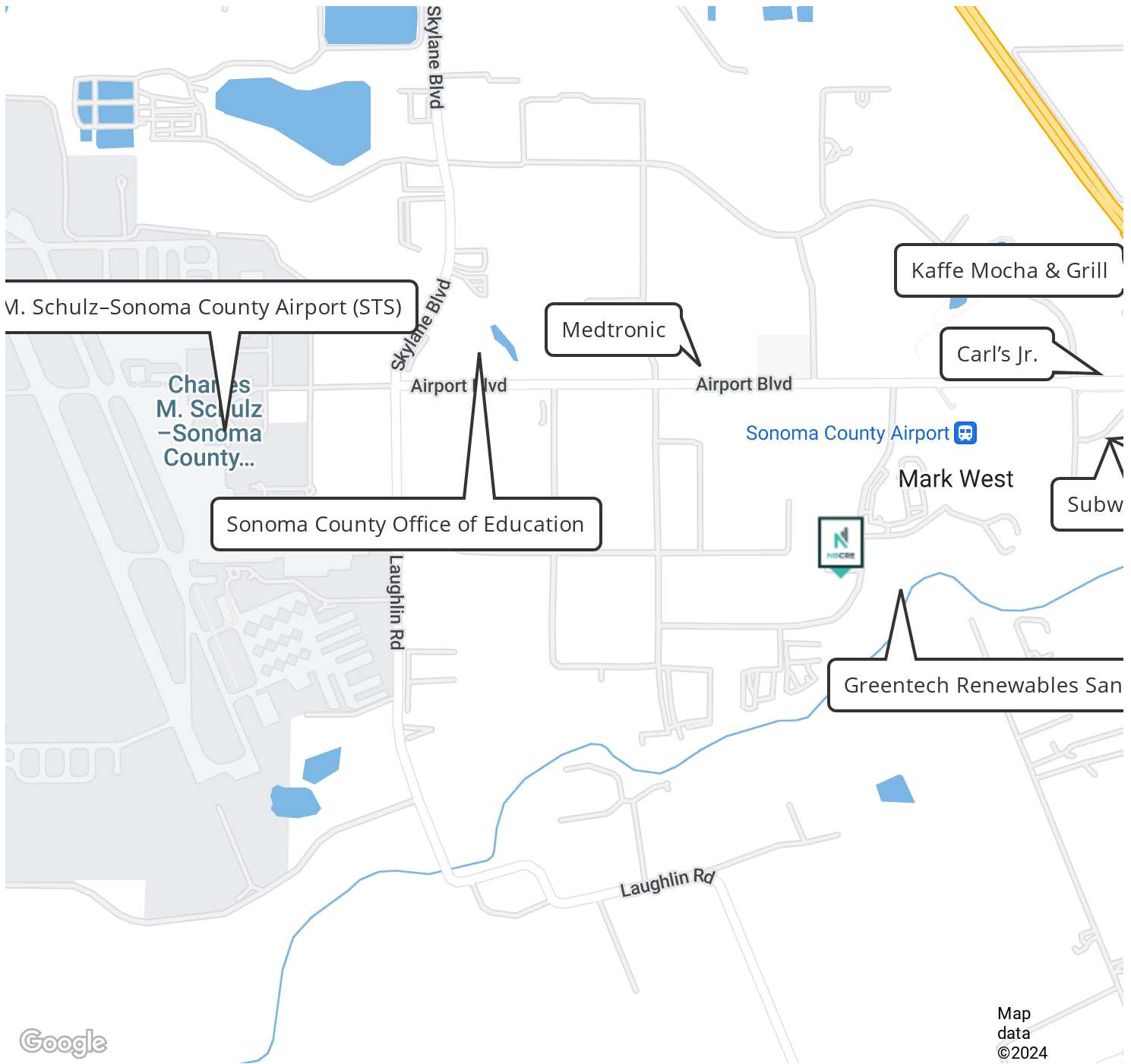
Andrew Cameron  
707.521.3500 x305  
andrew@nbcre.com

Michael Mazanec  
707.521.3500 x306  
michael@nbcre.com

Dale Dockins, CCIM  
707.521.3500 x302  
dale@nbcre.com

# 3471 REGIONAL PKWY, SANTA ROSA, CA 95403

Industrial Property For Lease



Andrew Cameron  
707.521.3500 x305  
andrew@nbcre.com

Michael Mazanec  
707.521.3500 x306  
michael@nbcre.com

Dale Dockins, CCIM  
707.521.3500 x302  
dale@nbcre.com

# 3471 REGIONAL PKWY, SANTA ROSA, CA 95403

## Industrial Property For Lease



**ANDREW CAMERON**

Associate

Direct: 707.521.3500 x305  
andrew@nbcre.com

CA #01835860



**MICHAEL MAZANEC**

Direct: 707.521.3500 x306 Cell: 707.570  
michael@nbcre.com

CalDRE #1968962



**DALE DOCKINS, CCIM**

President

Direct: 707.521.3500 x302  
dale@nbcre.com

CalDRE #00977047 // AZ #01322496

# 3471 REGIONAL PKWY, SANTA ROSA, CA 95403

## Industrial Property For Lease

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. Any interested party should verify the status of the property and all of the information herein. This document has been prepared by North Bay Commercial Real Estate, Inc. (NBCRE) for advertising and general information only. NBCRE makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. NBCRE excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of North Bay Commercial Real Estate, Inc. All rights reserved.

**SPECIAL COVID-19 NOTICE** All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. North Bay Commercial Real Estate has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. North Bay Commercial Real Estate's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. North Bay Commercial Real Estate and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)



Andrew Cameron  
707.521.3500 x305  
andrew@nbcre.com

Michael Mazanec  
707.521.3500 x306  
michael@nbcre.com

Dale Dockins, CCIM  
707.521.3500 x302  
dale@nbcre.com