



# Industrial/ Warehouse Space For Lease

1264 Apollo Way, Santa Rosa, CA- 95407



# 1264 Apollo Way | Unit 2

<b>Street Address</b>	1264 Apollo Way, Santa Rosa, CA-95407
<b>Unit Size</b>	±10,000 sf
<b>Lease Rate</b>	\$10,000/mo (\$1/sf) NNN
<b>Est. Operating Expenses</b>	\$1950/mo (reconciled annually)
<b>Security Deposit</b>	Equal to last month's rent
<b>Zoning</b>	BP- Business Park
<b>Available</b>	Immediately

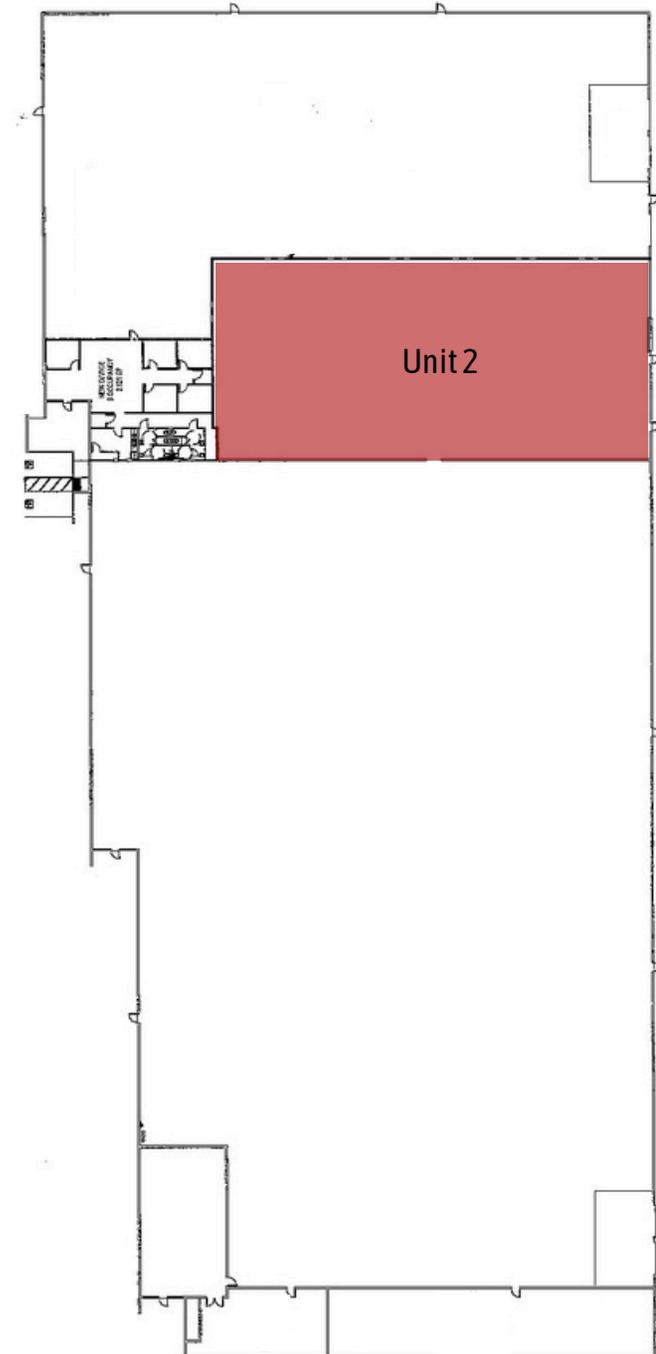
## Space Features

- Shell Space
- Offices/ Restroom Can Be Built to Suit
- 1 Grade Level Roll Up Door
- Clear Height 26'
- LED Lighting
- Sprinklered - ESFR

## Property Features

- Plentiful Parking on-site
- Security Cameras
- Exterior LED lighting
- Easy access to Highways 101 and 12
- Fenced Property
- Secure Gate After-Hours

## Site Plan





## Santa Rosa, California

Santa Rosa is strategically located in the North Bay region of the San Francisco Bay Area. Its position along U.S. Highway 101 provides direct access to key markets, making it ideal for businesses requiring efficient transportation routes. The city is also well-connected via State Route 12, which links to Interstate 80 and other major highways, supporting smooth east-west travel across the region.

In addition to its appealing location and vibrant local economy, Santa Rosa offers excellent transportation and logistical advantages for businesses. Situated along U.S. Highway 101, Santa Rosa provides a direct north-south corridor connecting the Bay Area to the North Coast and beyond. The city is also within close proximity to State Route 12, allowing for efficient east-west travel across Sonoma County and toward Interstate 80. Charles M. Schulz–Sonoma County Airport offers regional air service, enhancing business connectivity. With access to freight rail, a supportive business environment, and proximity to Napa, Marin, and San Francisco counties, Santa Rosa is a strategic and cost-effective location for companies in industries such as food production, advanced manufacturing, and logistics.

