



FOR LEASE - INDUSTRIAL YARD

1143 BRIGGS AVE, SANTA ROSA

1.34 +/- Acres.

Northern California's Premier Commercial Real Estate Firm



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



SITE SUMMARY



SITE / BUILDING

Zoning:	Light Industrial Station Area (IL-SA)
Dimensions:	Paved, 63' wide x 96' long
Fenced/Secure:	Yes
Water to Site:	No
Power to Site:	No

ADDRESS	AREA	RATE	GROSS MONTHLY.
Full Parcel: 1143 Briggs Ave, Santa Rosa CA	58,687+/- sq. ft. (1.34 acres)	\$0.12/sq. ft.	\$7,042.44/Month

Ready for light industrial uses, storage or contractor yard are a perfect use for this site. Entirely paved site, with IL zoning. clear, open, no trees or obstacles. Site is level with great drainage.

Property is fenced and secure with one 12' gate providing ingress/egress onto Briggs. Property backs to the SMART Rail line and is surrounded by other similar light industrial uses. Easy access to US Hwy 101. Central Santa Rosa Location. Ideally looking for one tenant, but could consider splitting into 2-3 pieces.



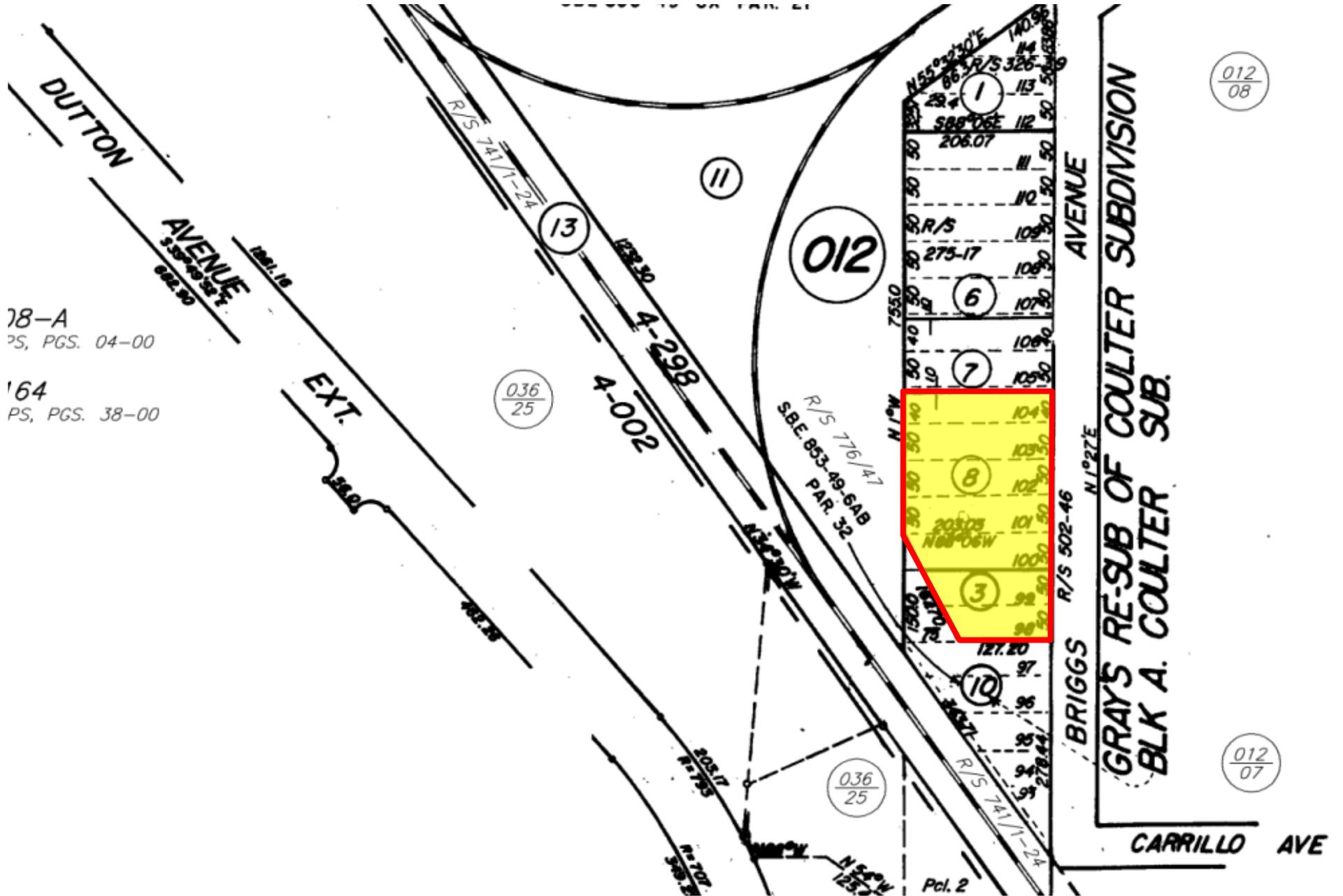
MAP AERIAL



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PARCEL MAP



78-A
PS, PGS. 04-00

'64
PS, PGS. 38-00



AERIAL PHOTO



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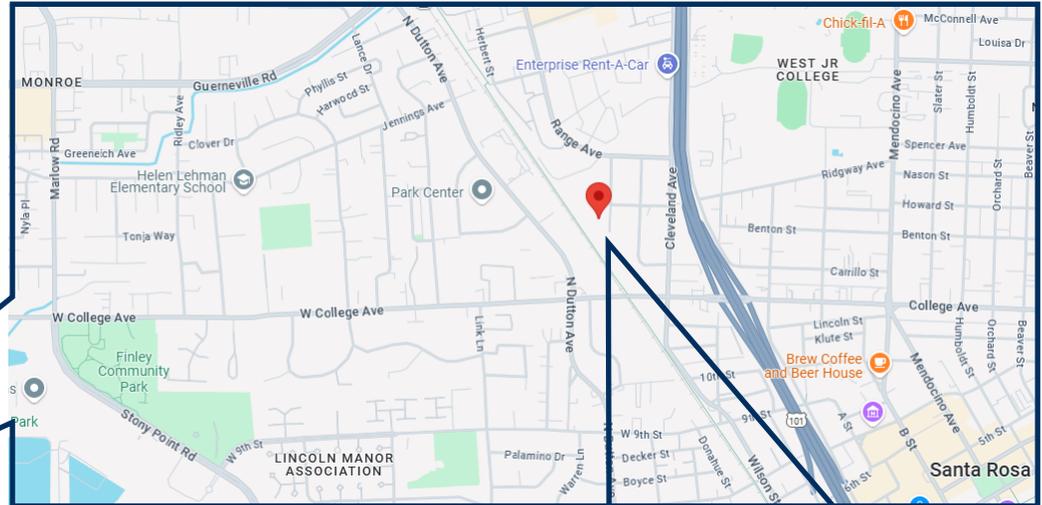
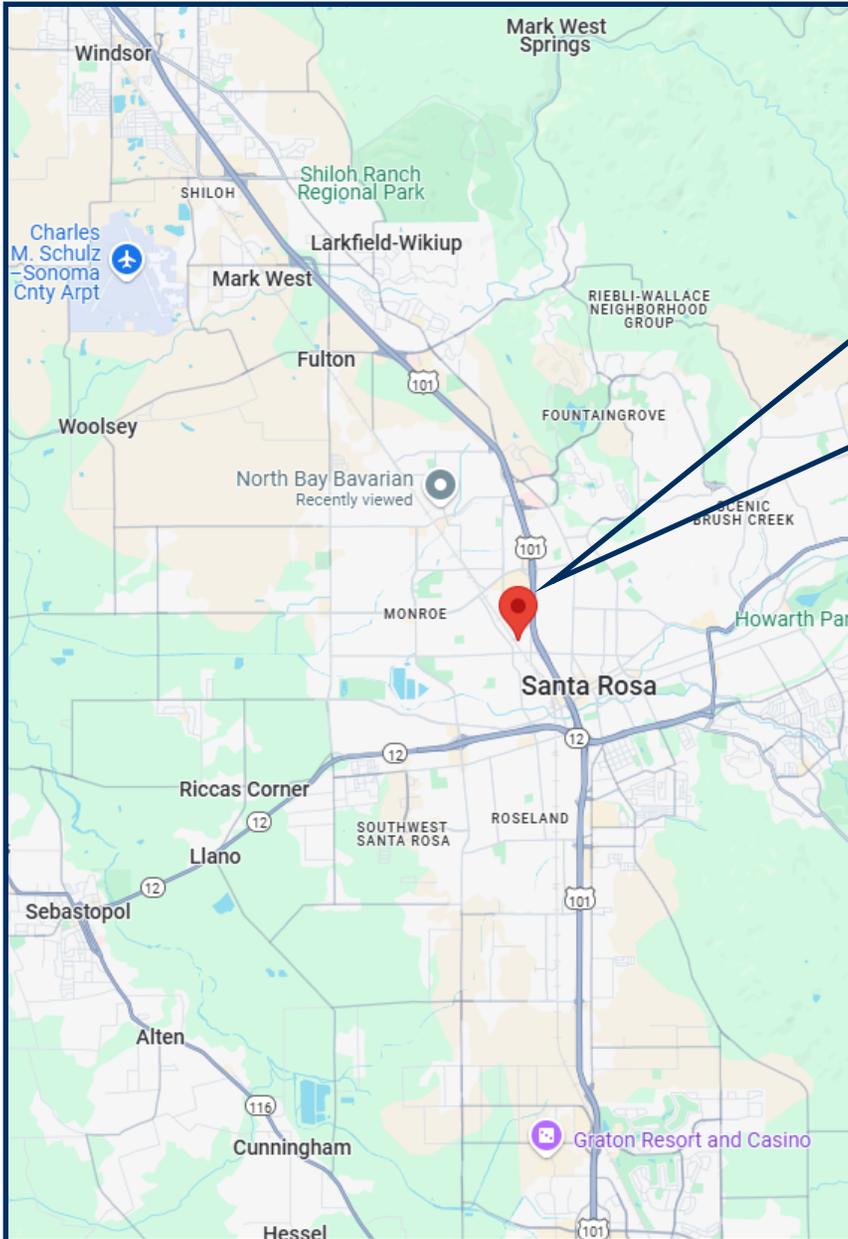
PHOTOS



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MAPS



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LISTING TEAM



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