

FOR LEASE

3480 INDUSTRIAL DR

Santa Rosa, CA 95403



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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Property Summary

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PROPERTY DESCRIPTION

3480 Industrial Avenue is a high quality two building industrial facility. Building A is 14,080 square feet and is currently being used as a warehouse with an open floor plan, Building B is 17,280 square feet and currently being used as a show room with small office.

PROPERTY HIGHLIGHTS

- 71 parking spaces
- Multiple roll up doors
- Open floor plan with 18' clear height
- One or both buildings available
- Low NNN - \$0.13 per square foot
- Available Now

LOCATION DESCRIPTION

Easy access off Industrial Avenue in Santa Rosa.

OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Lease Rate: | \$1.15 SF/month (NNN) |
| Available SF: | ±14,080 - 31,360 SF |
| Building Size: | ±31,360 SF |
| Property Type: | Industrial |
| Zoning: | Industrial |

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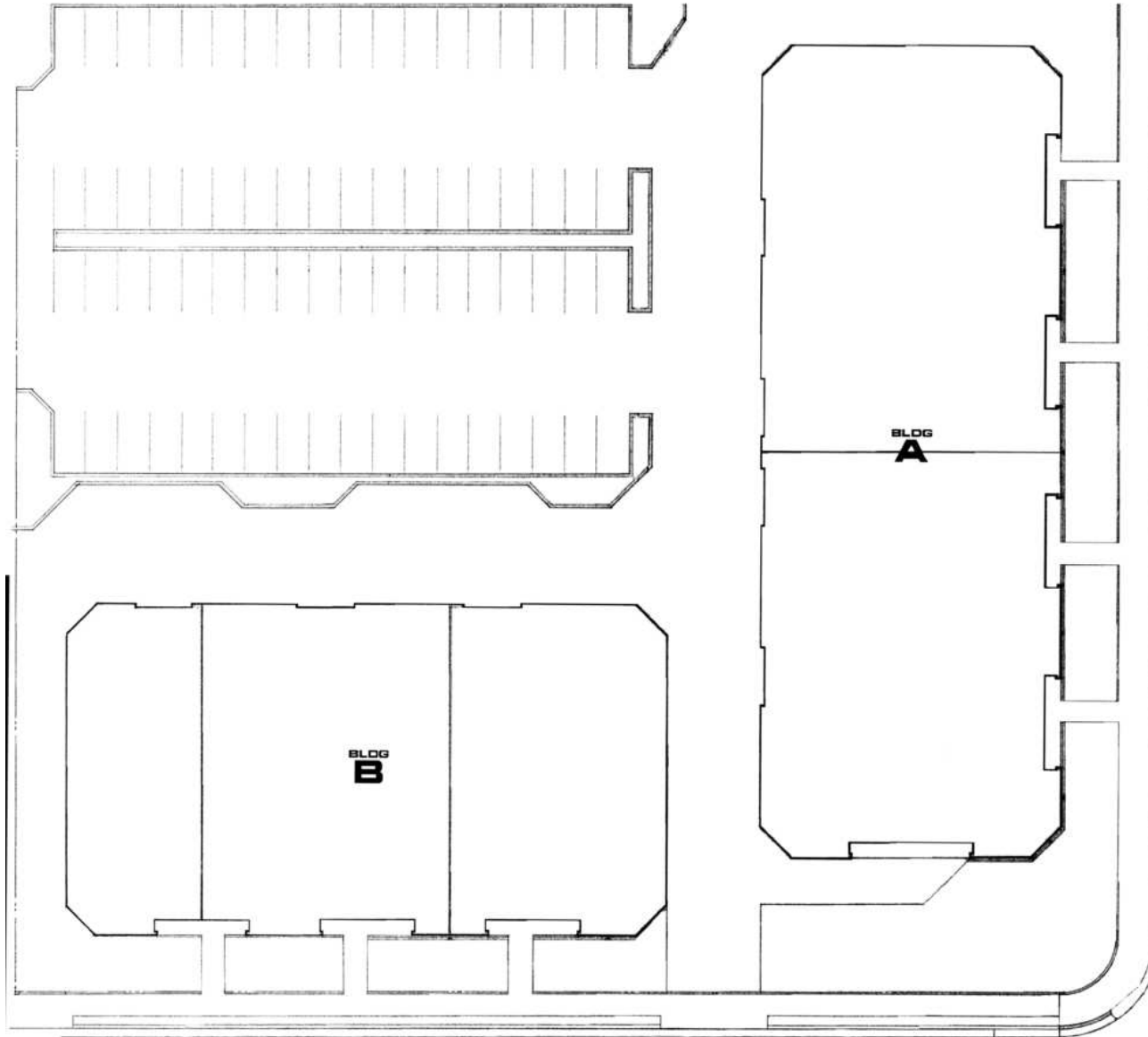
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Site Plans

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Demographics Map & Report

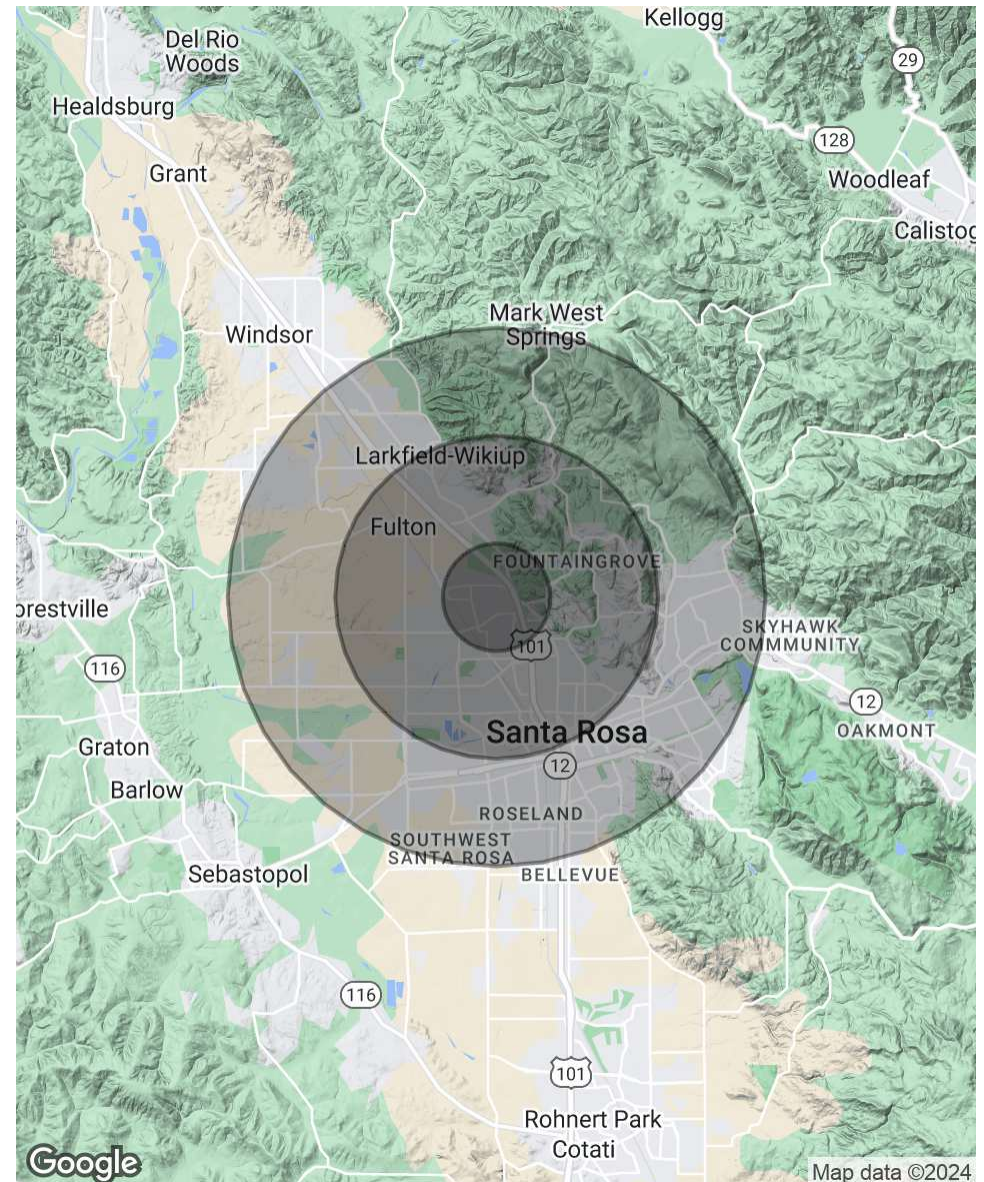
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,932 | 83,809 | 168,888 |
| Average age | 34.9 | 35.7 | 36.0 |
| Average age (Male) | 34.2 | 34.5 | 34.5 |
| Average age (Female) | 35.5 | 37.5 | 37.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 4,332 | 32,445 | 63,571 |
| # of persons per HH | 2.5 | 2.6 | 2.7 |
| Average HH income | \$65,233 | \$71,896 | \$73,837 |
| Average house value | \$410,776 | \$548,555 | \$538,847 |

* Demographic data derived from 2020 ACS - US Census



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