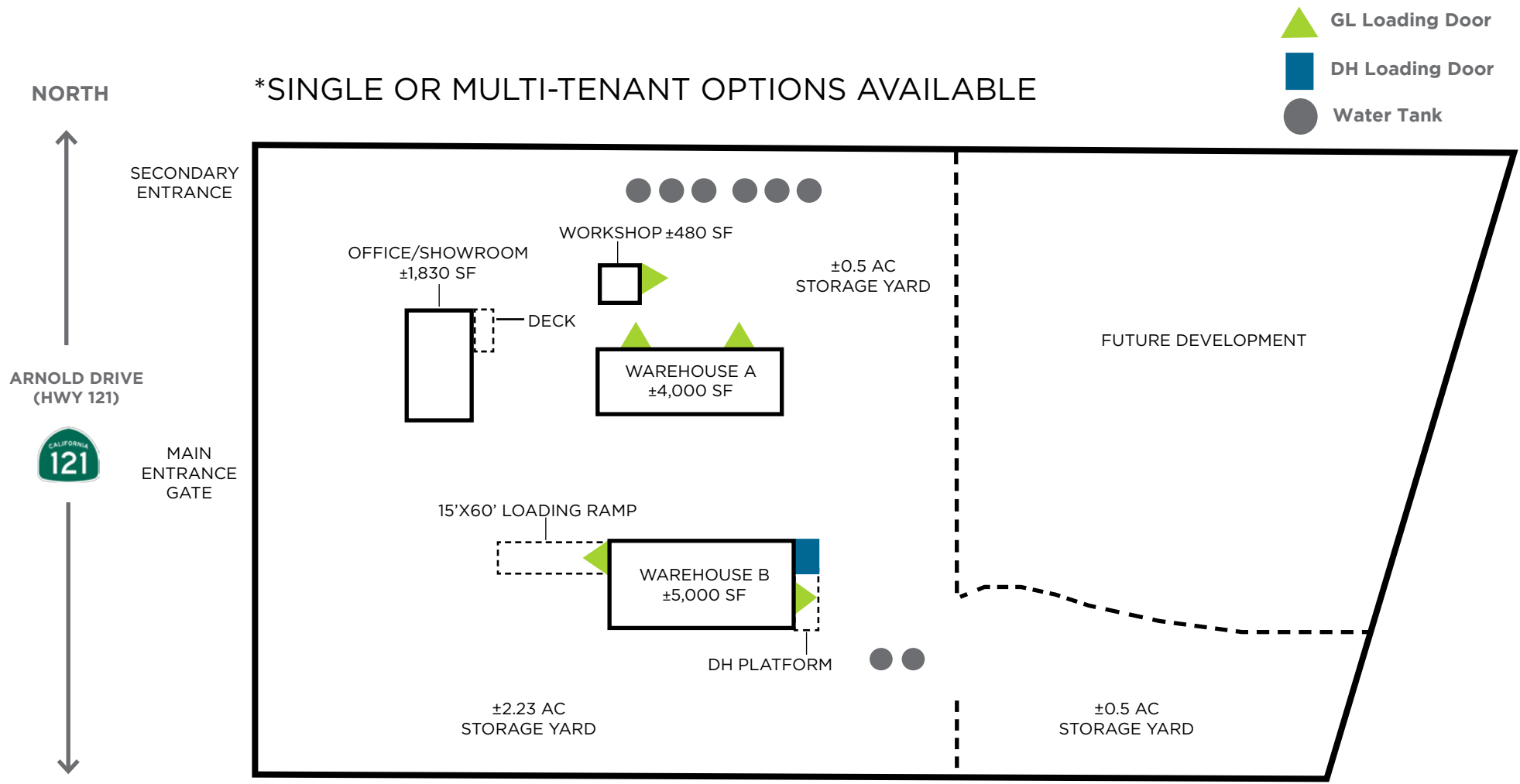


**±4,000 SF + 5,000 SF WAREHOUSE BLDGS | ±0.5-3.23 ACRES OF OUTDOOR STORAGE YARD**  
**24200 ARNOLD DRIVE, SONOMA, CA**



- Site is situated on ±7.17 acres
- Excellent visibility & access to Hwy 121
- 5 miles away from Hwy 37
- Average daily traffic count: ±22,000 vehicles
- Served by PG&E, private well, & septic systems
- Zoning (LC): Limited Commercial



\*The above dimensions are purely estimates and should not be interpreted as 100% accurate. Tenant shall be responsible to verify all information regarding the building with its own independent inspections and investigations of the property.

**WAREHOUSE A: ±4,000 SF**

- (2) grade-level loading doors
- 400 amps, 480/277V, 3-phase
- 14'-21' clear height
- Restroom included

**WAREHOUSE B: ±5,000 SF**

- (2) grade-level loading doors, (1) with 15'x60' loading ramp
- (1) dock-high loading door
- 400 amps, 208/120V, 3-phase
- 16'-24' clear height

**OFFICE/SHOWROOM: ±1,830 SF**

- Mix of private offices and open space
- Large employee break room with locker room
- Large exterior deck
- Frontage/visibility on Hwy 121, zoning allows retail sales on-site

**WORKSHOP: ±480 SF**

- (1) grade-level roll-up door
- 100 amps, 208/120v, 3-phase

**±3.23 ACRES OF YARD STORAGE (DIVISIBLE TO 0.5 ACRES) ALSO AVAILABLE. PLEASE INQUIRE WITH BROKER FOR MORE DETAILS.**

WAREHOUSE A + WORKSHOP:



OFFICE / SHOWROOM:



WAREHOUSE B:



WAREHOUSE A INTERIOR:



OUTDOOR STORAGE YARD:



WAREHOUSE B INTERIOR:





**LIMITED COMMERCIAL (LC) ZONING ALLOWS FOR:**

- Warehouse storage/distribution
- Contractor outdoor storage yard
- Heavy equipment storage, sales & rentals
- RV/vehicle/boat storage, sales & rentals
- Vehicle repair & maintenance
- Retail nursery
- General retail
- Indoor recreational sports facility
- Commercial kennel/veterinary clinic

Click [HERE](#) for more zoning information



# CENTRAL NORTH BAY LOCATION IN THE HEART OF WINE COUNTRY



**LAURA DUFFY**  
 +1 415.686.0255  
 laura.duffy@jll.com  
 RE License #01922792

**JORDAN LAZOR**  
 +1 415.595.5102  
 jordan.lazor@jll.com  
 RE License #02011117

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc. RE Lic #01856260.