

**FOR SALE**

**3320 INDUSTRIAL DR**

Santa Rosa, CA 95403



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# FOR SALE

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# **PROPERTY INFORMATION**

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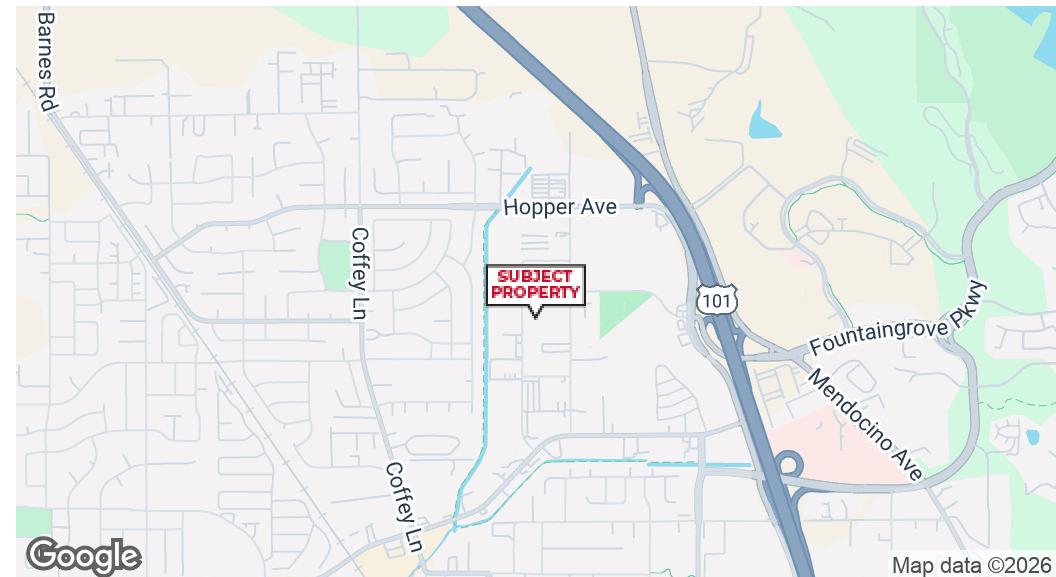
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# FOR SALE

Executive Summary

# 3320 INDUSTRIAL DR

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## OFFERING SUMMARY

Property Type:	Industrial
Sale Price:	\$5,950,000
Building Size:	+/- 20,380 SF
Available SF:	+/- 20,380 SF
Lot Size:	+/- 0.89 Acres
Price / SF:	\$291.95
Year Built:	1970
Renovated:	2021

## PROPERTY OVERVIEW

3320 Industrial Boulevard is a 20,380 square foot purpose-built food production facility, located in the heart of Santa Rosa's industrial corridor. The property is easily accessible from Highway 101 and surrounded by other industrial buildings. Over \$60M was invested in the property in 2021 to create a state-of-the-art food production facility that is in turnkey, as-new condition, making this an ideal plug and play opportunity for a variety of uses. The building features over 20,000 square feet of food preparation space, a 551 square foot storage room with 24 foot clear height, open and private office space, and dock level loading,

## PROPERTY HIGHLIGHTS

- State-of-the-art food processing facility
- Over \$6M in Capital Improvements made in 2021
- Fully permitted and ready to use
- Fully upgraded electrical: AMPS - 800, Volts 480/270, Three Phase

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Complete Highlights

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## PROPERTY DESCRIPTION

### Completely remodeled in 2021, the property features:

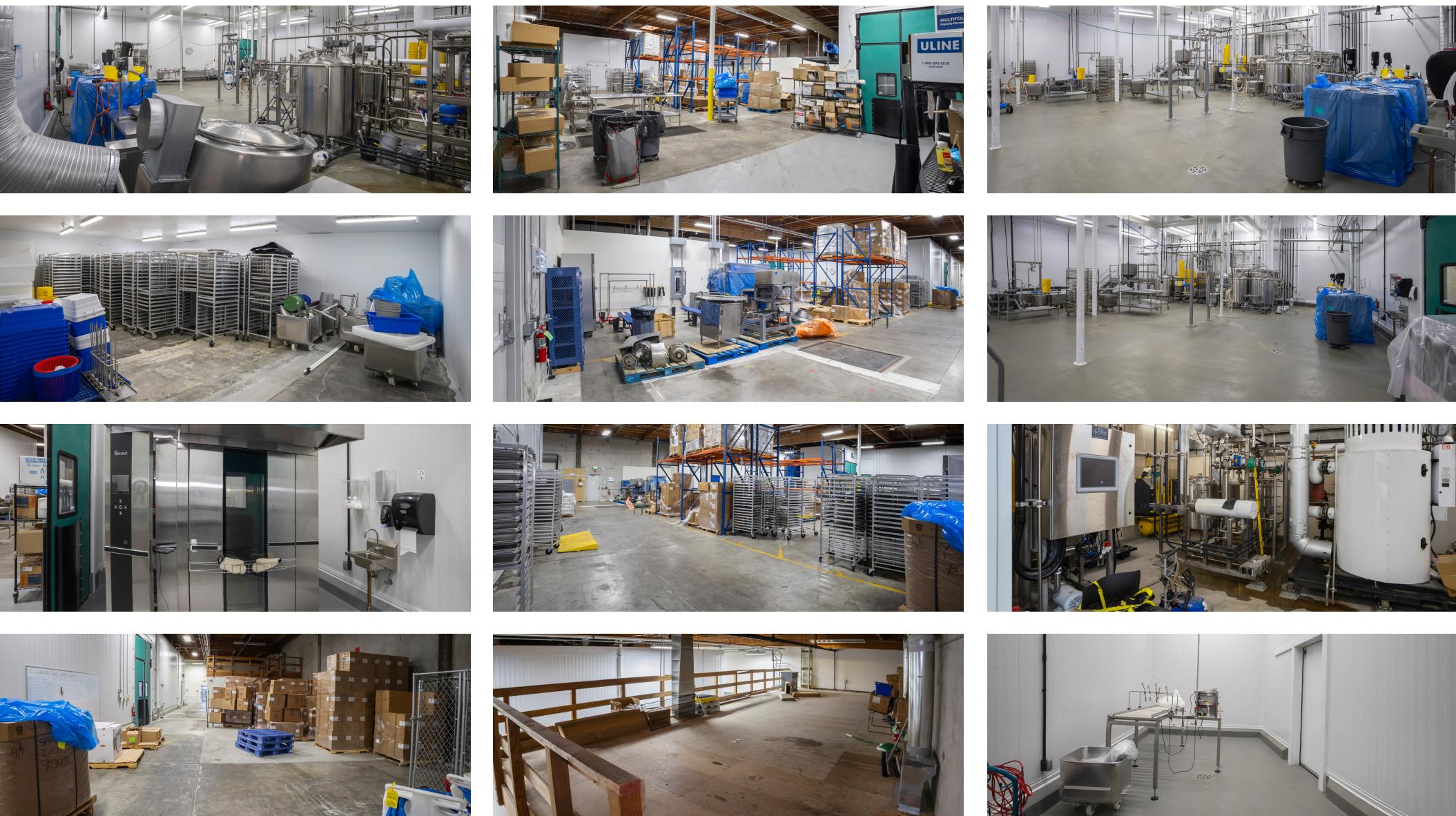
- Upgraded electrical: 800 amps, 480/270 volts, three phase
- Food production epoxy flooring with floor drains (designed for dairy use) throughout the majority of the building
- Dual compressor units
- 50 KW natural gas emergency generator
- 4 ADA compliant restrooms
- Large kitchen/breakroom
- Office area
- Climate controlled production area
  - 2,985+/- SF
  - 18' clear height
  - Central sanitation system with an entrance floor foam system
  - CIP (Clean in Place) digital programmable system for automated cleaning of piping and production tanks
  - Closed-loop cooling system for tanks with a washdown feature
- Refrigeration Rooms
  - 1,309+/- SF, 813+/- SF, 546+/- SF
  - Temperature and humidity controlled
  - Washdown food grade walls and ceilings
- 3 packing/prep rooms
  - 294+/- SF, 286+/- SF, 261+/- SF
  - Climate controlled space
- Freezer room - 318+/- SF
- Storage/rack room - 551+/- SF

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Interior Photos

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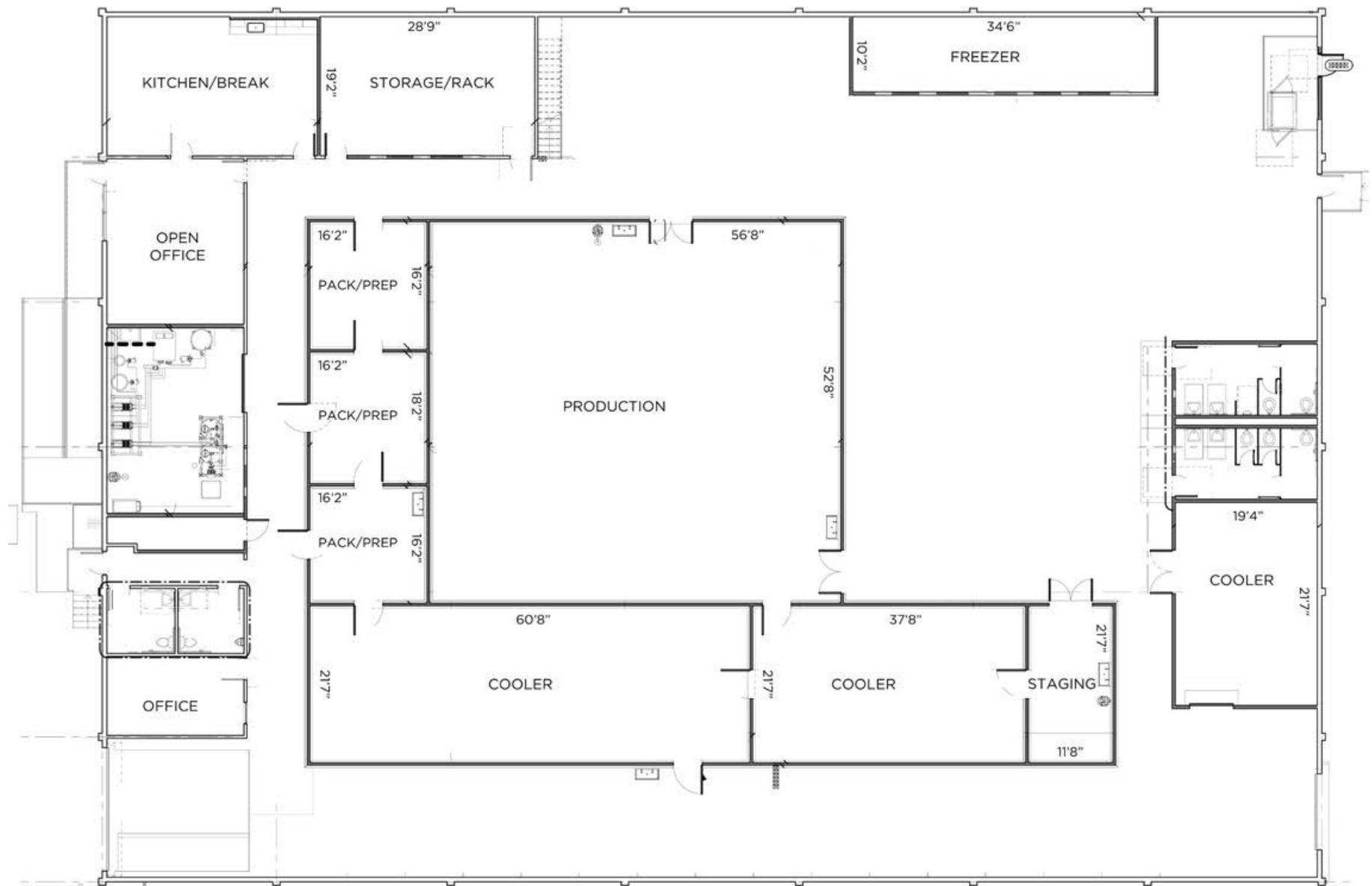
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Floor Plan

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Retailer Map

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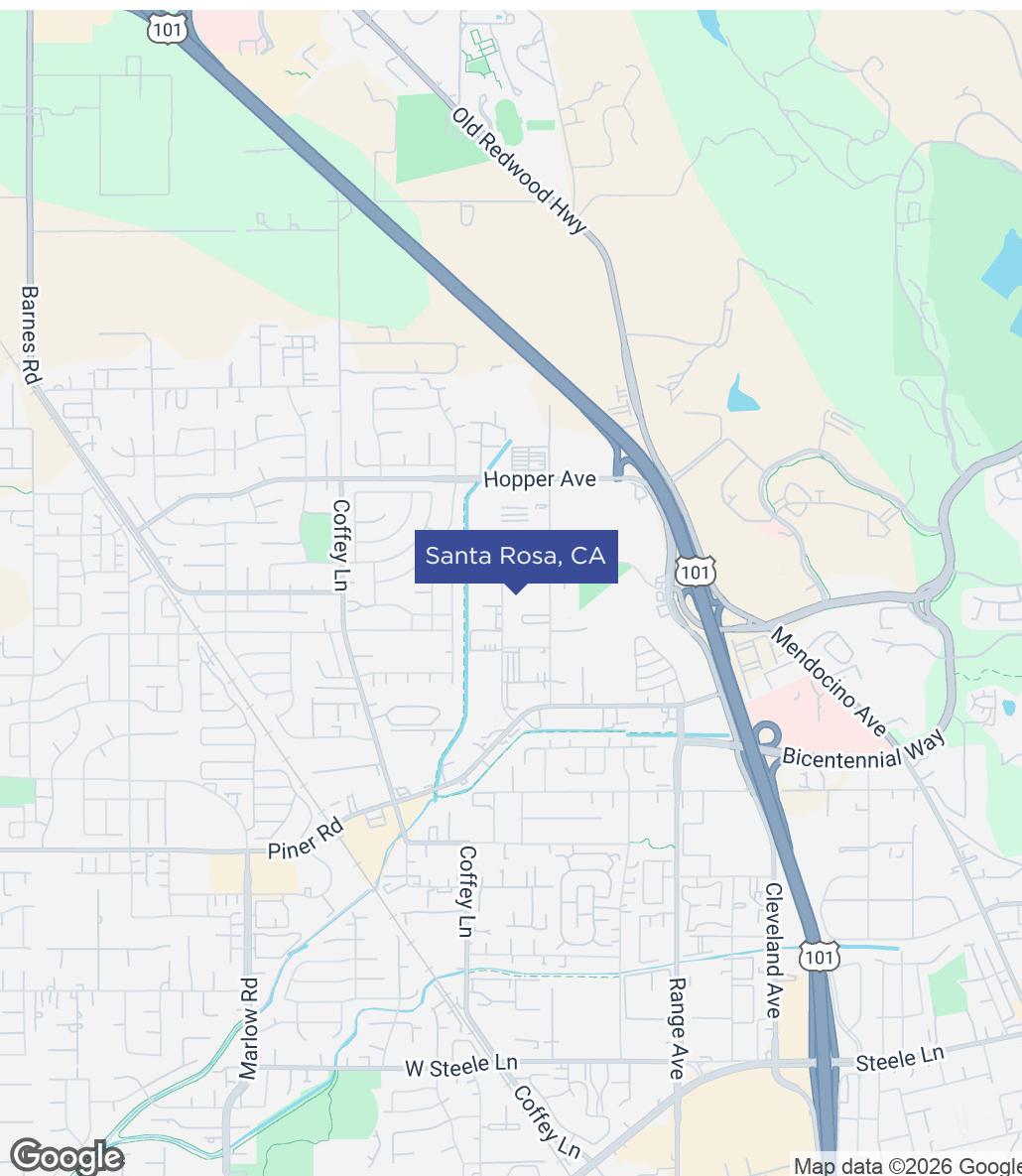
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City Information

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### SANTA ROSA, CA MARKET SNAPSHOT

#### THE CITY

Situated in the North Bay Area, the city of Santa Rosa is the largest city in California's Wine Country and in the North Bay Area after San Jose, San Francisco, Oakland and Fremont.

The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

#### TOTAL POPULATION SANTA ROSA

176,938

#### TOTAL POPULATION SONOMA COUNTY

484,315

#### BUSINESS BREAKDOWN

There are 8,761 businesses in the city of Santa Rosa. As the largest city between Portland and San Francisco, Santa Rosa serves as the hub for technology and entrepreneurial businesses, retail, banking, and employment.

Health Care - 16.4%

Retail Trade - 16.1%

Accommodation and Food - 8.3%

Professional/Scientific/Tech - 7.2%

Manufacturing - 6.0%

#### TOURISM

Sonoma County is the largest producer in California's Wine Country region. The thirteen approved American Viticultural Areas and more than 350 wineries serve as an integral part of both the agricultural and tourism trades.

10.5M Visitors to Sonoma County in 2024

\$2.4B Spent by Visitors in Sonoma County in 2024

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# **DEMOGRAPHICS**

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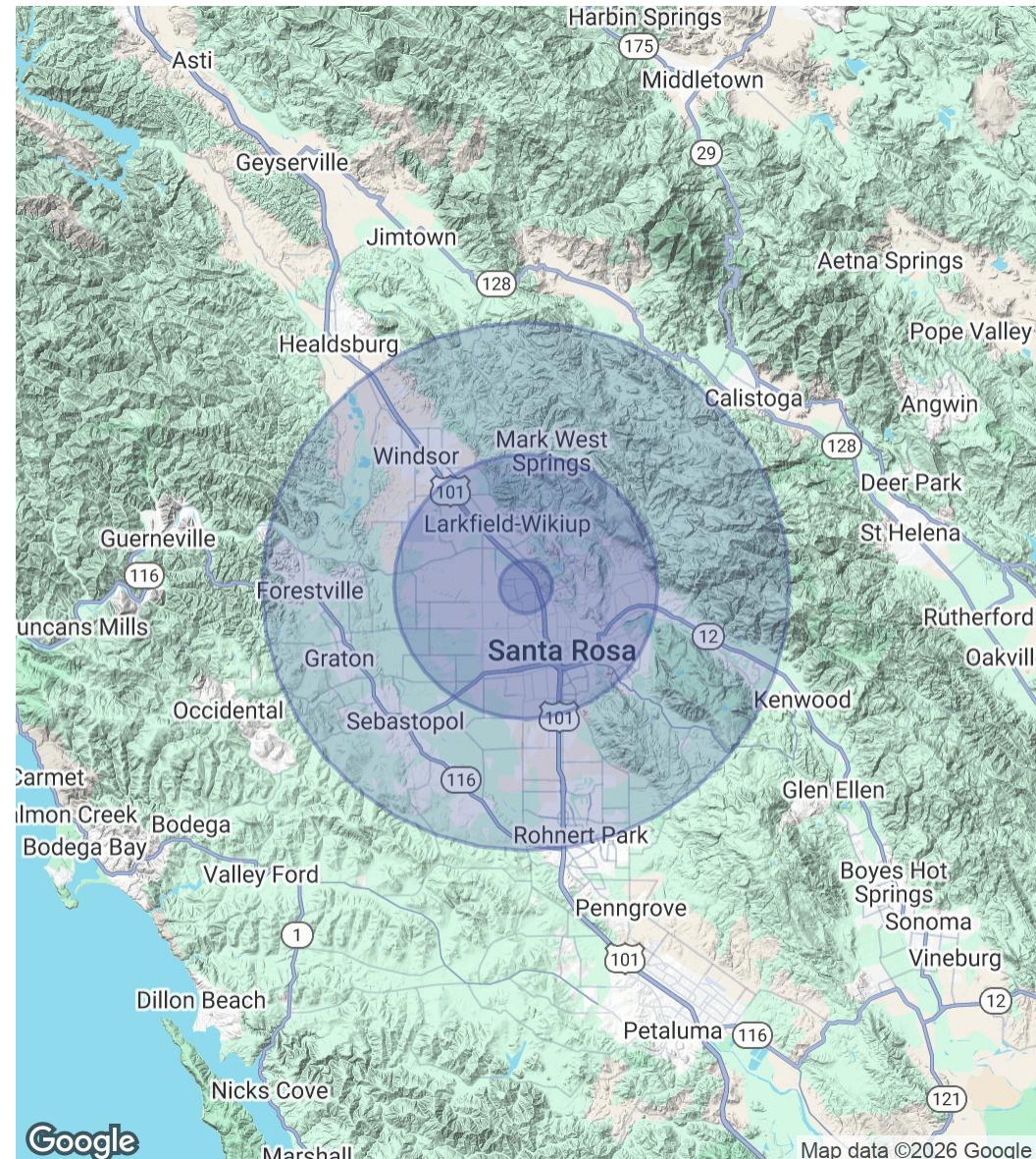
Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,493	182,183	307,756
Average Age	39.3	40.0	41.4
Average Age (Male)	36.2	38.3	40.3
Average Age (Female)	40.5	41.7	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,564	68,884	120,271
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$81,571	\$96,360	\$100,810
Average House Value	\$452,065	\$539,886	\$584,288

2020 American Community Survey (ACS)



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