



# FOR LEASE

## WAREHOUSE, SHOWROOM AND OFFICE SPACE 3715 SANTA ROSA AVE, SANTA ROSA 95407

*Northern California's Premier Commercial Real Estate Firm*



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## PROPERTY SUMMARY

### BUILDING

Grade Level Roll Up Door:	14' x 14'
Fire Suppression:	Yes
Interior Warehouse Clearance:	18'+/-
Power:	200 Amps / 3 Phase
Conditioning:	Office Space - HVAC Warehouse - Furnace

### SITE

Signage:	Monument on SR Ave & Possible Freeway Signage
Frontage:	200 LF on SR Ave & HWY 101
Parking:	Abundant On-Site Parking
Zoning:	M-1 - Limited Urban Industrial District

UNIT	SPACE	RENTABLE Sq. Ft.	LEASE	BASE Mo. RENT	Est. NNN Mo.	TOTAL MO. COST
A3	Retail/Warehouse	2,896 +/- Sq. Ft.	NNN	\$2,606 (\$0.90 per Sq. Ft.)	\$1,013 (\$0.35 per Sq. Ft.)	\$3,620
A11	Office (Second Floor)	800 +/- Sq. Ft.	Gross	\$840.00 (\$1.15 per Sq. Ft.)	Not Applicable	\$920
B2	Retail/Warehouse	2,896 +/- Sq. Ft.	NNN	\$2,606 (\$0.90 per Sq. Ft.)	\$1,013 (\$0.35 per Sq. Ft.)	\$3,620

This versatile industrial property offers three available units and is conveniently located just off Highway 101, providing easy access to both north and southbound entrance/exits.

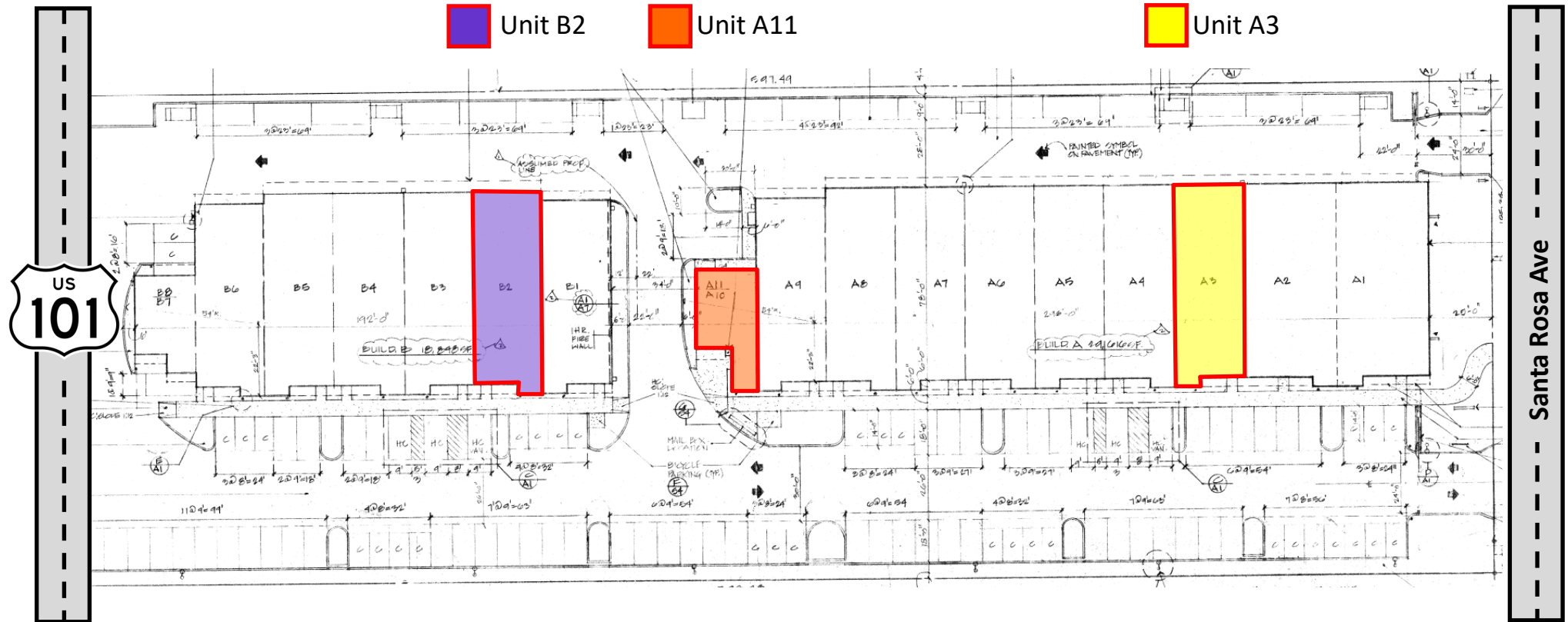
Units A3 and B2 both feature a front showroom/retail area and a second-floor mezzanine office. Unit A3 includes a middle section for additional storage or an extended showroom/retail, Unit B2 offers a more open warehouse layout. Both units are equipped with a 14' x 14' grade-level roll-up door, 18' warehouse clearance, 200 amps of 3-phase power, office HVAC, warehouse heat, and fire suppression.

Unit A11 is a second-floor office space of approximately 800+/- square feet, fully conditioned with HVAC for comfort.

All units provide ample on-site parking with easy access for both employees and clients. Monument signage is available on Santa Rosa Ave, with the potential for freeway signage. Zoned M-1 (Limited Urban Industrial District), this property offers flexibility for various industrial uses.



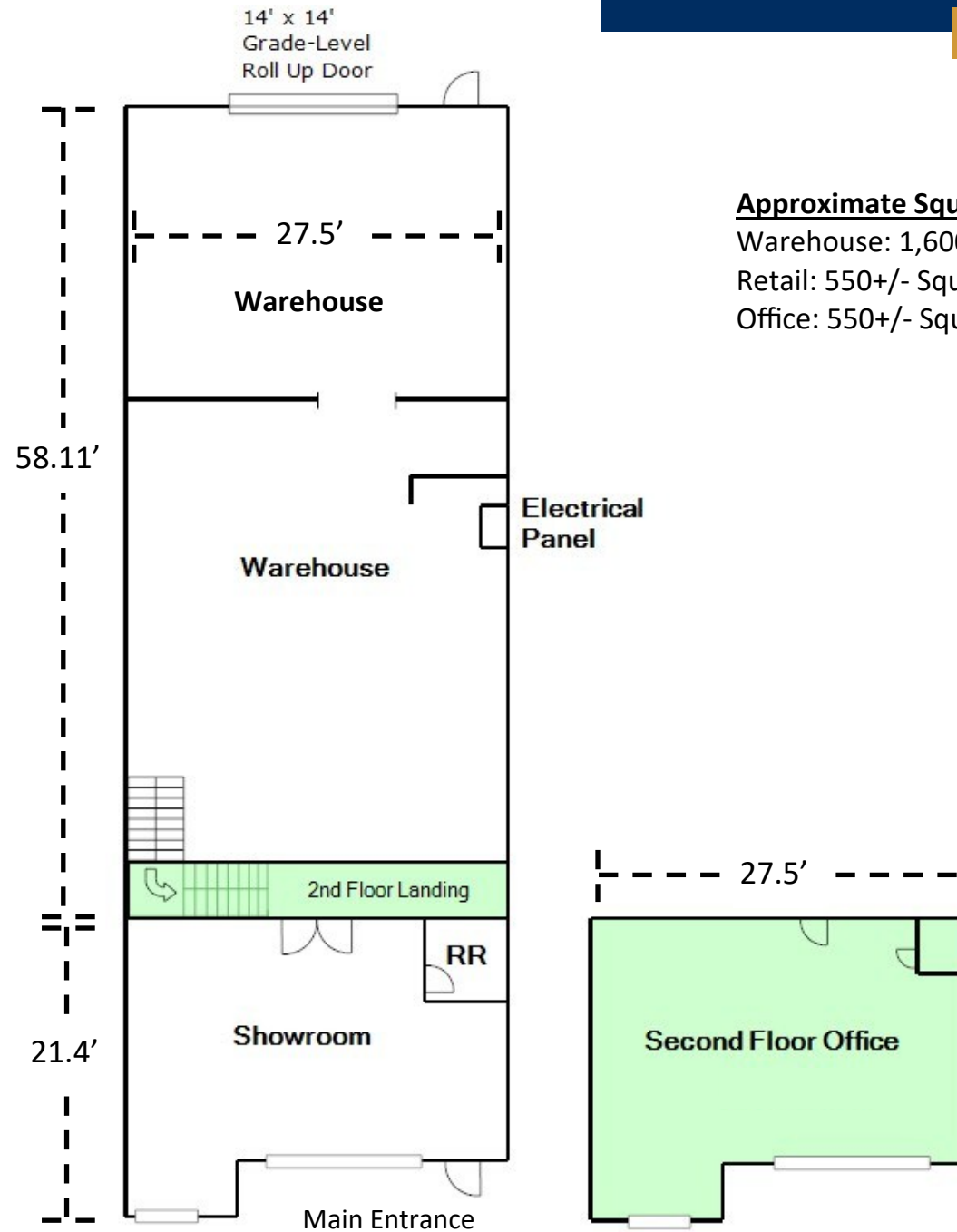
# SITE PLAN







# UNIT A3 FLOOR PLAN



## Approximate Square Footage:

Warehouse: 1,600+/- Square Feet

Retail: 550+/- Square Feet

Office: 550+/- Square Feet







## UNIT A3 PHOTOS



Unit A3 Showroom / Entrance



Unit A3 Showroom



Unit A3 Warehouse



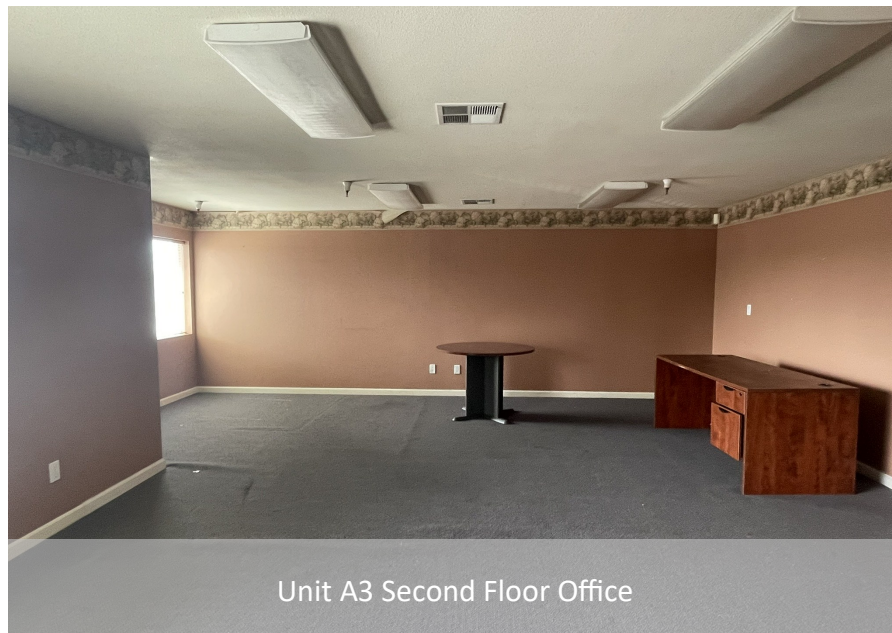
Unit A3 Warehouse

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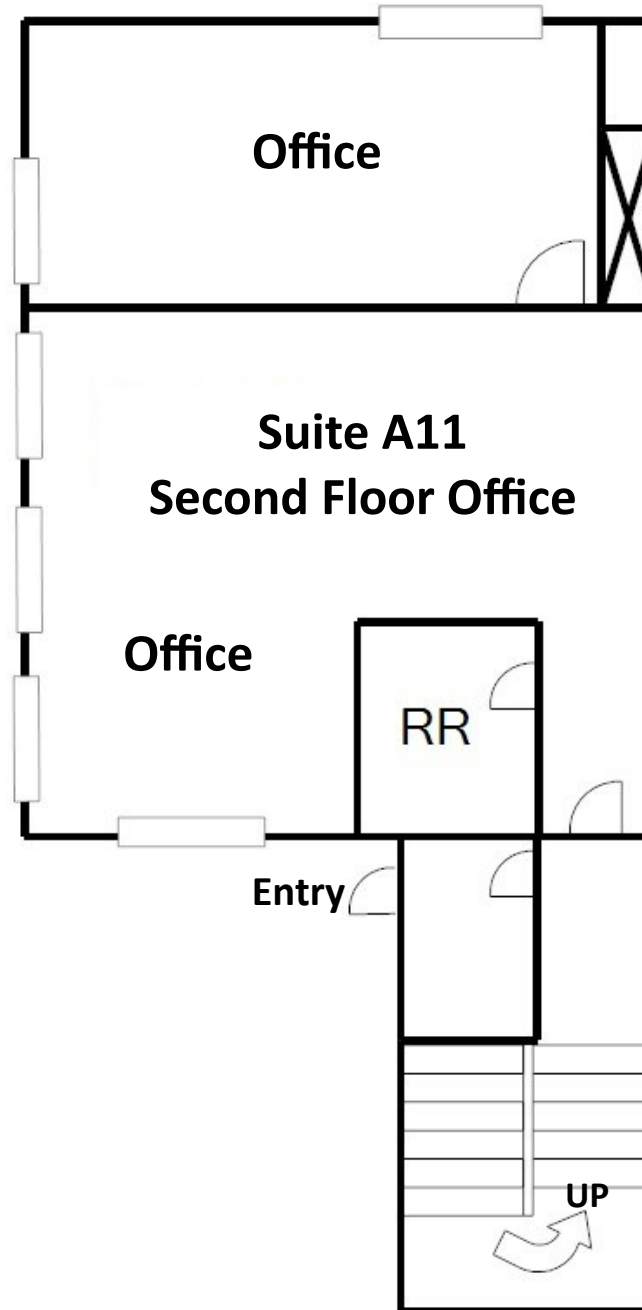
## UNIT A3 PHOTOS



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## UNIT A11 FLOOR PLAN







## UNIT A11 PHOTOS



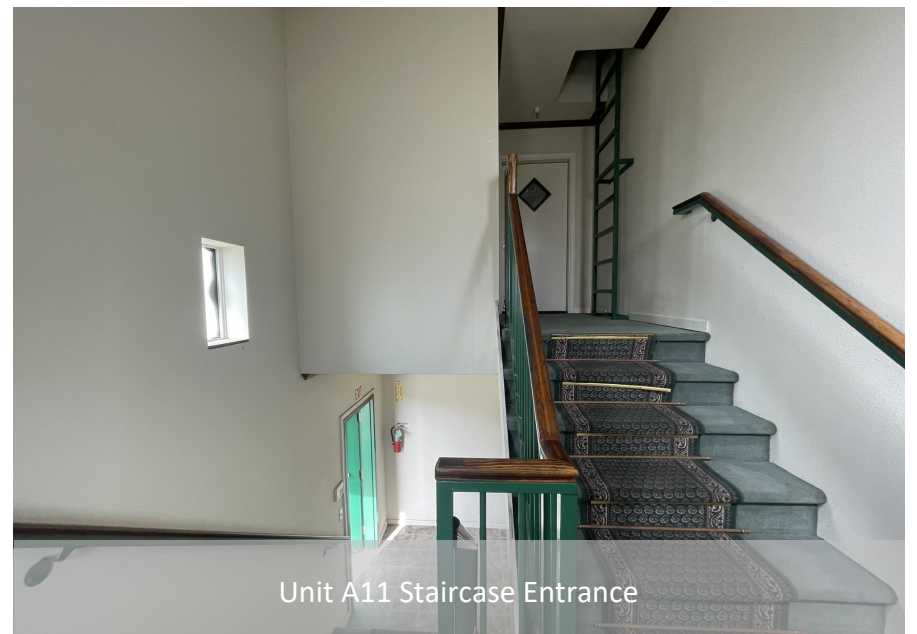
Unit A11 Office



Unit A11 Office



Unit A11 Office

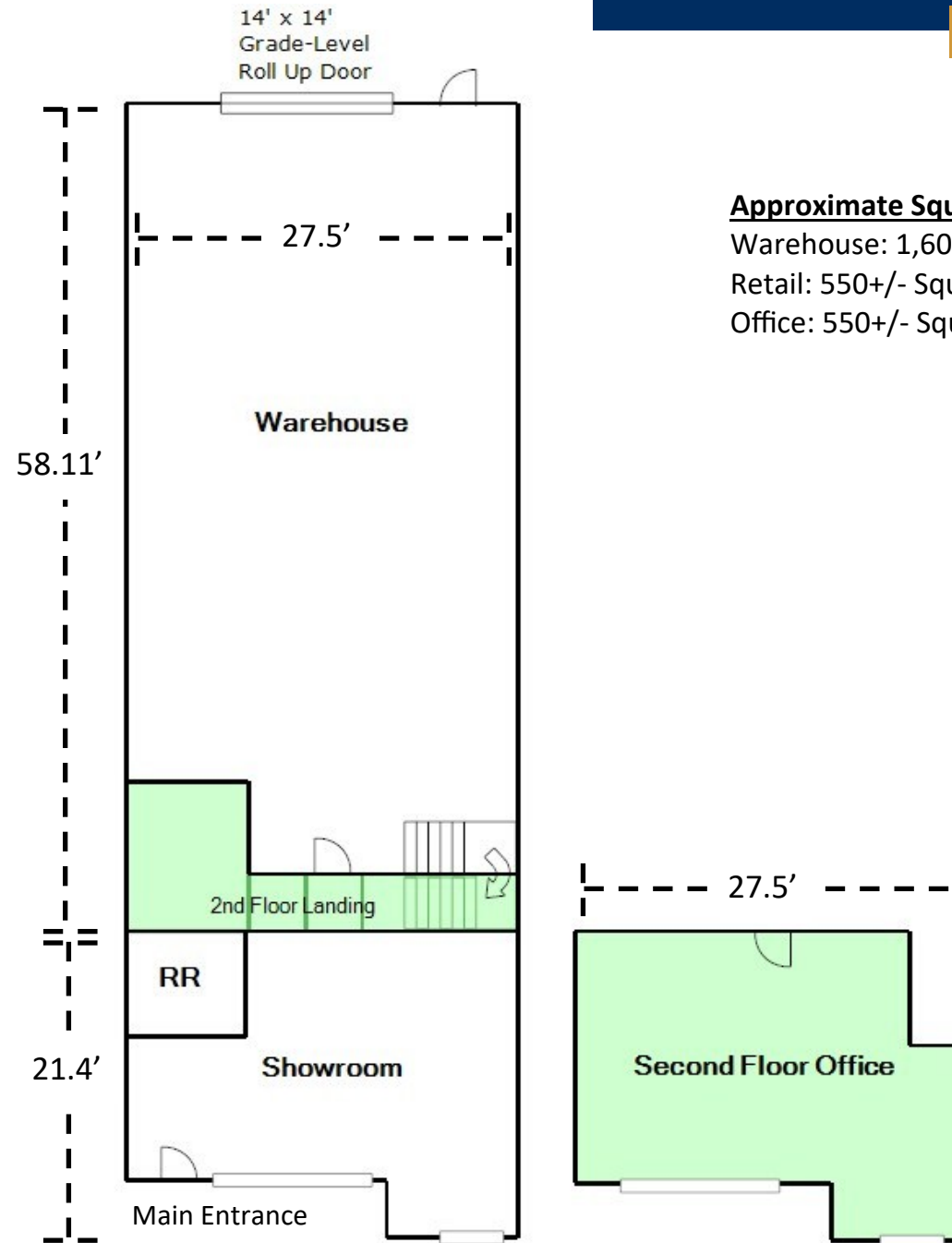


Unit A11 Staircase Entrance

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## UNIT B2 FLOOR PLAN



### Approximate Square Footage:

Warehouse: 1,600+/- Square Feet

Retail: 550+/- Square Feet

Office: 550+/- Square Feet







## UNIT B2 PHOTOS



Unit B2 Showroom



Unit B2 Warehouse



Unit B2 Warehouse



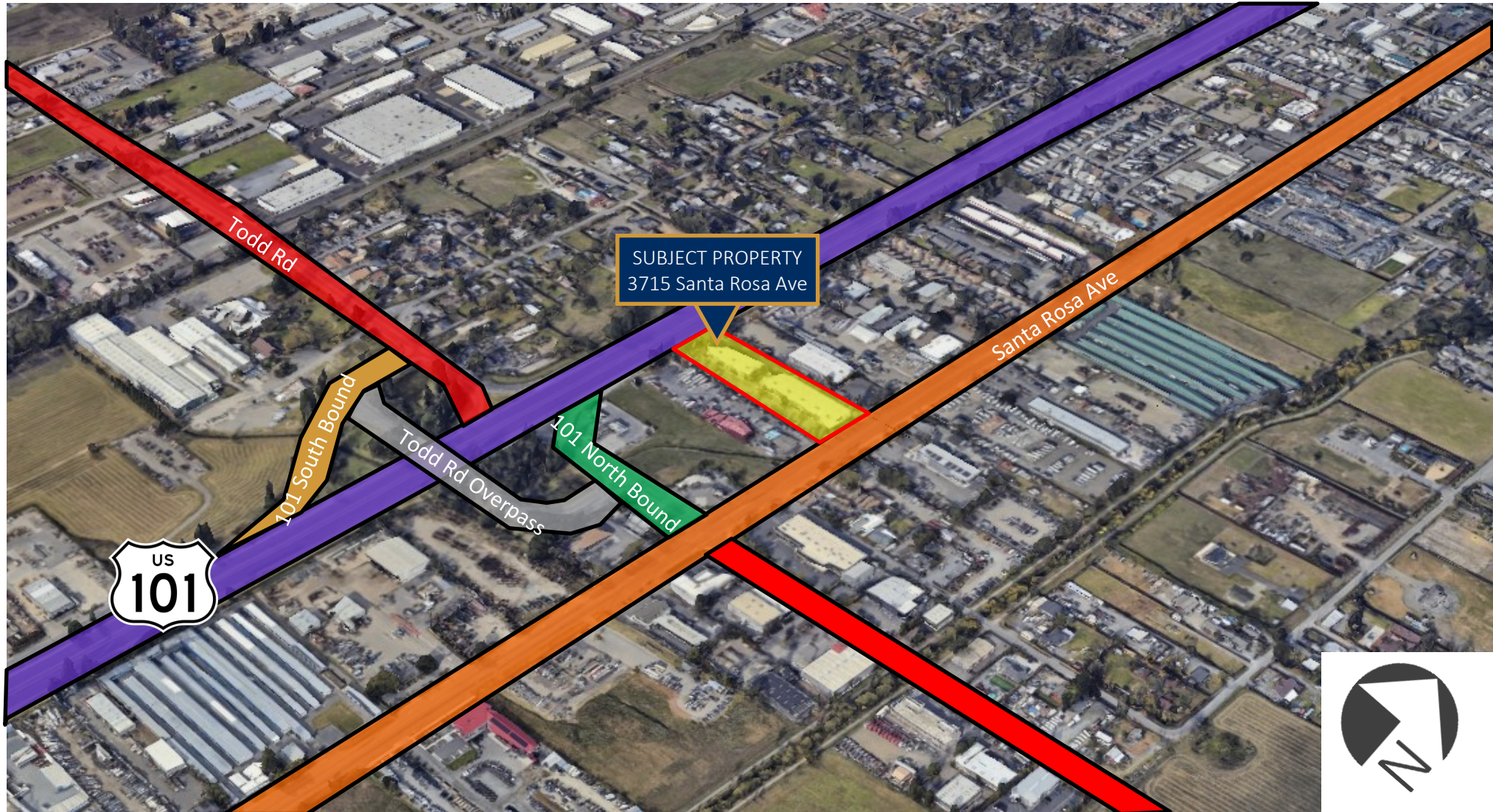
Unit B2 Second Floor Office

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# AERIAL MAP

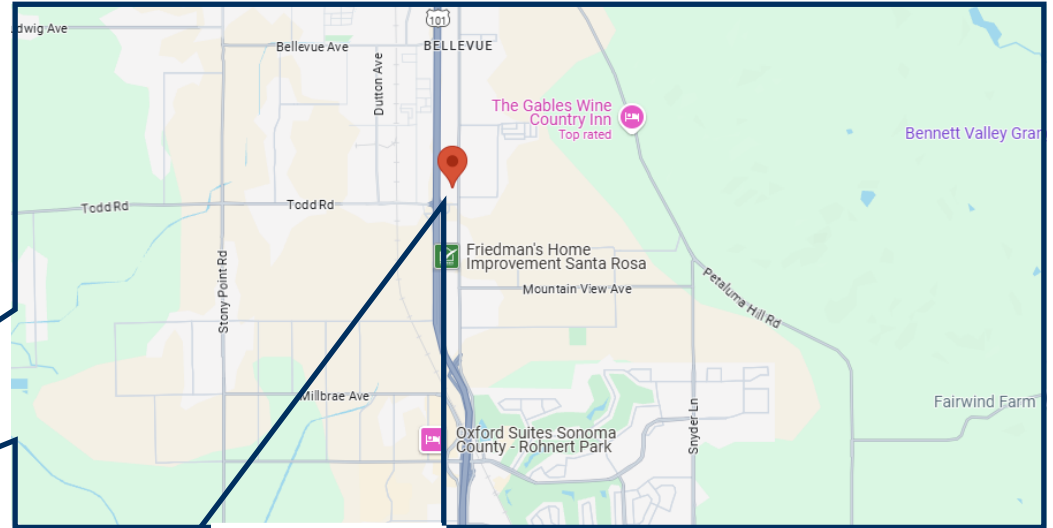
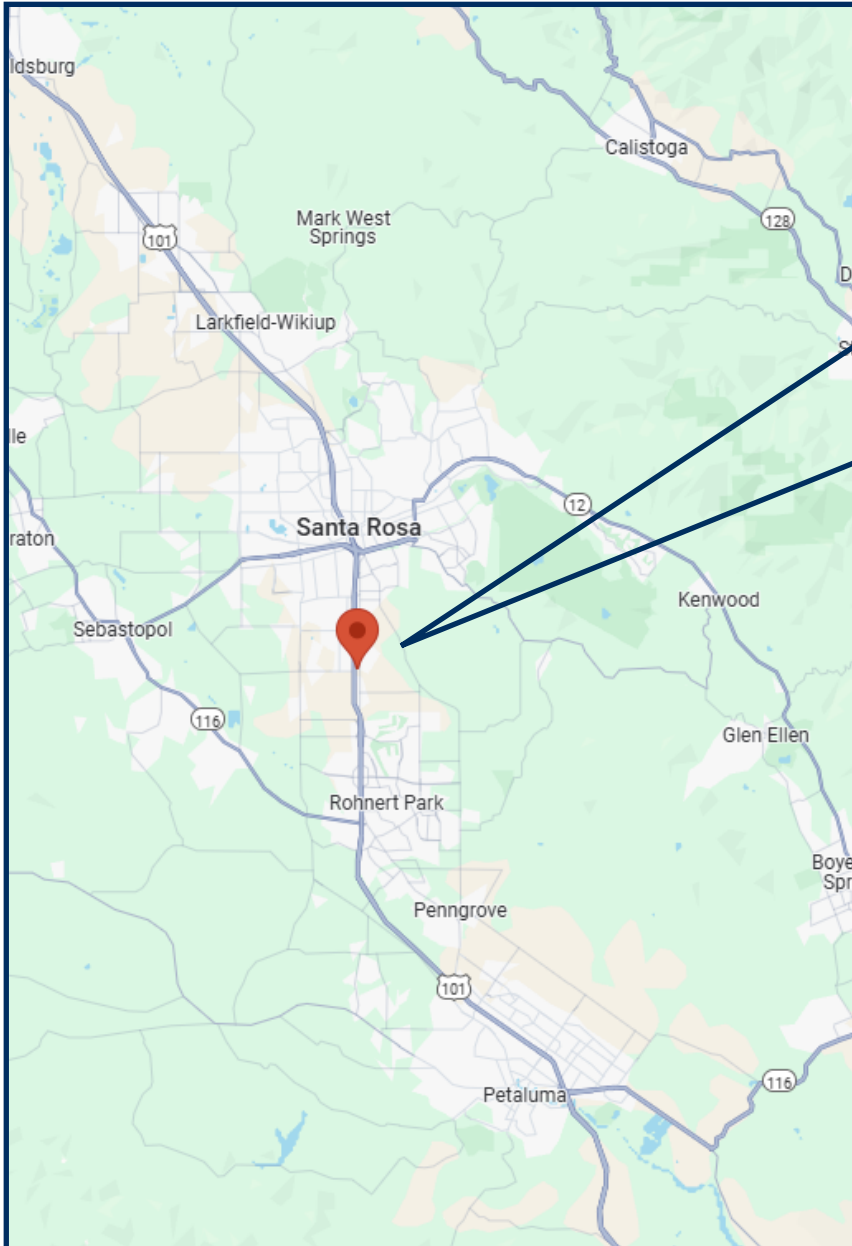


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# MAPS



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## LISTING TEAM



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