FOR SUBLEASE

256 Sutton Place

Santa Rosa, CA

CUSHMAN & WAKEFIELD

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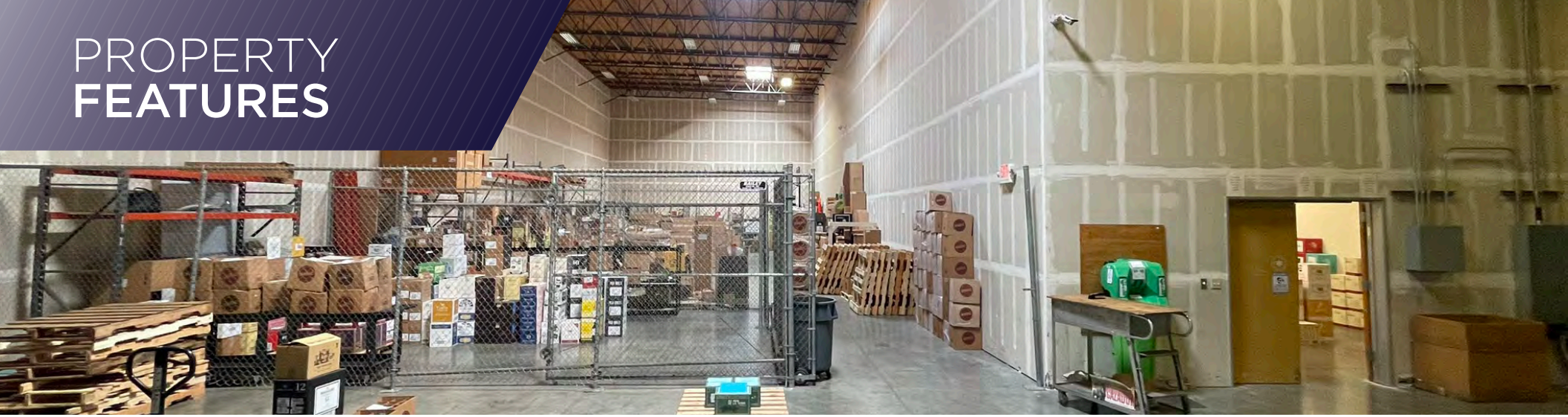
± 14,770 SF WAREHOUSE AND SHOWROOM SPACE: AVAILABLE NOW

PROPERTY **FEATURES**

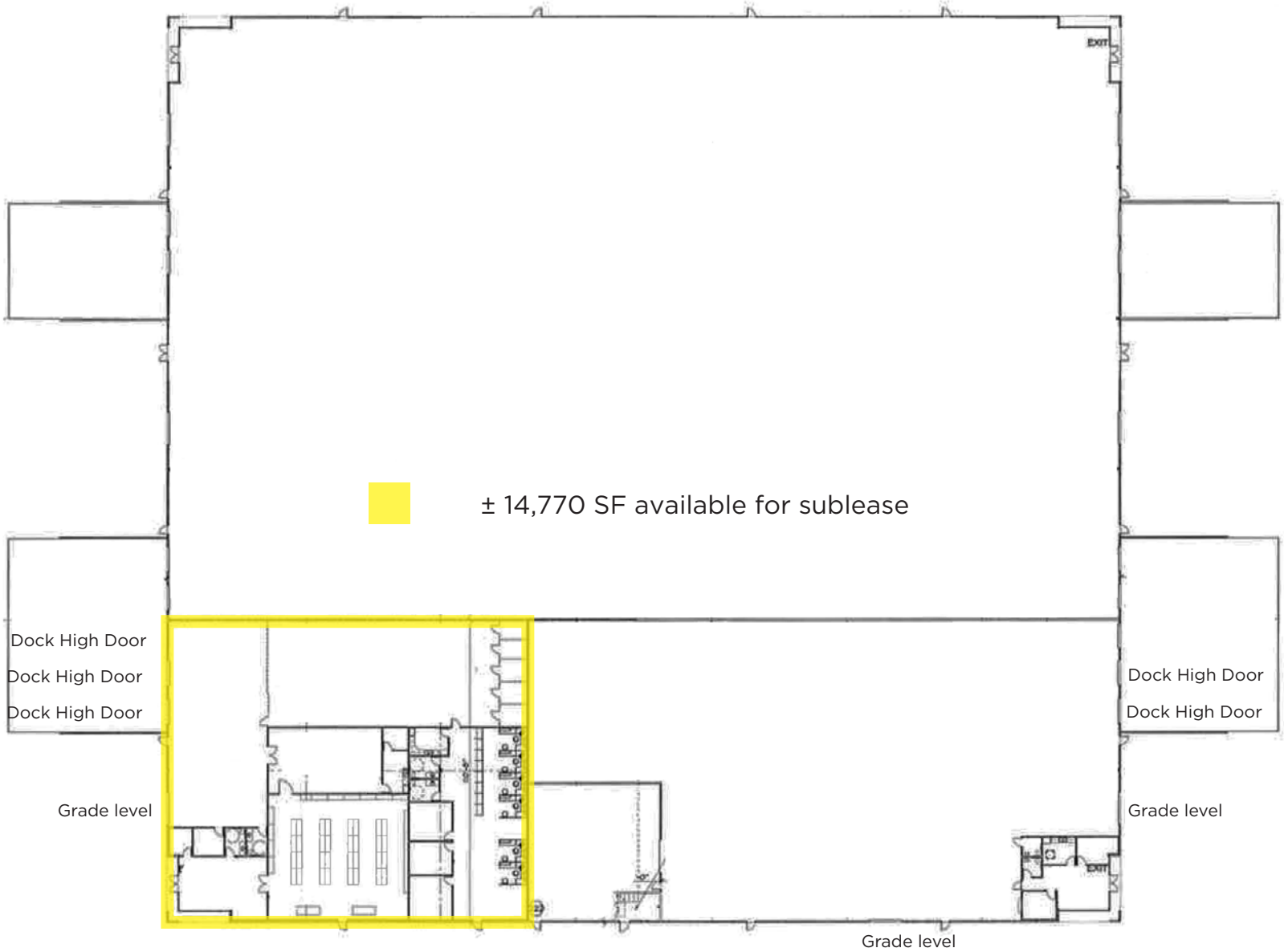


± 14,770 SF TOTAL AVAILABLE	**$1.00 PSF NNN** LEASE RATE	**6/30/2027** LEASE TERM THROUGH

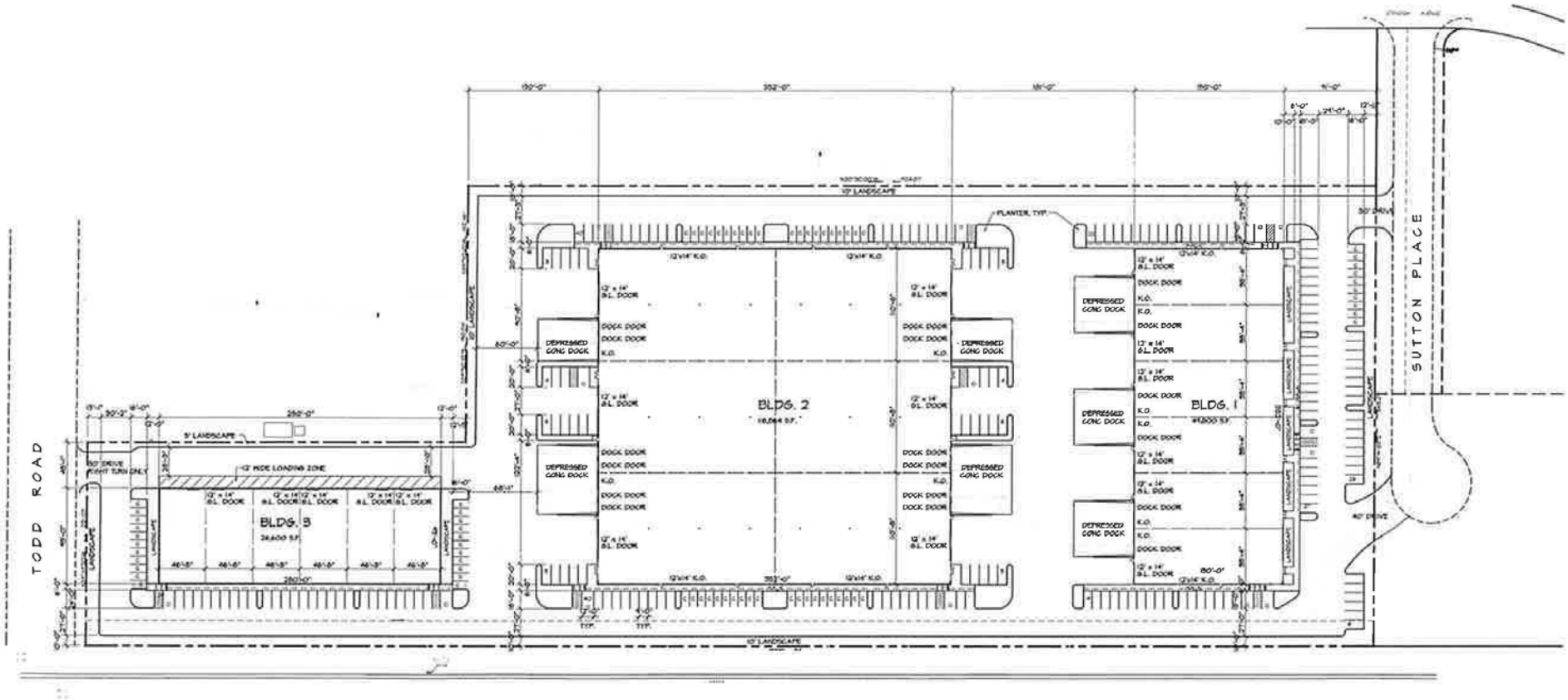
HIGHLIGHTS

± 24 SF CLEAR HEIGHT	**12 EXCLUSIVE, 25 NON-EXCLUSIVE** PARKING SPACES	**± 50’ X 55’** COLUMN SPACING
3 DOCK HIGH DOORS	**1** GRADE LEVEL DOORS	**~600 amps of 277/480 3-phase** POWER

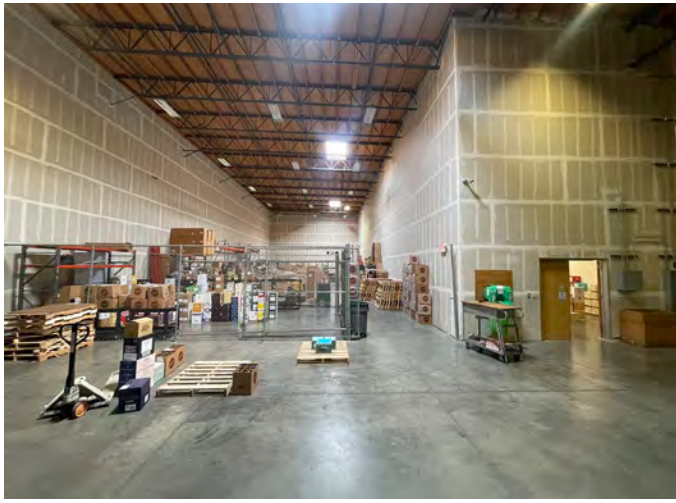
FLOOR **PLAN**


± 14,770 SF available for sublease
Dock High Door
Dock High Door
Dock High Door
Grade level
Dock High Door
Dock High Door
Grade level
Grade level

SITE PLAN

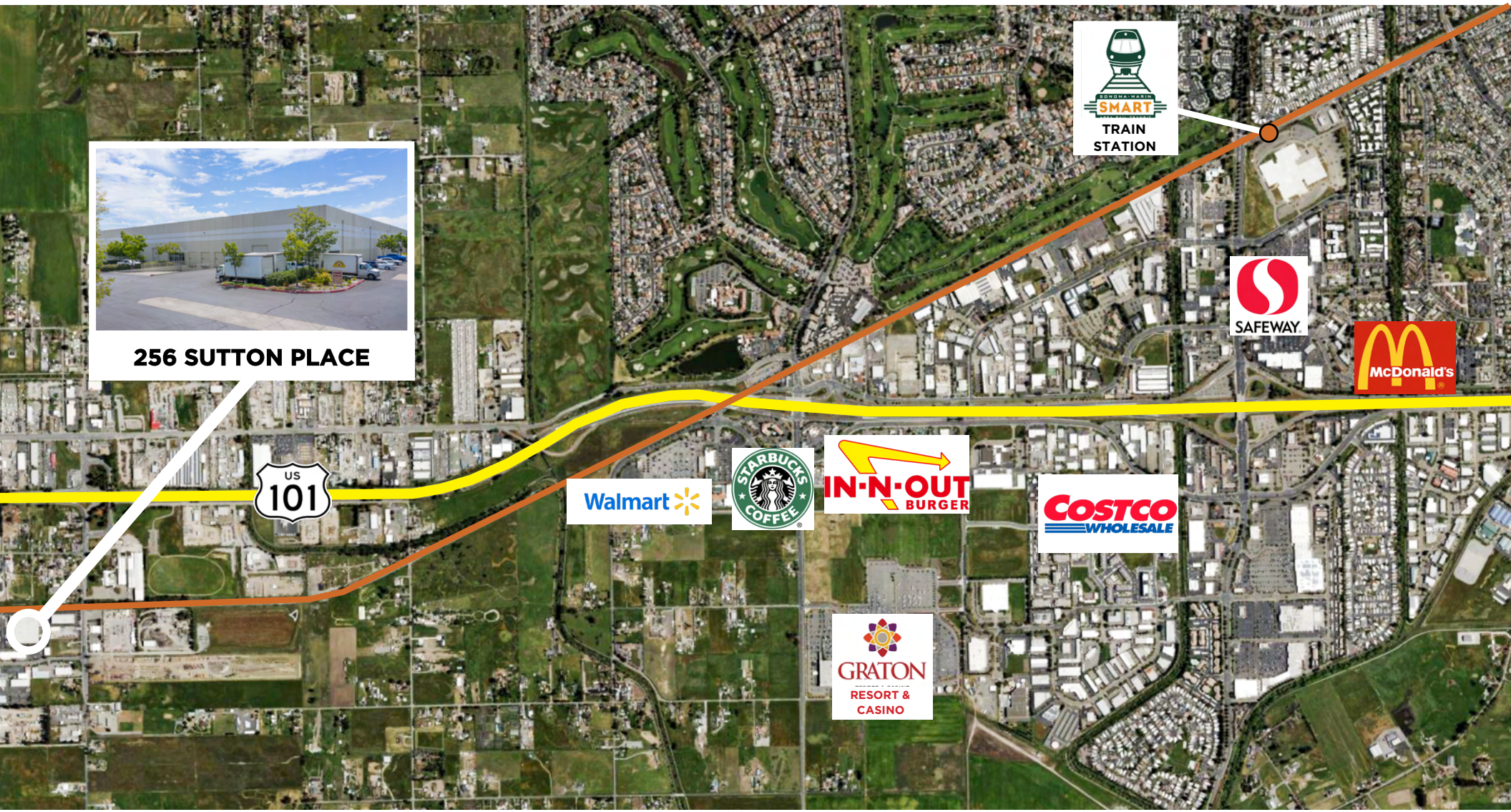

TODD ROAD
SUTTON PLACE
BLDG. 3
BLDG. 2
BLDG. 1
DEPRESSED CONC DOCK
DOCK DOOR
12' x 14' S.L. DOOR
12' HIDE LOADING ZONE
5' LANDSCAPE
10' LANDSCAPE
PLANTER, TYP.
LANDSCAPE
40' DRIVE

PROPERTY
PHOTOGRAPHY



AERIAL MAP

The largest city in Sonoma County, Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. As the county seat, Santa Rosa is the heart of Sonoma County, one of the world's leading wine regions. The area surrounding Santa Rosa is home to over a hundred wineries and vineyards. Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment.



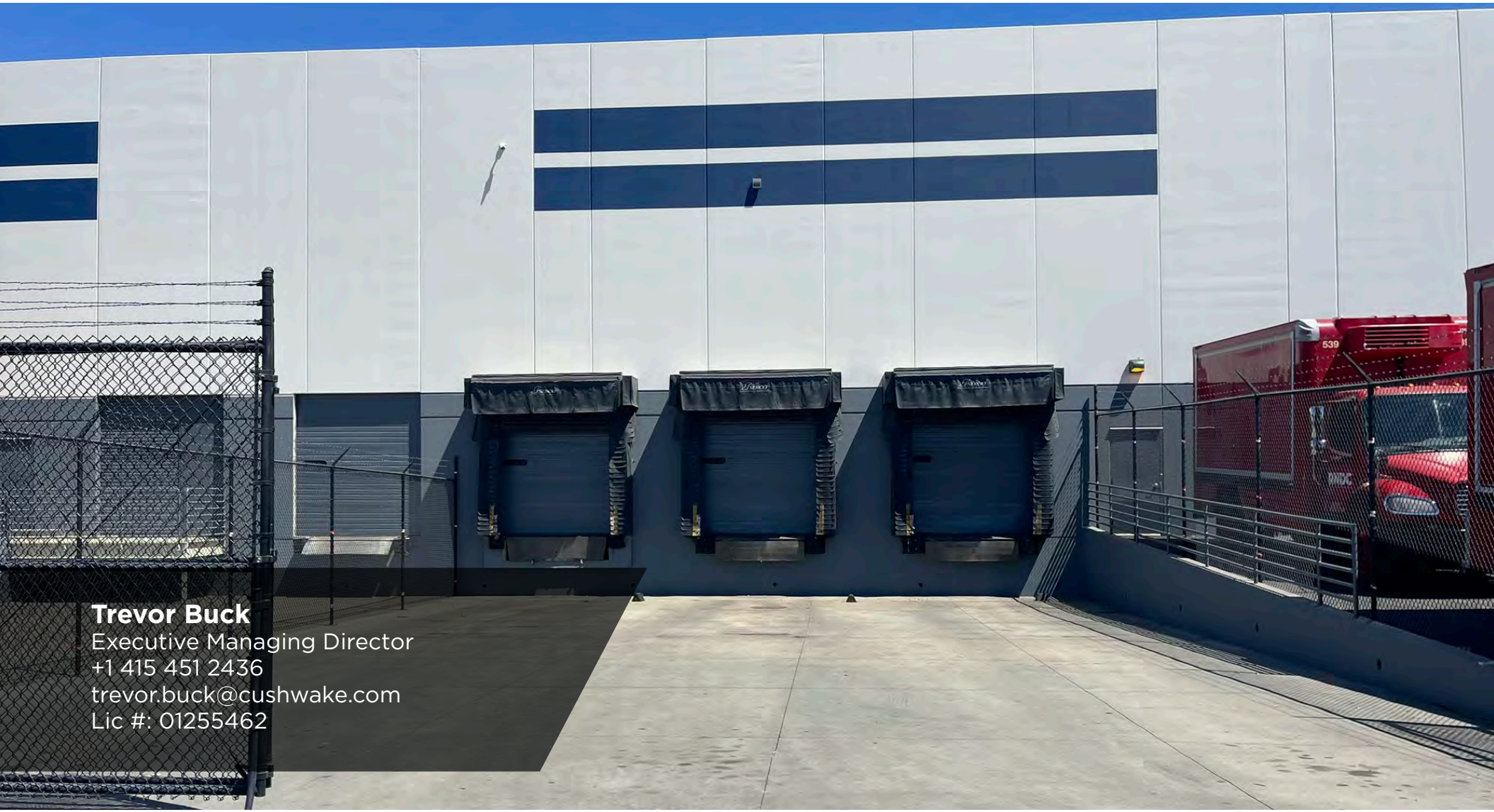
DRONE VIEW

46 miles to **San Francisco**

54 miles to **Oakland**

63 miles to **SFO**

CUSHMAN & WAKEFIELD



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