

FOR SALE & FOR LEASE

3315 AIRWAY DRIVE

SANTA ROSA, CA 95403



STEPHEN SKINNER

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CALDRE #02020207

23,500 SF Multi-Tenant Industrial Building

OFFERING SUMMARY



W Commercial is pleased to present to the market 3315 Airway Drive, Santa Rosa, as an opportunity to lease or purchase. This versatile property offers a blend of office, warehouse, and yard space, making it an excellent choice for a diverse range of business needs. The existing office infrastructure can be seamlessly transformed into shell warehouse space, with provisions for multiple roll-up doors to facilitate a multi-tenant building. The enclosed yard space ensures secure and private storage options for distributors or supplies. Landlord is open to discussing tenant improvement allowances or offering complimentary rent periods for tenants meeting certain qualifications and lease durations.



SALE PRICE
\$5,200,000.0



PRICE PER SF
\$221



SALE TYPE
Investment/Owner Use



LEASE RATE
\$1.25 PSF Net



AVAILABLE SF
4,000 - 15,33

PROPERTY HIGHLIGHTS



LOT SIZE
67,953 SF
1.56 acres



BUILDING SIZE
23,500 SF



BUILT
1987



CLEARANCE HEIGHT
18'



ZONING
IL-Light Industrial



ROLL UP DOORS
4



PARKING SPACES
80+



POWER
1,600 AMPS,
3-PHASE



HVAC
Yes



GAS
Yes



SPRINKLERS
Yes



RESTROOMS
Yes

PROPERTY HIGHLIGHTS



Owner User/Lease Opportunity: Option for an owner user to occupy the property while taking advantage of the existing income the leases generate.



Seller Financing Available: Depending on credit and terms.



Conversion Potential: As a manufacturing building, the property can be converted back to shell warehouse condition. The parking lot can be gated to create a secure yard space.



Current Tenants: Currently occupied under short-term, month-to-month leases. Both tenants have expressed interest in renewing their agreements.

TENANT INFO



GDL Building Maintenance: We maintain our leading position in the property maintenance cleaning services industry by continuously strengthening our ability to attract, retain and manage a strong customer base, as well as diverse and highly qualified employees. Providing the highest level of personalized attention and customer service to all potential and existing customers. Maintain the highest levels of professionalism, integrity, honesty and fairness in our relationships with our customers, suppliers and employees.

www.gdlserves.com

Tenant	Square Feet	Term	Rent
GDL Building Maintenance	4,606 SF	Month to Month	\$4,267.00 Plus NNN



ecoNugenics: With close to 200 published studies on our physician formulated blends and ingredients, ecoNugenics is proud to be a leader in nutraceutical science, substantiation and clinical results. ecoNugenics' advanced supplements and ingredients work to nourish your body with what it needs to thrive and bring your systems into balance and harmony. Our first-in-class ingredients and formulas enhance your body's natural functions and allow for your innate healing and repair capacities to improve health at the source.

www.econugenics.com

Tenant	Square Feet	Term	Rent
ecoNugenics	3,486 SF	Month to Month	\$6,308.00 Plus NNN

SITE PLAN



Scale 1"=40'

3315 Airway Drive
Santa Rosa, CA 95403

Parcel ID:
015-670-042-000

Lot Size:
1.56 Acres



NEARBY BUSINESSES

SHOPPING

- JOANN Fabric and Craft
- The Home Depot
- Safeway
- T.J. Maxx
- Whole Foods
- Target

RESTAURANTS

- Taco Bell
- McDonald's
- Starbucks
- In-N-Out Burger
- El Pollo Loco
- Mel's Fish & Chips
- Starbucks
- Piner Café
- Simply Vietnam

ENTERTAINMENT

- Vertex Climbing Center
- Poppy Bank Epicenter
- Coddington Mall
- Charles Schulz Museum

INDUSTRY

- Moore Home Heating, Air and Plumbing
- Superior Tint
- Golden State Electric





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ABOUT SANTA ROSA, CA

One of the key factors driving the commercial real estate industry in Santa Rosa is the city's strong economy. The city is home to numerous large employers, including government agencies, healthcare facilities, and tech companies, creating a stable job market and attracting businesses to the area.

Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities.

In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.



2024 POPULATION

175,669

AVERAGE AGE

40.4

AVERAGE HOUSEHOLD INCOME

\$92,604

ABOUT W COMMERCIAL

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.



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This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.