

FOR LEASE

3320 INDUSTRIAL DR

Santa Rosa, CA 95403



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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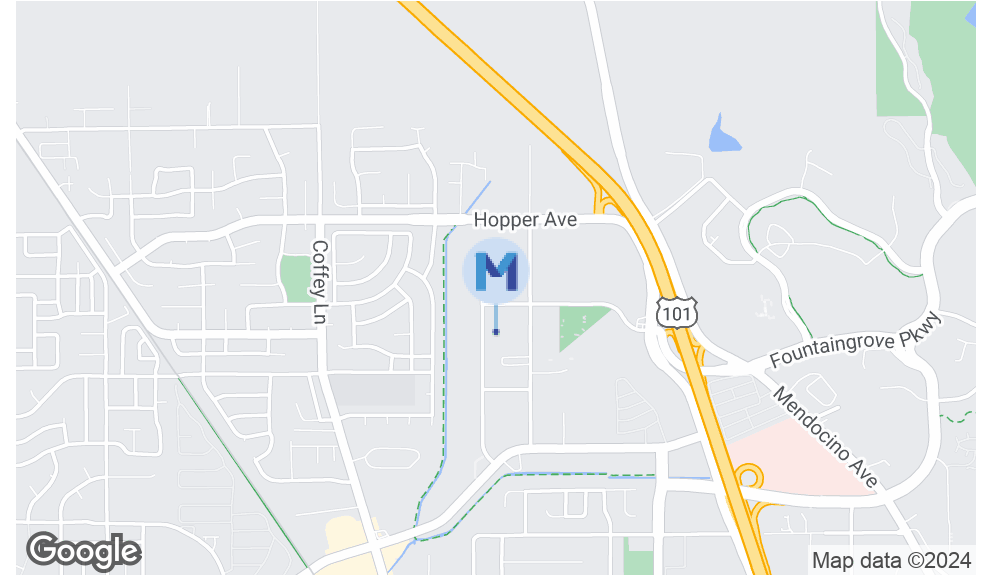
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Property Summary

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PROPERTY DESCRIPTION

Five-year lease term preferred, property offered on a NNN basis, NNN costs estimated to be approximately \$0.18 per square foot.

PROPERTY HIGHLIGHTS

- Also available for sale
- Top of the line food production/cold storage facility
- Interior offers high end food production equipment and walk in coolers
- Grade level and roll up doors
- Nicely built out office and kitchen areas, a true turn key facility
- 800 AMP 480/270 Volt 3 phase
- Stand alone building with private parking lot
- Please inquire with brokers about which equipment is staying or going

LOCATION DESCRIPTION

Located on Industrial Drive off Bicentennial Way Exit in Santa Rosa, location offers close proximity to freeway and ease of access to the property for truck or car parking. Building is also in close proximity to dining options and Starbucks for employees.

OFFERING SUMMARY

Lease Rate:	\$1.60 SF/month (NNN)
Available SF:	±20,380 SF
Building Size:	±20,380 SF
Property Type:	Industrial
Zoning:	IL



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Capital Improvements

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- Production area (2,985± SF)
 - Air filtration with forced pressure
 - 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
- 3 Refrigeration rooms (546± SF, 813± SF, 1,309± SF)
- 3 Packing/Prep rooms isolated from production area (261± SF, 286± SF, 294± SF)
- Production, Refrigeration and Packing/Prep areas have:
 - Climate-control, including temperature and humidity
 - Epoxy floors with floor drains, designed for dairy compliance
 - Lighting fixtures covered with shatterproof materials
 - Seamless, washdown, food-grade walls and ceiling
- Freezer room (351± SF)
- Storage/Rack room (551± SF)
- Open office area and private office
- Kitchen/Breakroom
- 4 Restrooms with ADA upgrades
- 18'± clear height in the warehouse
- 15'± clear height in conditioned rooms
- Dock level loading: dual exterior platform; 1 interior
- Fire Sprinkler System distributed throughout
- Upgraded electrical: 800 Amps, 480/270 Volts, Three Phase
- 50 KW natural gas emergency generator
- 2 Compressor units
- Floor scale
- Boiler



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Floor Plans

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Additional Photos

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Retailer Map

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Demographics Map & Report

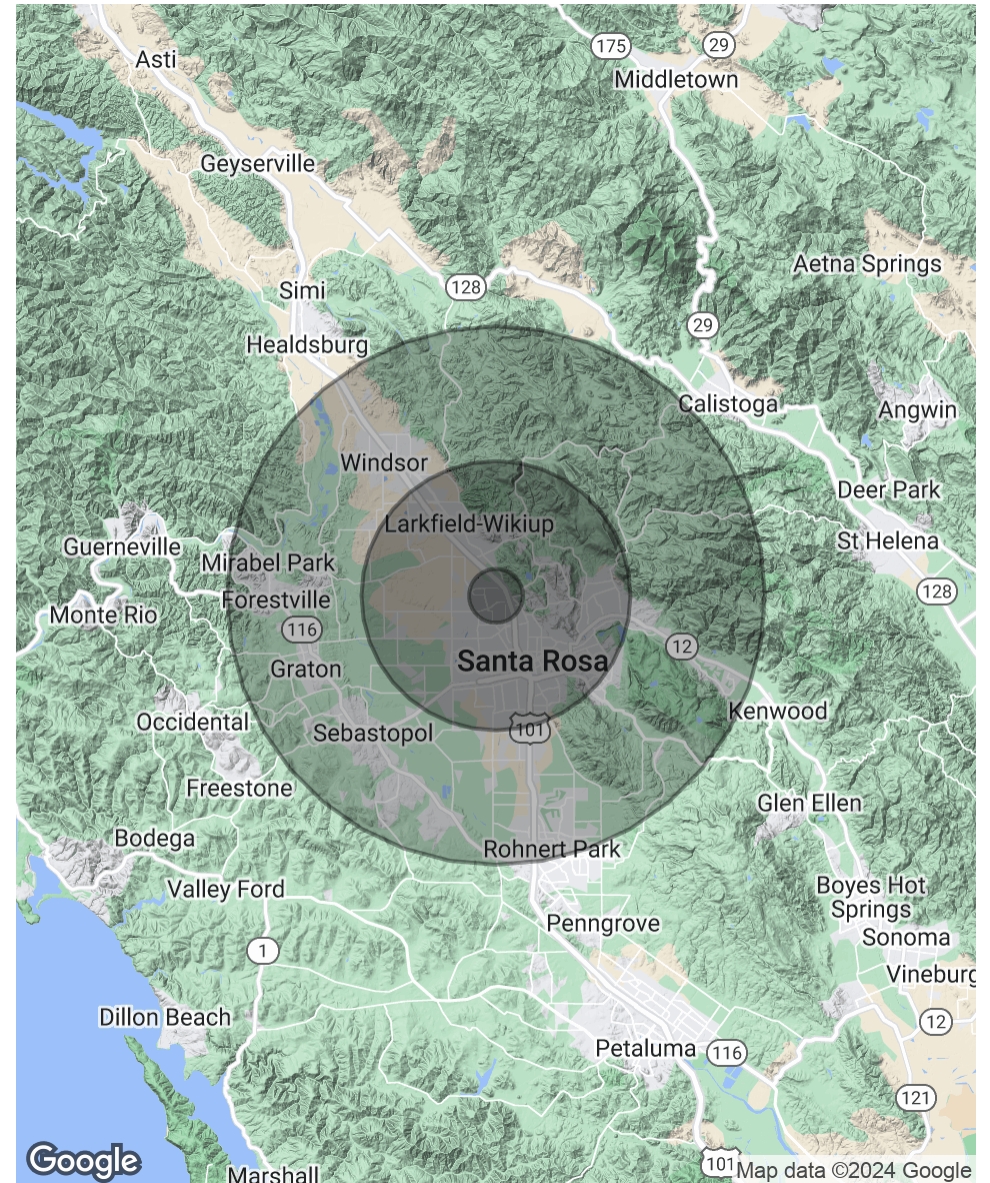
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,493	182,183	307,756
Average Age	39.3	40.0	41.4
Average Age (Male)	36.2	38.3	40.3
Average Age (Female)	40.5	41.7	42.5

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

* Demographic data derived from 2020 ACS - US Census



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