

FOR LEASE

# 2995 DUTTON AVENUE

SANTA ROSA, 95407



**STEPHEN SKINNER**

Office: 707-591-0570

Cell: 707-694-1619

SSkinner@wrealestate.net

CALDRE #02020207

**3,100 SF Office/Warehouse Suite for Lease**

# OFFERING SUMMARY

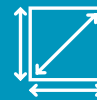
W Commercial is pleased to offer a ±3,100 SF office/warehouse suite for lease at 2995 Dutton Avenue in Santa Rosa. The space is a mix of recently updated office and warehouse, ample parking, and small yard storage. This location provides excellent logistics connectivity for companies serving the North Bay and beyond.



**ADDRESS**  
2995 Dutton Avenue,  
Santa Rosa, CA 05407



**OFFERING**  
AVAILABLE NOW



**AVAILABLE SF**  
3,100 SF  
(600 SF Office,  
2,500 SF Warehouse)



**LEASE RATE**  
CALL BROKER



**YEAR BUILT**  
1991



**ZONING**  
IL  
(Light Industrial)



**CLEARANCE HEIGHT**  
18'



**ROLL UP DOOR**  
(1) 14' Door



**POWER**  
400 AMPS  
3 Phase, 480V



**HVAC**  
YES  
(Office only)



**GAS**  
YES



**SPRINKLERS**  
NO



**RESTROOM**  
1



**PARKING**  
20 Spaces

# SITE PLAN



FOR LEASE  
**2995 DUTTON AVENUE**

SANTA ROSA, CA 95407



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**DUTTON AVENUE**  
SANTA ROSA, CA 95407  
**FOR LEASE**





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 property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure. This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

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.