

# STERLING

CALIFORNIA PROPERTIES



1800 Empire Industrial Ct #4

+/- 1,488 SF Modern Office & Warehouse For Sale

# Property Highlights

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- +/- 1,488 SF Office & Warehouse Condo
- Reception Area & Conference Space
- Two Private Offices
- Direct Office-to-Warehouse AccessDual Exterior Access
- Warehouse Kitchenette/Break Area
- 12' Roll-Up Door with Rear Loading
- 225 Amp Electrical Panel

# Financial & Investment Highlights

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- Asking Price: \$450,000 (~\$302/SF)
- Sale Type: Owner-User or Investment
- Strong Santa Rosa Industrial Market
- Desirable Business Park Location
- Potential 1031 Exchange Opportunity

# Features

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- Professional Front Office Build-Out Four Private Offices
- Ideal for Light Industrial or Flex Use
- Rear Loading Zone Access
- Client-Facing Reception Area



# Summary

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This move-in ready office and warehouse condo offers a functional, modern layout ideal for light industrial or flex use. The professional front office features a reception area, two private offices, a conference space, and a restroom, with direct access to the warehouse for seamless workflow. The warehouse includes a 12' roll-up door, rear loading zone, 125 amp power, and a kitchenette/break area. With parking in front and rear, this well-designed space provides accessibility, efficiency, and flexibility for a variety of business operations.



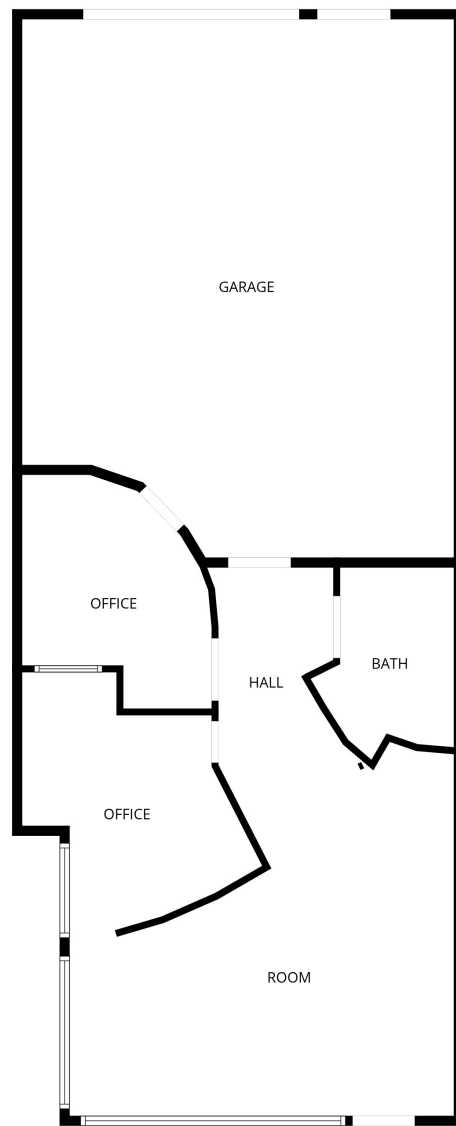
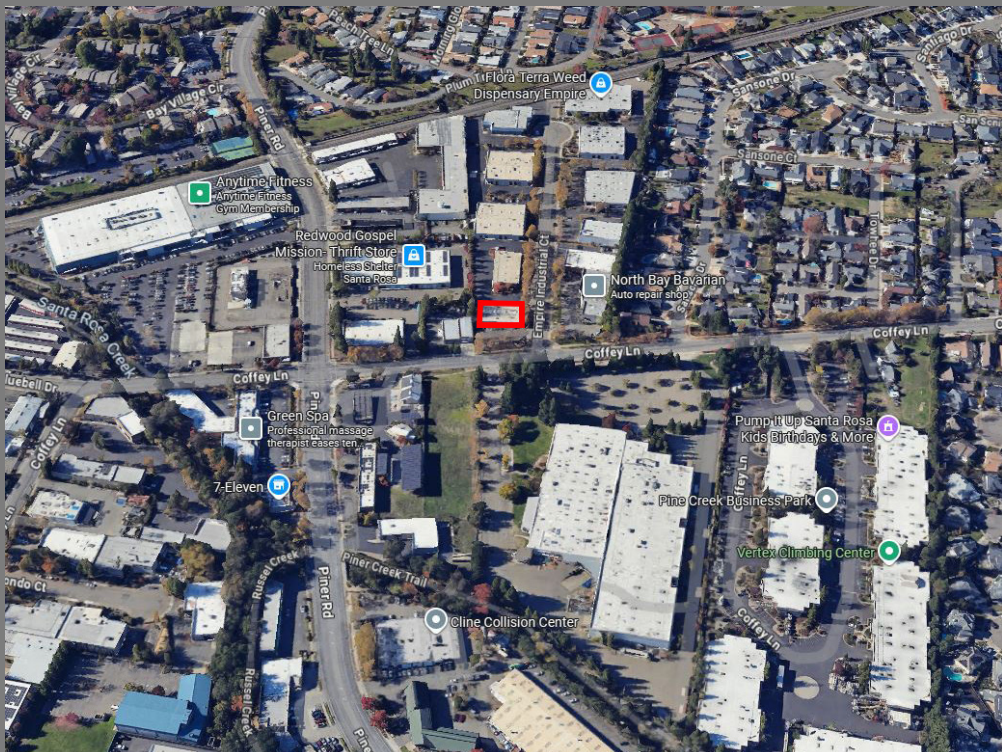


+/- 642 SF warehouse features a 12' roll-up door, rear loading zone, and 125-amp electrical panel to support a variety of operational needs. A convenient kitchenette/break area is included, and parking is available in front and rear, providing accessibility and efficiency for light industrial or storage use.



Located in a well-established Santa Rosa business park, this property offers convenient access to major roads and Highway 101. The area is home to a mix of light industrial, office, and commercial businesses, providing excellent visibility and accessibility for employees, clients, and deliveries.

# Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Buyer to independently verify all square footage, measurements, and floor plans.