

**FOR LEASE**

**2999 DUTTON AVE**

Santa Rosa, CA 95407



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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Property Summary

# 2999 DUTTON AVE

Santa Rosa, CA 95407



## PROPERTY DESCRIPTION

2999 Dutton is newly remodeled light industrial building with flexible space offerings for a single user of 8,300 SF to 1,550 SF.

## PROPERTY HIGHLIGHTS

- Newly Remodeled
- Freshly Painted Exterior and Interior
- New Restrooms
- Exterior Signage Availability
- (5) Roll-Up Doors
- Gated Secure Parking Lot/Yard
- 200 Amps 3-Phase Power
- Nets estimated = \$0.22 PSF

## LOCATION DESCRIPTION

Situated in the heart of Sonoma County, the area provides easy access to major transportation routes, including Highway 101 and 12, making it an ideal hub for logistics and distribution operations. Nearby, tenants can find a strong network of suppliers, manufacturers, and businesses. The location also benefits from proximity to Santa Rosa Plaza, a major shopping destination.

## OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN)
Number of Units:	3
Available SF:	±1,550 - 3,600 SF
Lot Size:	±22,425 SF
Building Size:	±8,300 SF
Property Type:	Industrial
Zoning:	Light Industrial (IL)

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Lease Spaces

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,550 - 3,600 SF	Lease Rate:	\$1.25 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	3,150 SF	NNN	\$1.25 SF/month	Suite A consist of ±3,150 SF warehouse. This space consist of two 10'x14' roll up doors, restroom and great natural light from street facing windows.
B	Available	1,550 SF	NNN	\$1.25 SF/month	Suite B consist of ±1,550 SF of light industrial space with one 12'x10' roll-up door, one restroom and great natural light from street facing windows.
C	Available	3,600 SF	NNN	\$1.25 SF/month	Suite C consist of ±2,950 SF warehouse and ±650 SF of office space for a total size of ±3,600 SF. This space consist of two 10'x14' roll up doors with conditioned two-story office space and a restroom.

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Floor Plans

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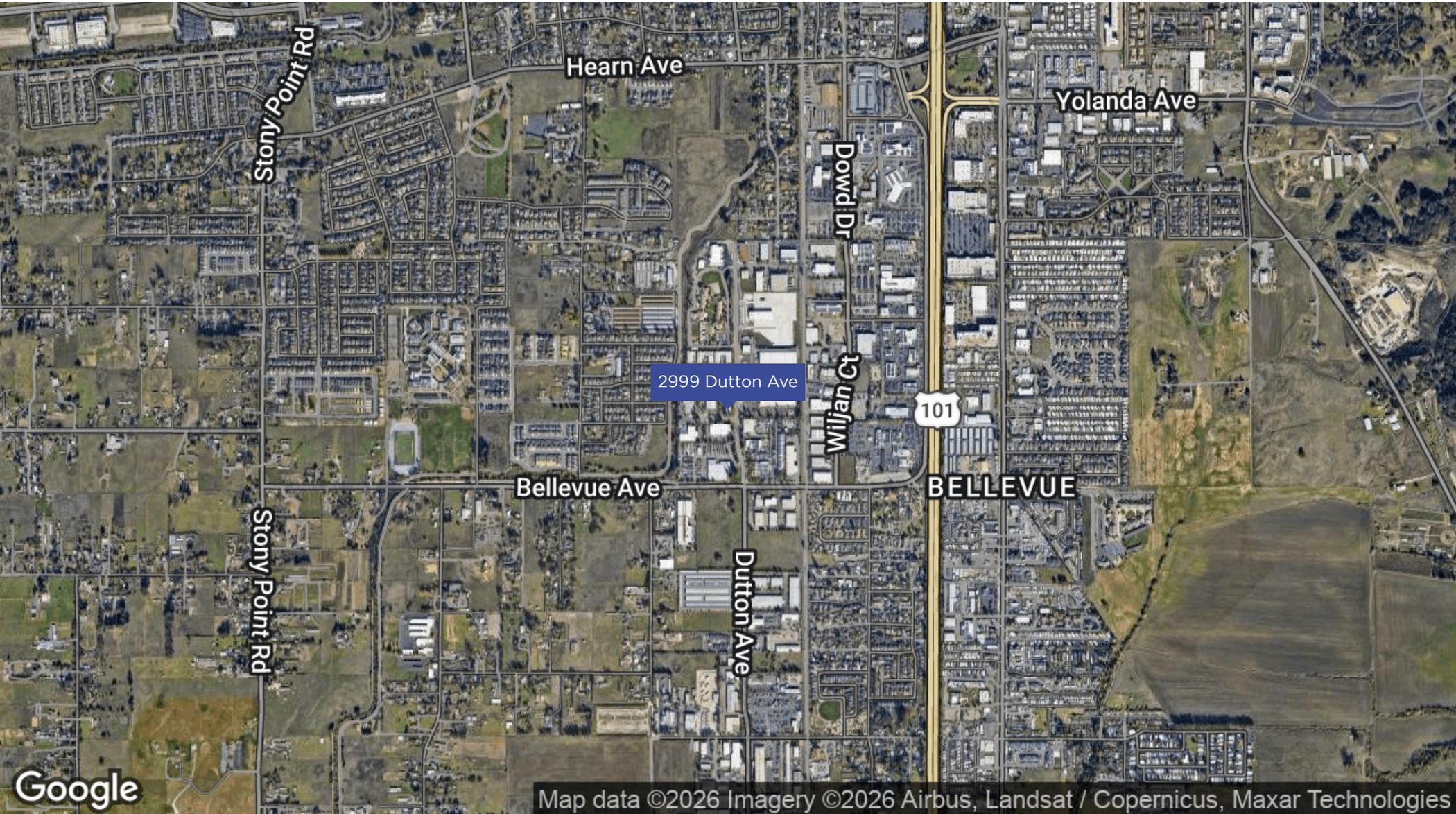


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Regional Map

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