



FOR LEASE

WAREHOUSE / LIGHT INDUSTRIAL

1000 PINER ROAD UNIT D-1, SANTA ROSA

Northern California's Premier Commercial Real Estate Firm



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



PROPERTY SUMMARY

SITE / BUILDING

Grade Level Roll Up Door:	12' Tall x 18' Wide
Fire Suppression:	Yes
Insulation:	Roof Only
Interior Warehouse Clearance:	13' to 18'
Power:	200 Amps / 3 Phase
Zoning:	IL (Light Industrial)

SPACE SQ. FT. BREAK DOWN

Total Rentable Sq. Ft. :	1,728 +/- Sq. Ft.
Warehouse:	1,391.5 +/- Sq. Ft.
Office and Restroom:	336.5 +/- Sq. Ft.
Mezzanine (Not included is Sq. Ft.)	486 +/- Sq. Ft.
Total Useable Sq. Ft.:	2,214.5 +/- Sq. Ft.



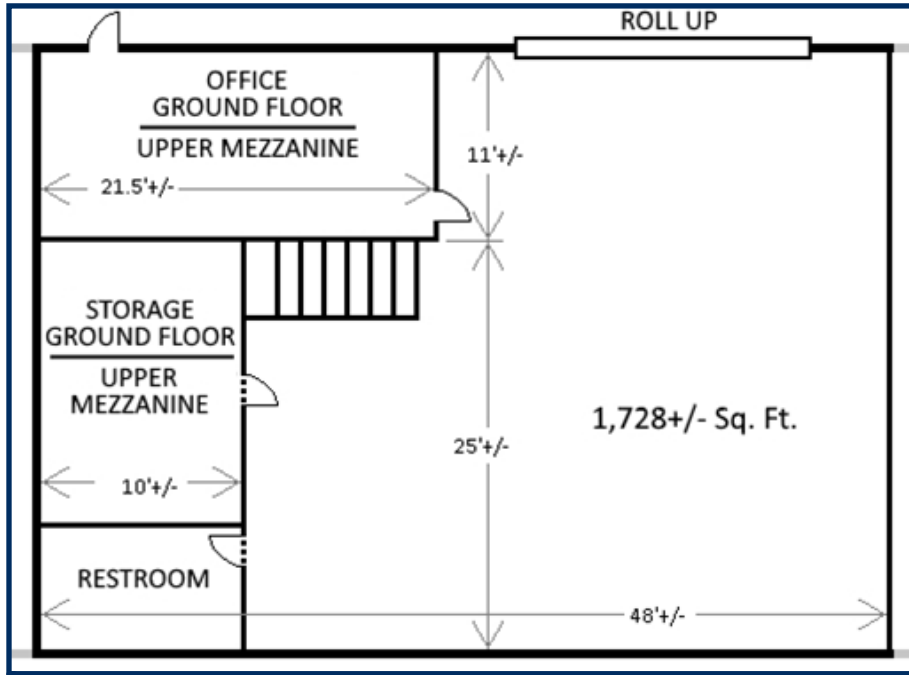
UNIT	SPACE	RENTABLE Sq. Ft.	LEASE	BASE Mo. RENT	Est. CAM Mo.	TOTAL Mo. COST
D-1	Warehouse	1,728 +/- Sq. Ft.	NNN	\$2,333 (\$1.35 per Sq. Ft.)	\$674 (\$0.39 per Sq. Ft.)	\$3,007(\$1.74 per Sq. Ft.)

- Lessee gets 7 Assigned Parking Spaces
- Annual Average Daily Traffic Count is over 27,900.
- One Private Restroom
- The space was recently renovated with new laminate flooring in the office areas, and painted throughout.

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SITE PLAN



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PHOTOS



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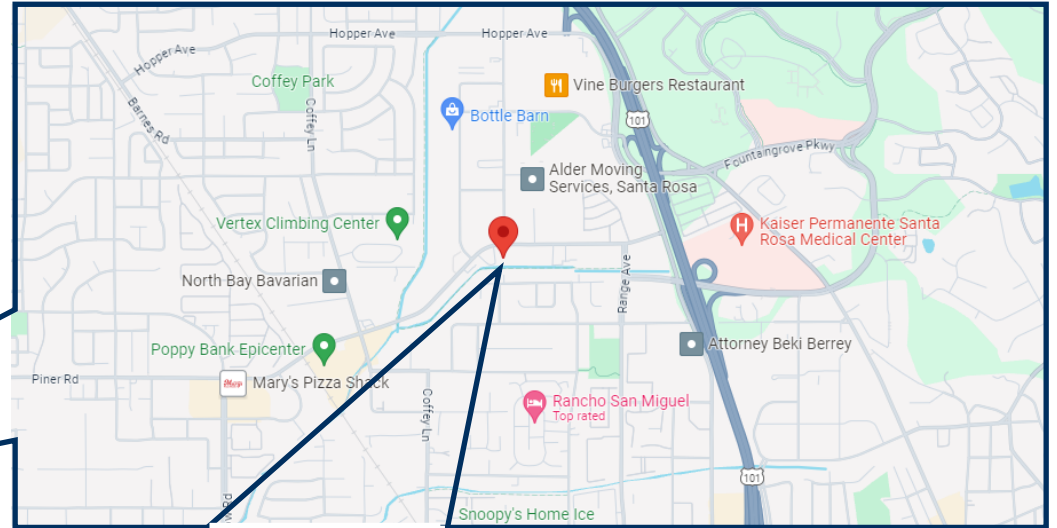
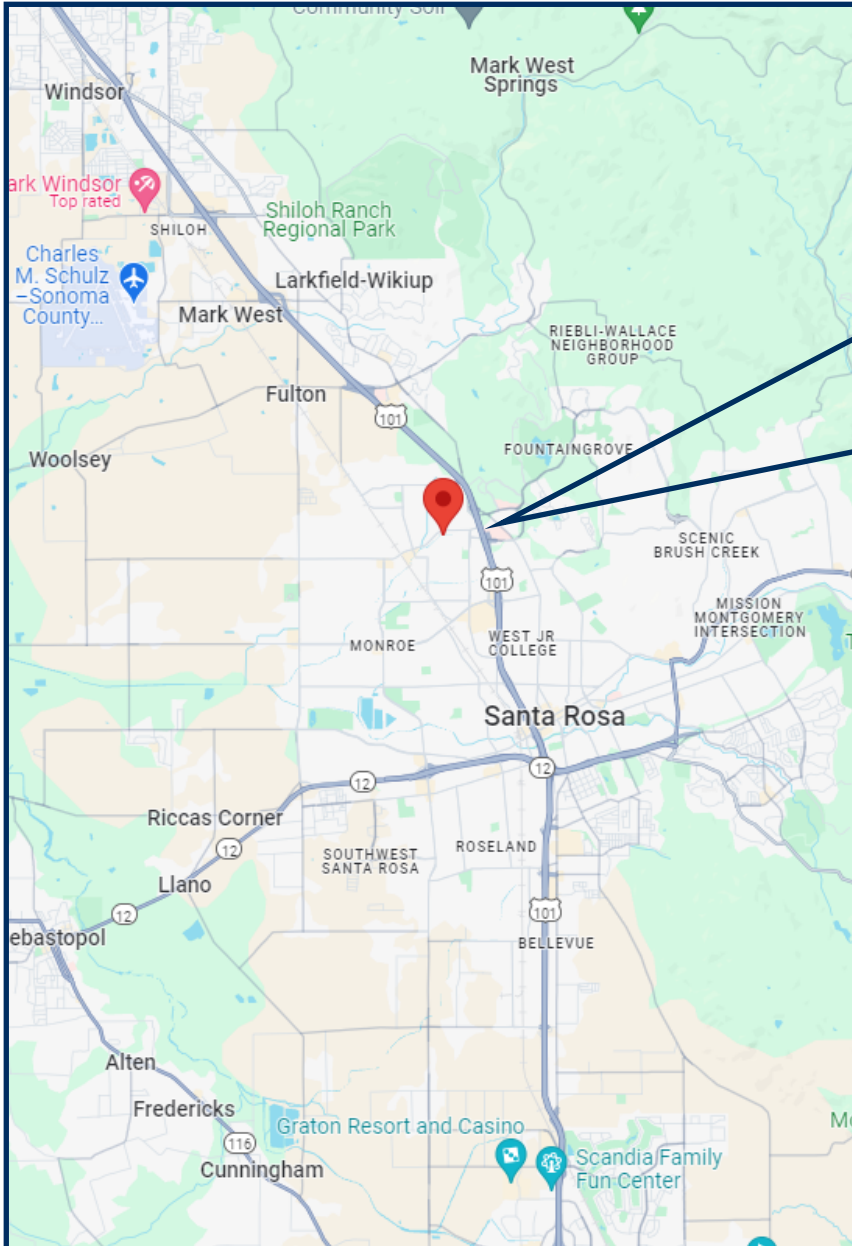
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MAPS



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LISTING TEAM



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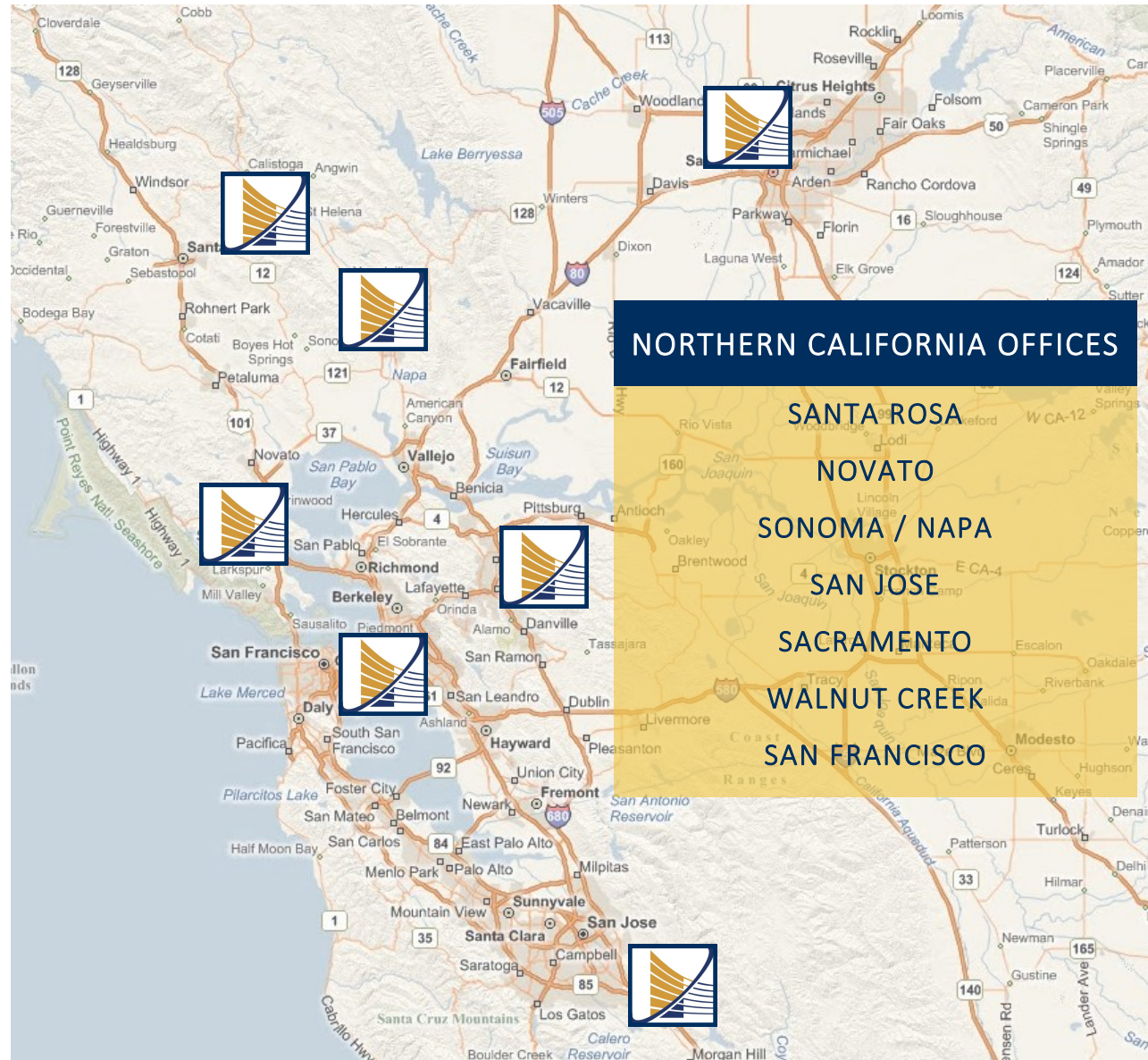
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