

## MAXWELL CT WAREHOUSE W/ PRIVATE YARD

1071 Maxwell Drive, Santa Rosa, CA 95401



4,000 SF OF OPEN WAREHOUSE W/ FENCED YARD

For More Information Please Contact:

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

# 1071 MAXWELL DRIVE, SANTA ROSA, CA 95401

## Industrial Property For Lease



### PROPERTY DESCRIPTION

Strategically positioned at 1071 Maxwell Drive in Santa Rosa, CA, 95401, this exceptional property offers prime leasing opportunities for a range of commercial ventures. Boasting modern facilities and versatile spaces, the property is designed to accommodate diverse business needs. With its convenient access to major transportation routes, including 101 N and S, and its close proximity to Downtown, this location is ideal for businesses seeking accessibility and visibility. The property's well-maintained infrastructure, ample parking, and customizable floor plans make it a compelling choice for tenants seeking a dynamic and efficient work environment in the heart of the Industrial Corridor.

### PROPERTY HIGHLIGHTS

- ±4,000 sf open warehouse with small private office and restroom
- Ample power needed for heavy machinery operation
- Private fenced yard space
- Central Santa Rosa Location

### OFFERING SUMMARY

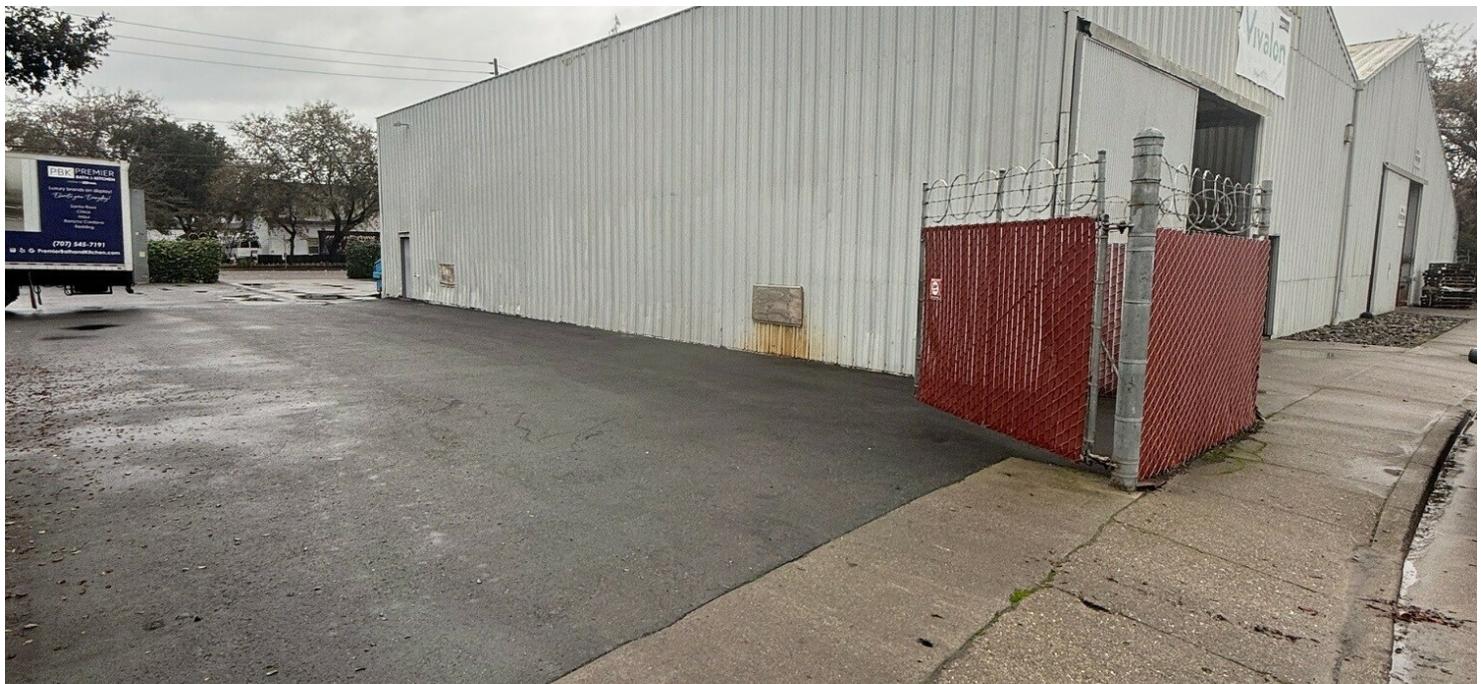
Lease Rate:	\$1.20 SF/month (MG)
Available SF:	4,000 SF
Lot Size:	26,900 SF
Building Size:	14,500 SF

### DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	326	1,970	7,903
Total Population	862	5,546	21,204
Average HH Income	\$84,070	\$98,037	\$102,004

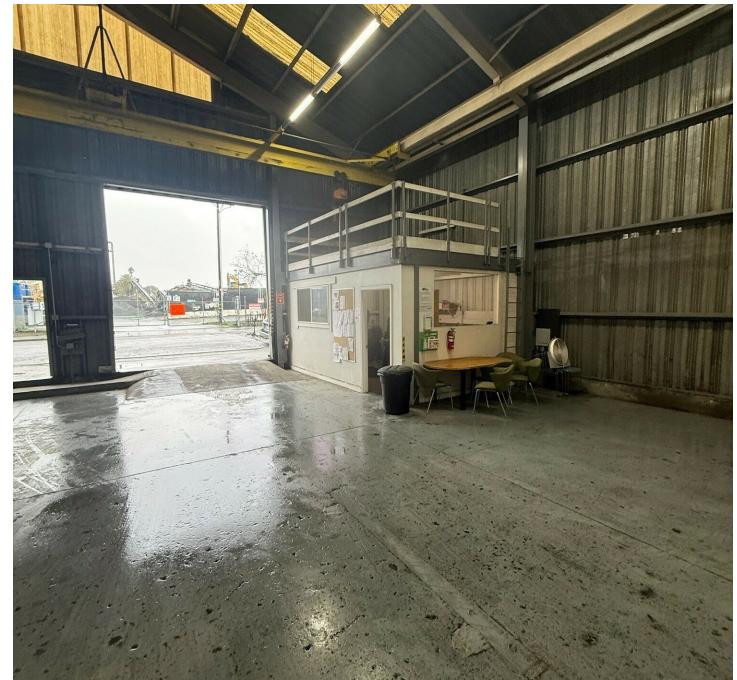
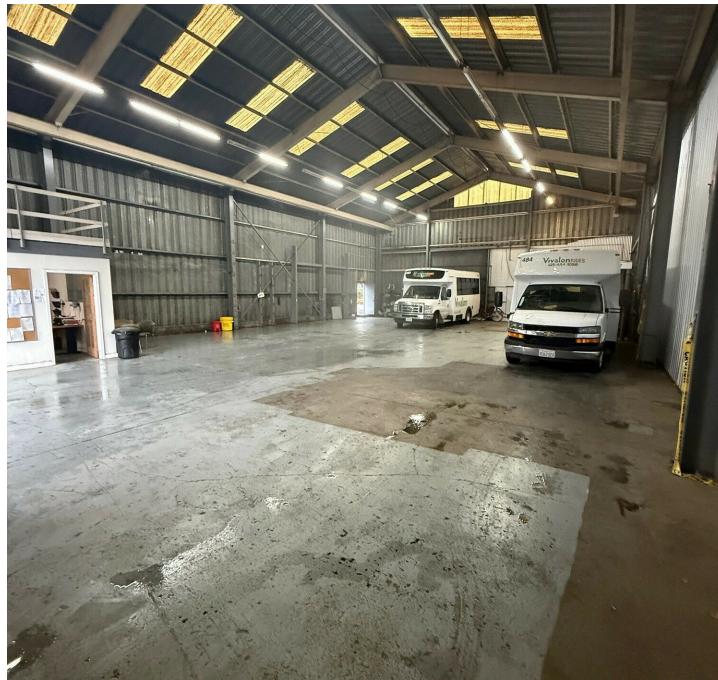
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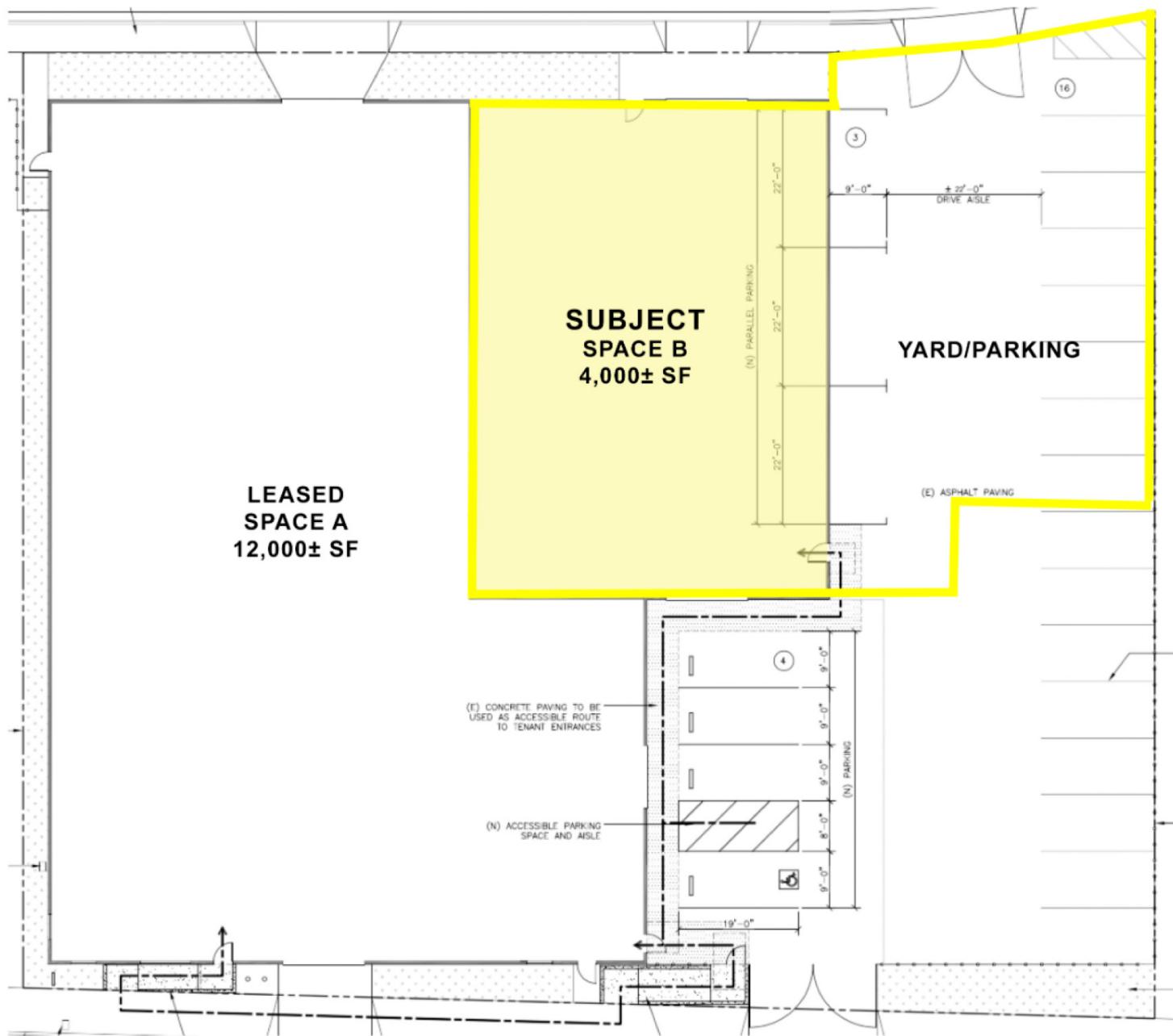
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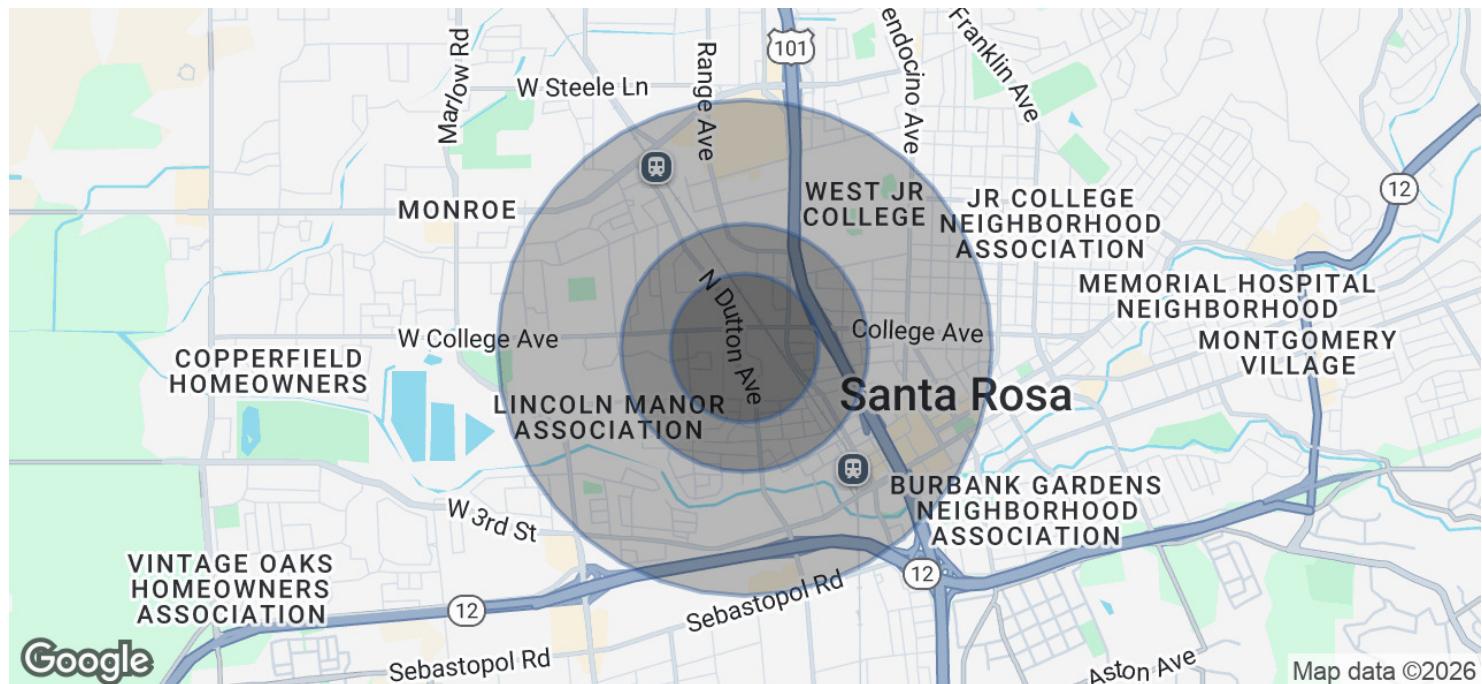
# **NORTH BAY** COMMERCIAL REAL ESTATE

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	862	5,546	21,204
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	326	1,970	7,903
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$84,070	\$98,037	\$102,004
Average House Value	\$598,171	\$632,181	\$664,263

Demographics data derived from AlphaMap

# 1071 MAXWELL DRIVE, SANTA ROSA, CA 95401

## Industrial Property For Lease

**MICHAEL MAZANEC**

michael@nbcre.com  
Direct: **707.521.3500 x306**

CalDRE #1968962

### PROFESSIONAL BACKGROUND

Michael joined North Bay Commercial Real Estate in the fall of 2015, bringing with him a strong financial foundation developed during his career as a Financial Advisor with J.P. Morgan Chase Wealth Management. His analytical mindset, attention to detail, and strategic approach have proven invaluable in helping clients and investors successfully navigate an increasingly competitive commercial real estate market.

Michael's dedication, tenacity, and commitment to delivering results have quickly established him as one of the top-producing commercial agents in the North Bay. He is known for providing thoughtful guidance, market insight, and a client-first approach across every transaction.

Outside of real estate, Michael enjoys spending time with his family and staying active in the local soccer community. An accomplished goalkeeper, he both plays in and manages multiple soccer leagues, reflecting the same teamwork, discipline, and leadership he brings to his professional practice.

### EDUCATION

Over 10 years experience in the financial services industry obtaining Series 6, Series 7, Series 63, Series 65 Licenses.

11 years experience in the commercial real estate industry

#### North Bay Commercial Real Estate

100 Stony Point Road, Suite 250  
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# 1071 MAXWELL DRIVE, SANTA ROSA, CA 95401

## Industrial Property For Lease



### DALE DOCKINS, CCIM

President

dale@nbcre.com

Direct: **707.521.3500 x302**

CalDRE #00977047 // AZ #01322496

### PROFESSIONAL BACKGROUND

Dale is the founder and President of North Bay Commercial Real Estate established in 1998. He has been licensed with the California Department of Real Estate since 1987 and Arizona Department of Real Estate since 2004.

Proud to be a CCIM since 1997, Dale has been active in real estate investment and management since 1986. He understands the commercial real estate industry from the owner's and the investor's perspective. He enjoys the challenges of the real estate business.

Dale is a director of the SABA Foundation. The foundation's funding priorities include supporting efforts that prevent abuse and cruelty to animals, financial aid to children with developmental disabilities, and the acquisition, development, and operation of parks and playgrounds for children.

Taking the BS out of commercial real estate.

### EDUCATION

Over 35 years of practical commercial real estate ownership, investment, renovation, management, and brokerage experience.

### MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

National Association of Realtors (NAR)

California Association of Realtors (CAR)

NAR - Bay Area Real Estate Information Service (BAREIS)

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