

Subtype:	Industrial	SqFt/Lot Size:	24510/1.5900	DOM/CDOM:	0/0	Listing #:	325099570
Current Use:	Light Industrial	Zoning:	Light Industrial				
Parking:	Private						
Location:	Freeway Nearby,Industrial Area,Light Rail Nearby,Warehouse						



**About This Property:** Prime Freestanding Light Industrial Building - 24,510 SF | Santa Rosa, CA    Introducing 2835 Duke Court, a 24,510 square foot freestanding light industrial building currently home to VP Speed Shop as featured on Guy Fieri's Diners, Drive-Ins and Dives." This centrally located Santa Rosa property offers excellent visibility, flexibility, and strong industrial infrastructure within the City of Santa Rosa's Light Industrial zoning. Built in 1993, the building provides a large open floor plan ideal for automotive, manufacturing, fabrication, warehouse, or creative industrial uses. The generous parking lot offers ample on-site parking with potential to convert all or part of it into yard space for outdoor storage or operational expansion. Power is a major asset, with 800 amps of 3-phase service supporting heavy equipment and high-demand industrial operations. A 2019 Phase I Environmental Assessment confirms the property's clean environmental condition, offering peace of mind for future users. With its central location, well-maintained structure, and proven commercial visibility through its current high-profile tenant, 2835 Duke Ct presents an outstanding opportunity for both owner-users and investors seeking a premier industrial asset in the North Bay.

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