

FOR LEASE – SUITE B / LOADING DOCKS

412 Timothy Rd
SANTA ROSA, CA 95407

Northern California's Premier Commercial Real Estate

Up to 6 Months
FREE



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NORTH BAY™
PROPERTY ADVISORS

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.



PRICING

Asking Price:	\$1.03/Sq. Ft. Base Rent
Office:	\$0.19/Sq. Ft. Estimate NNN

BUILDING

Building Suite B:	8,000 +/- Sq. Ft.
Suite E:	800 +/- Sq. Ft.
Construction Type / Sliding:	Concrete Tilt-Up
Approximate Build. Sq. Ft.:	30,800 +/- Sq. Ft.
Loading Doors:	2
Ceiling Height:	16' - 24' Clear Height
Sprinklers:	Yes
Power:	200 Amps

SITE

APN:	125-181-028
Size:	1.48 Acres
Zoning:	IL (Light Industrial)
Parking:	Adequate Truck access for loading and distribution.
Water & Sewer:	City of Santa Rosa
Gas & Electric:	PG&E, 200 meters to the suite.

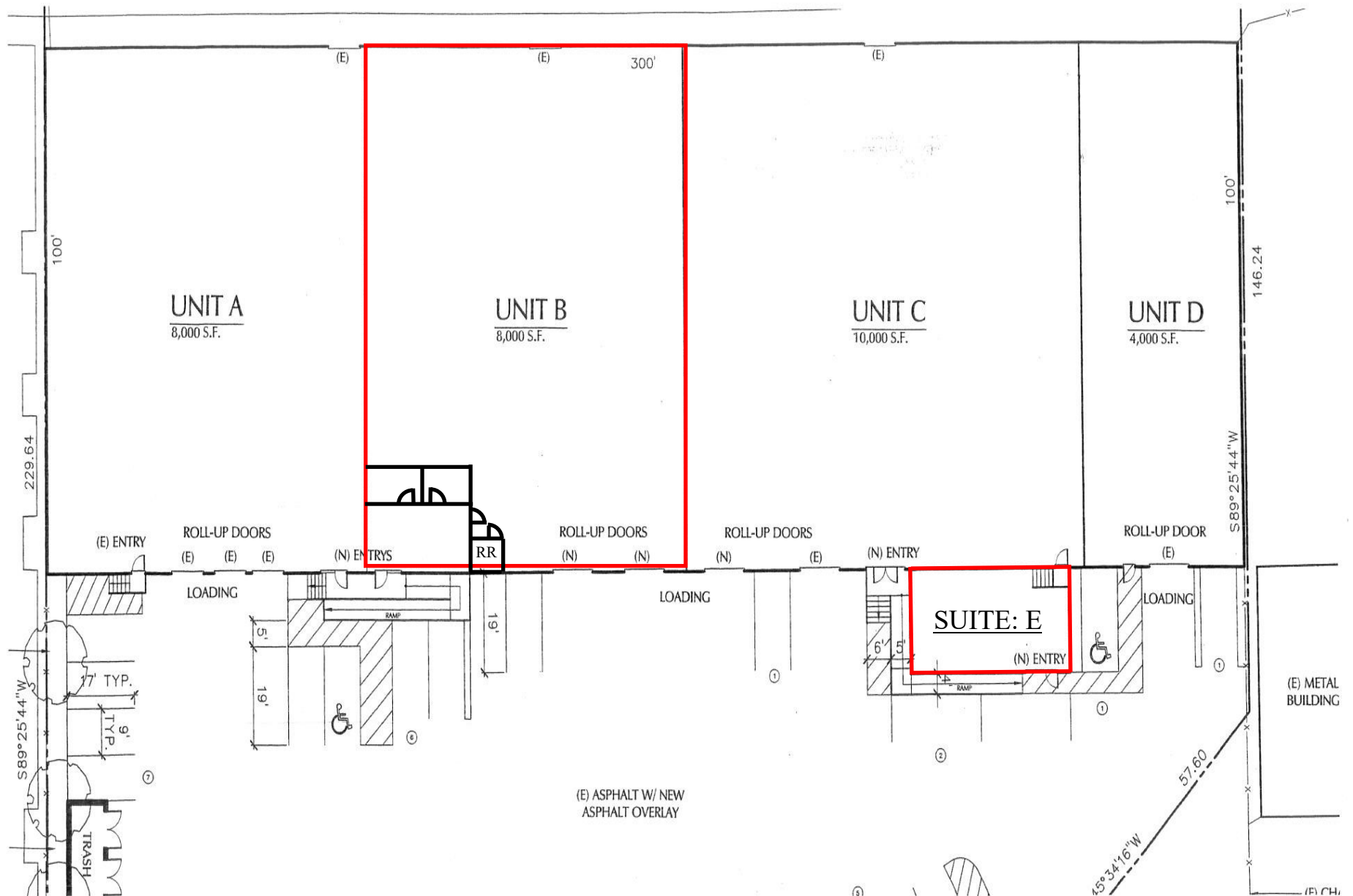
SITE SUMMARY



Lease this Warehouse distribution-storage facility in Santa Rosa and enjoy up to 6 months of free rent! Zoned Light Industrial allows for a broad list of industrial uses. Suite B offers 8,000 +/- sq. ft of mostly warehouse space, with approximately 600 +/- sq. ft of office. The office includes entry room, and 2 privates. The premises is served with 200 amp electrical service, 2 dock high loading doors, and clear height between 16' and 26'. Entire property was renovated in 2006: new roof, parking, doors, stucco finish, power supply, sprinkler upgrade etc. Small suite E of 800 +/- sq. ft unfinished on ground floor can also be made available.



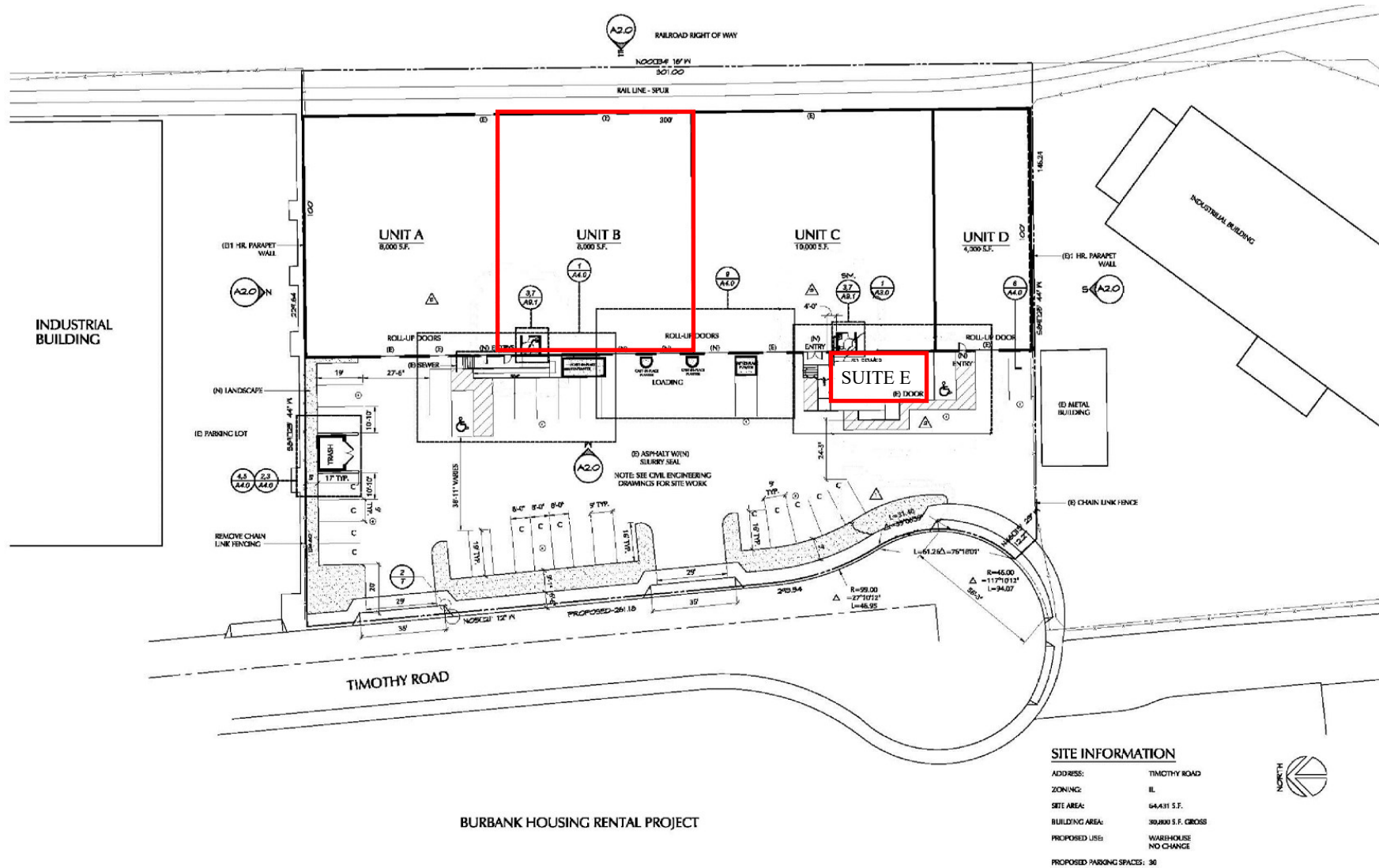
FLOOR PLAN



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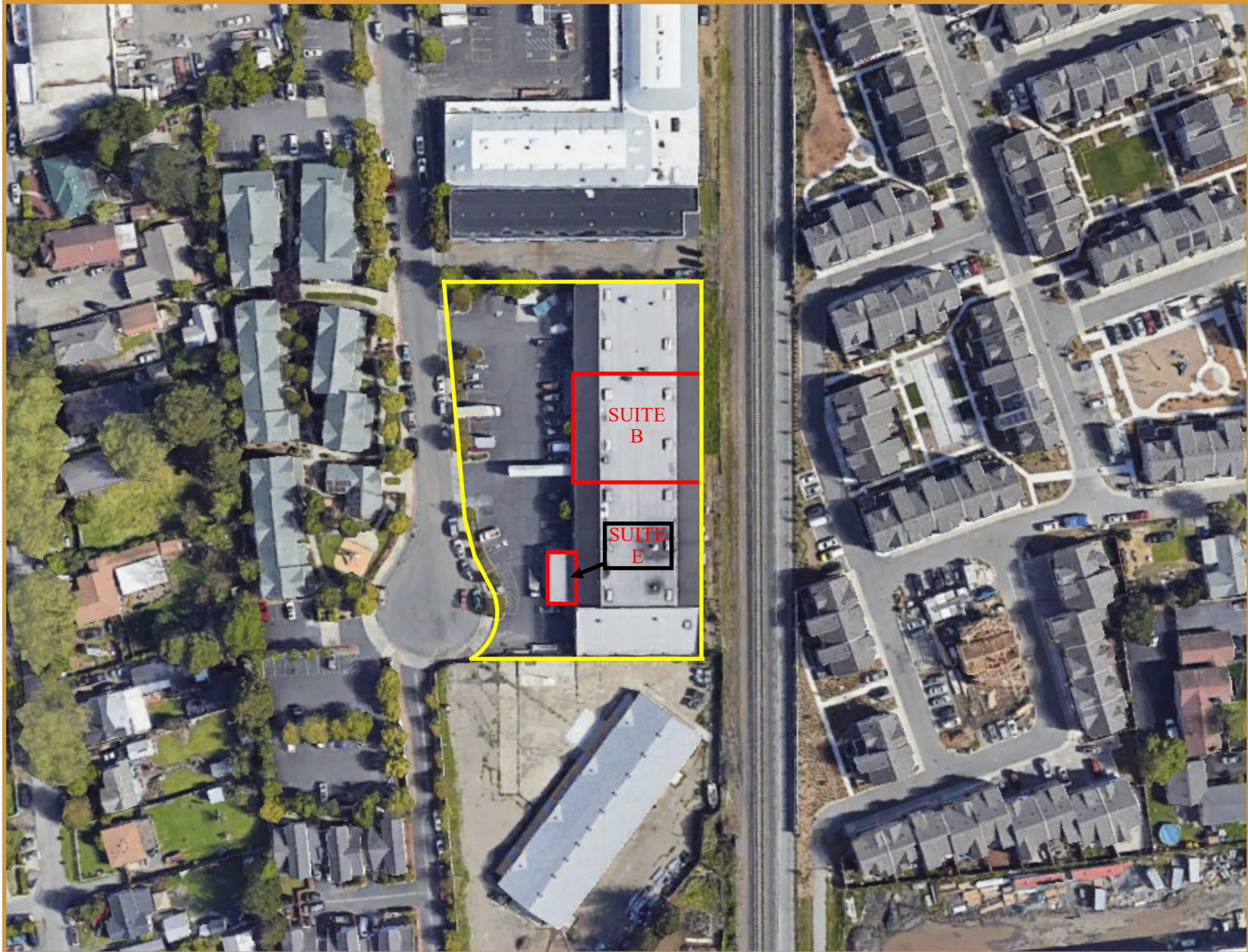


SITE PLAN





AERIAL PHOTOS



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PHOTOS



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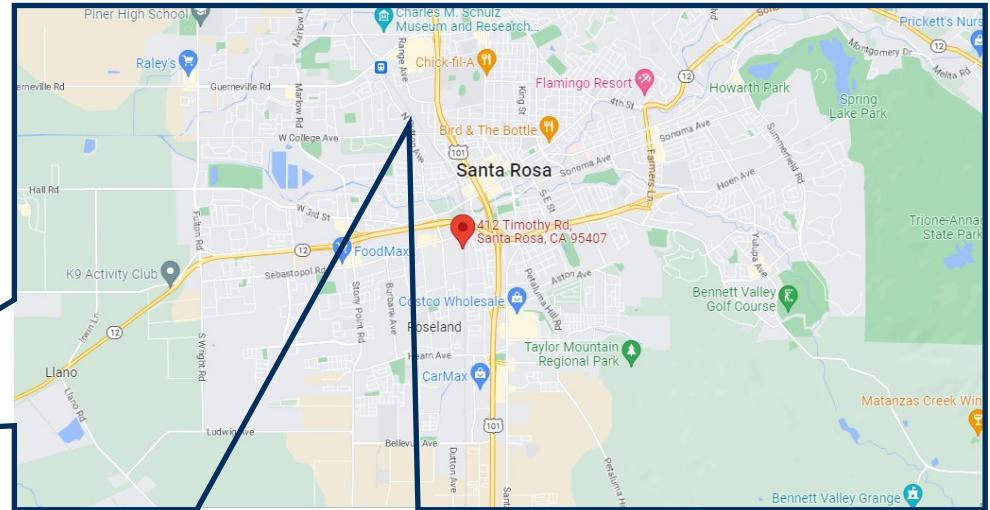
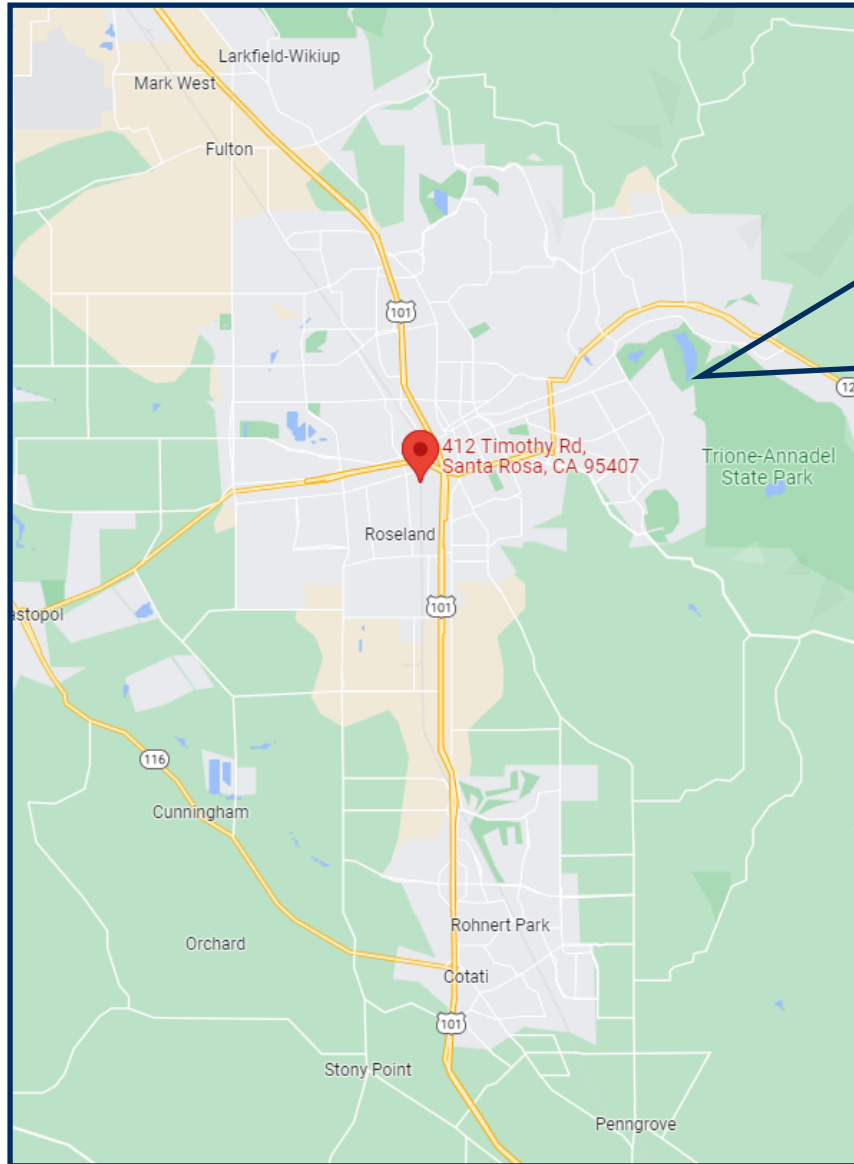
LOADING DOCK PHOTOS



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STREET MAP



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BROKER TEAM



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