

205

CONCOURSE BLVD
SANTA ROSA, CA

FOR SALE OR LEASE - ±93,886 SF WAREHOUSE

SITE IS LOCATED ON ±5.4 AC | WAREHOUSE IS INSULATED | 2 COVERED DOCK APRONS



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Property Highlights



±93,886 SF
concrete tilt-up
building



±11,735 SF of
quality, 2-story
office area



Located on
±5.4 acres



1,000 Amps,
227/480 V,
3-phase power



Existing solar system
reducing utility
expense



(11) truck positions
served from (2)
covered dock aprons



(7) grade-level
doors



Zoning:
Industrial M2



22'-28'
clear height



.21 GPM over
1,500 SF sprinkler
density



Excellent access to
Sonoma County Airport
and Hwy 101



Skylights located
in warehouse area



105 surface
parking stalls



Gated and fenced
truck staging area



Insulated warehouse
area with under roof
Batt insulation

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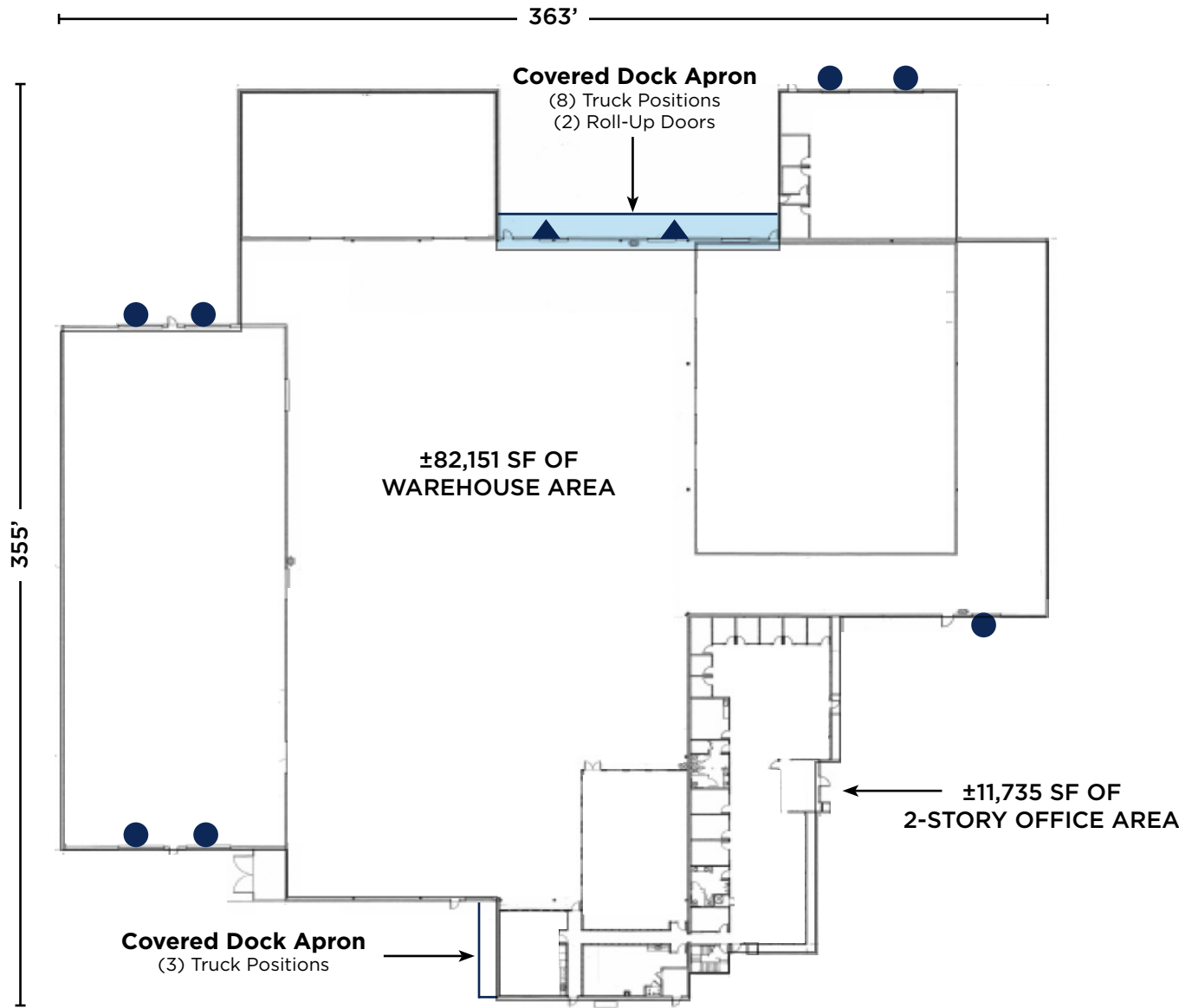
Property Photos



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Floor Plan



- ▲ Dock-High Loading Door
- Grade-Level Loading Door



Corporate Neighbors



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North to Windsor

1.5 mi.
TO HWY 101

US
101

South to Petaluma

The Charles M. Schulz **Sonoma County Airport** recently completed a \$40 million dollar Phase II expansion and modernization of the airport's terminal building. The airport is served by Alaska Airlines and American Airlines and serves 11 destinations including: Los Angeles, Burbank, Orange County, San Diego, Palm Springs, Dallas, Seattle, Portland, Denver, Phoenix, and Las Vegas.

Access to Northern California



Petaluma

23 miles

Novato

34 miles

Napa

43 miles

Richmond

55 miles

Oakland

65 miles

San Francisco

61 miles

Fairfield

61 miles

Sacramento

105 miles



Airports

Sonoma County

Oakland

SFO

Napa

Sacramento

Stockton

San Jose



Ports

Port of Oakland

Port of San Francisco

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Area Demographics



\$101,120

Median Household
Income



41.6

Median Age



40.0%

Bachelor's / Grad
/ Prof Degree



\$81,430

Median Disposable
Income



187,557

Household



486,760

Population



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For more information,
please contact:

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