

FOR LEASE

3480 INDUSTRIAL DR

Santa Rosa, CA 95403



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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Property Summary

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PROPERTY DESCRIPTION

3480 Industrial Avenue is a high quality two building industrial facility. Building A is 14,080 square feet and is currently being used as a warehouse with an open floor plan, Building B is 17,280 square feet and currently being used as a show room with small office.

PROPERTY HIGHLIGHTS

- 71 parking spaces
- Multiple roll up doors
- Open floor plan with 18' clear height
- One or both buildings available
- Landlord open to Cannabis Use with city approvals - building is properly zoned

LOCATION DESCRIPTION

Easy access off Industrial Avenue in Santa Rosa.

OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN)
Available SF:	14,080 - 31,360 SF
Building Size:	+/- 14,080 SF
Property Type:	Retail Showroom/Warehouse
Zoning:	Industrial



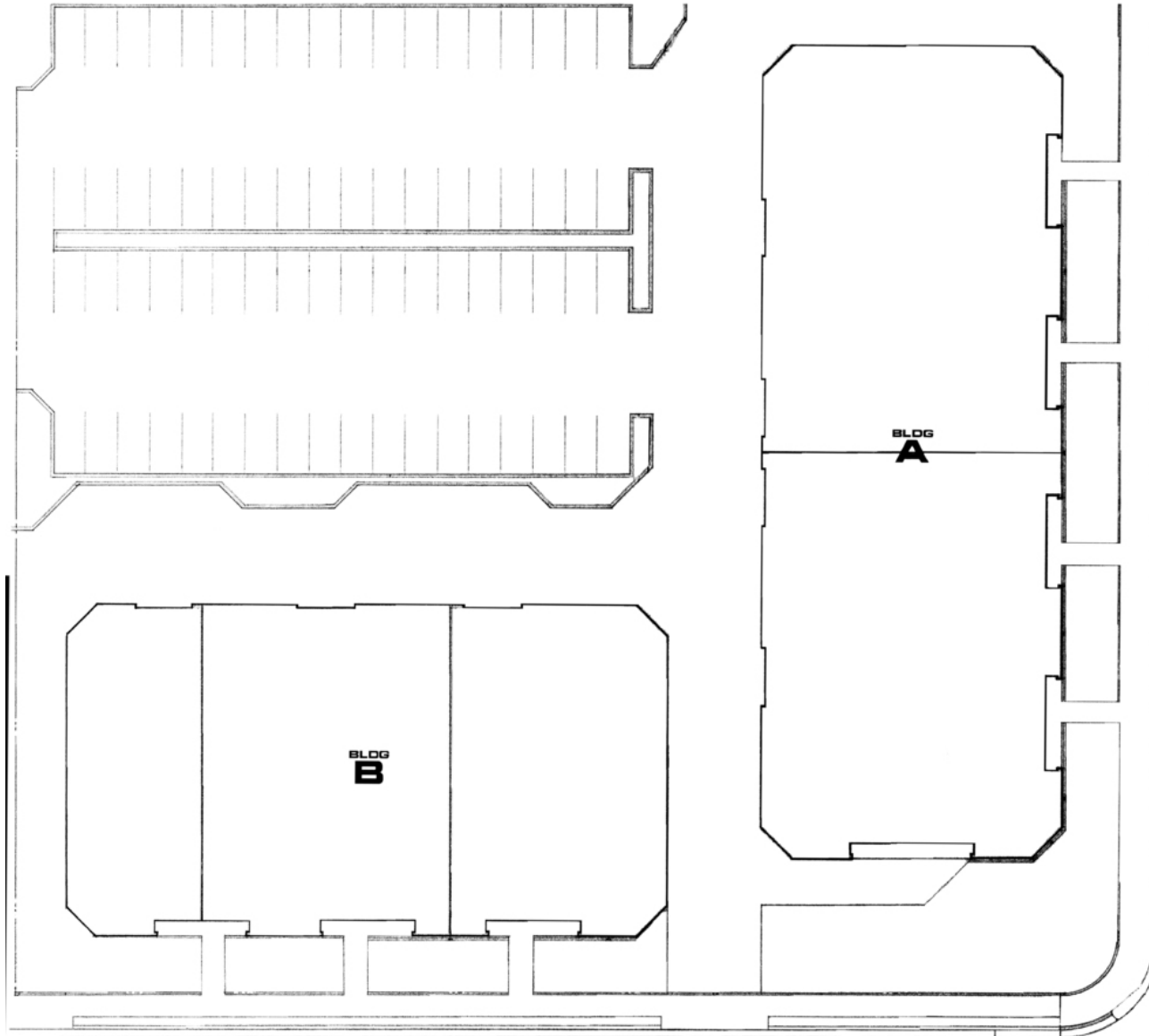
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Site Plans

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Demographics Map & Report

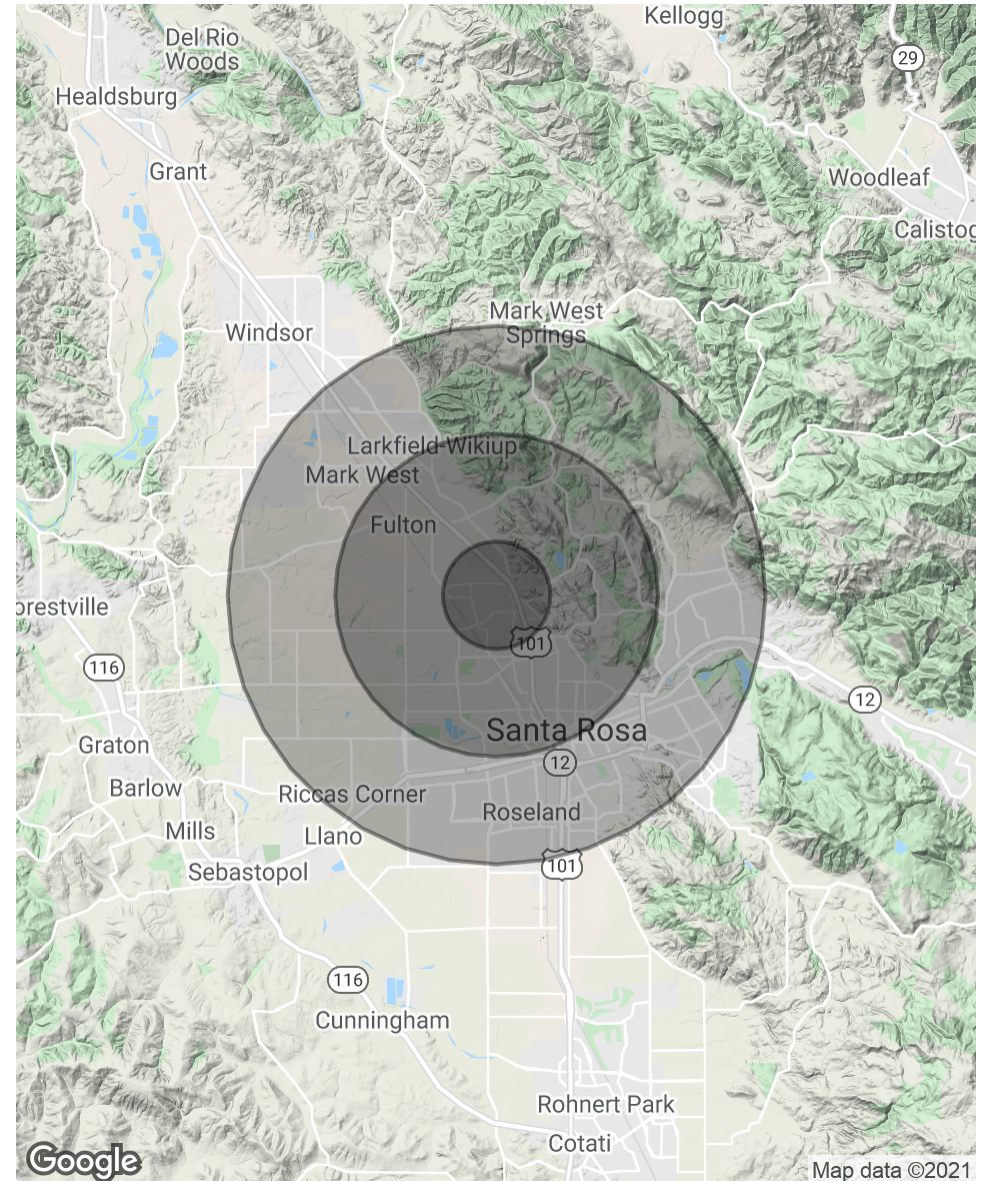
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,932	83,809	168,888
Average age	34.9	35.7	36.0
Average age (Male)	34.2	34.5	34.5
Average age (Female)	35.5	37.5	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,332	32,445	63,571
# of persons per HH	2.5	2.6	2.7
Average HH income	\$65,233	\$71,896	\$73,837
Average house value	\$410,776	\$548,555	\$538,847

* Demographic data derived from 2010 US Census



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