



FOR LEASE

INDUSTRIAL WAREHOUSE BUILDING

3490 REGIONAL PARKWAY, SANTA ROSA, CA

Northern California's Premier Commercial Real Estate Firm



William M. Severi

CA BRE # 01000344

Phone: 707-523-2700

Cell: 707-291-2722

Email: William@northbayprop.com

North Bay Property Advisors

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

www.NorthBayProp.com





OVERVIEW

SPACE AVAILABLE	Warehouse: 22,152 SQ.FT.+/- Office: 2,026 SQ.FT.+/- TOTAL SQ. FT.: 24,178+/-
LEASE RATE	\$1.15 PSF / Month Industrial Gross
LEASE TERM	This is a sublease from the existing tenant (Tonnellerie Radoux USA). Existing lease expires on March 1, 2025, leaving approx. 45 months as of June 1, 2021. Current owner of the building is open to additional term and new lease with prospective tenant/lessee based upon financial strength.
TYPE CONSTRUCTION	Concrete tilt-up
BUILDING AMENITIES	Loading dock, 4 roll-up doors, free standing, located in Regional Park Industrial Center.
POWER	3 Phase / 480 / 277V
CLEAR HEIGHT	Low Beam: 19' High Beam: 21' Between Beam: 25'
ZONING	M-2



PROPERTY DESCRIPTIONM. Charles Schulz Sonoma county airport area.

Modern concrete tilt-up warehouse offers impeccable office buildout with multiple glass offices, 2 glass conference rooms and large breakroom with dishwasher. The building includes 22,152 +/- sf of warehouse space and 2,026 +/- sf of office space. The building includes 3 grade-level roll up doors as well as a 1 dock-high loading There is abundant on site parking. Located in the airport business park with convenient access to highway 101.

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.



PHOTOS - EXTERIOR



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.



PHOTOS - WAREHOUSE



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.



PHOTOS - OFFICE SPACE



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.



PHOTOS - METERS/PANELS



EAT-N | Cutler-Hammer

POW-R-LINE[®] Switchboard

Volts	480Y/277V	G.O. No.	SXJ38415
Phase	3	Item No.	002
Wire	4W	Section No.	1 Of 4
Mfd. At	SFS	Date	02-26-2004

Current Ratings - Amperes

Supply	1200	Neut.	1200
Section	1200	Neut.	1200

Enclosure Type

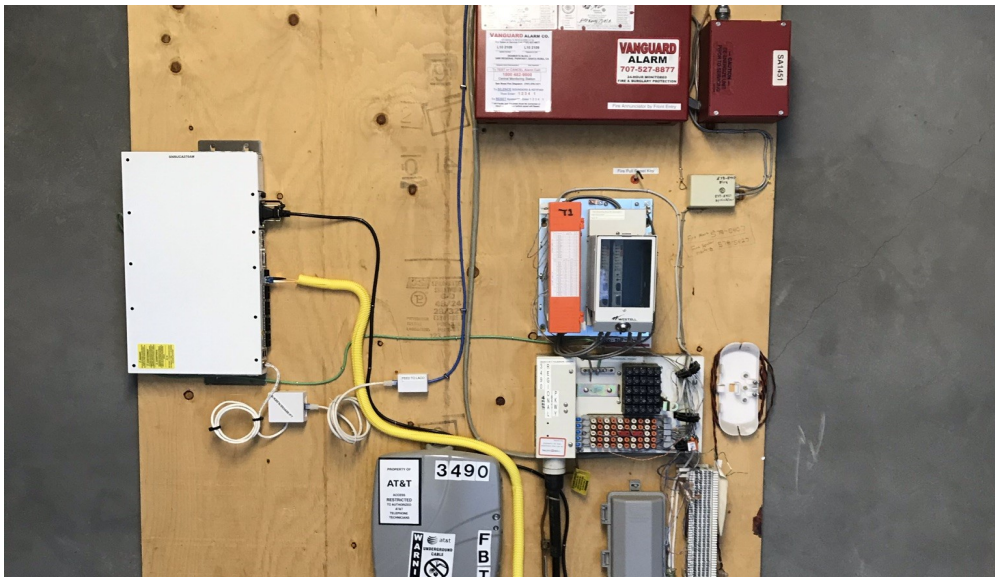
"SUITABLE ONLY FOR USE OF SERVICE EQUIPMENT. MAXIMUM OF (6) DISCONNECTS."

This Section Is Rated For Use On A Circuit Capable Of Delivering Not More Than **65K** RMS Sym Amperes, **600** Volts Maximum. When Protected By A Current Limiting Main Device, A **N/A** Ampere Maximum Class **N/A** Fuse Or A Type **N/A** Circuit Breaker Rated Not More Than **N/A** Amperes Must Be Used.

The Short Circuit Rating Of This Switchboard Section Is Equal To The Lowest Rating Of (1) Any Section Electrically Connected In Series Or (2) Any Installed Panelboard Having A Marked Short Circuit Rating Or (3) Any Device Installed Except As Noted In The Series Rating Information Manual Attached.

If This Section Contains A Control Transformer, The Secondary Voltage Is 120V.

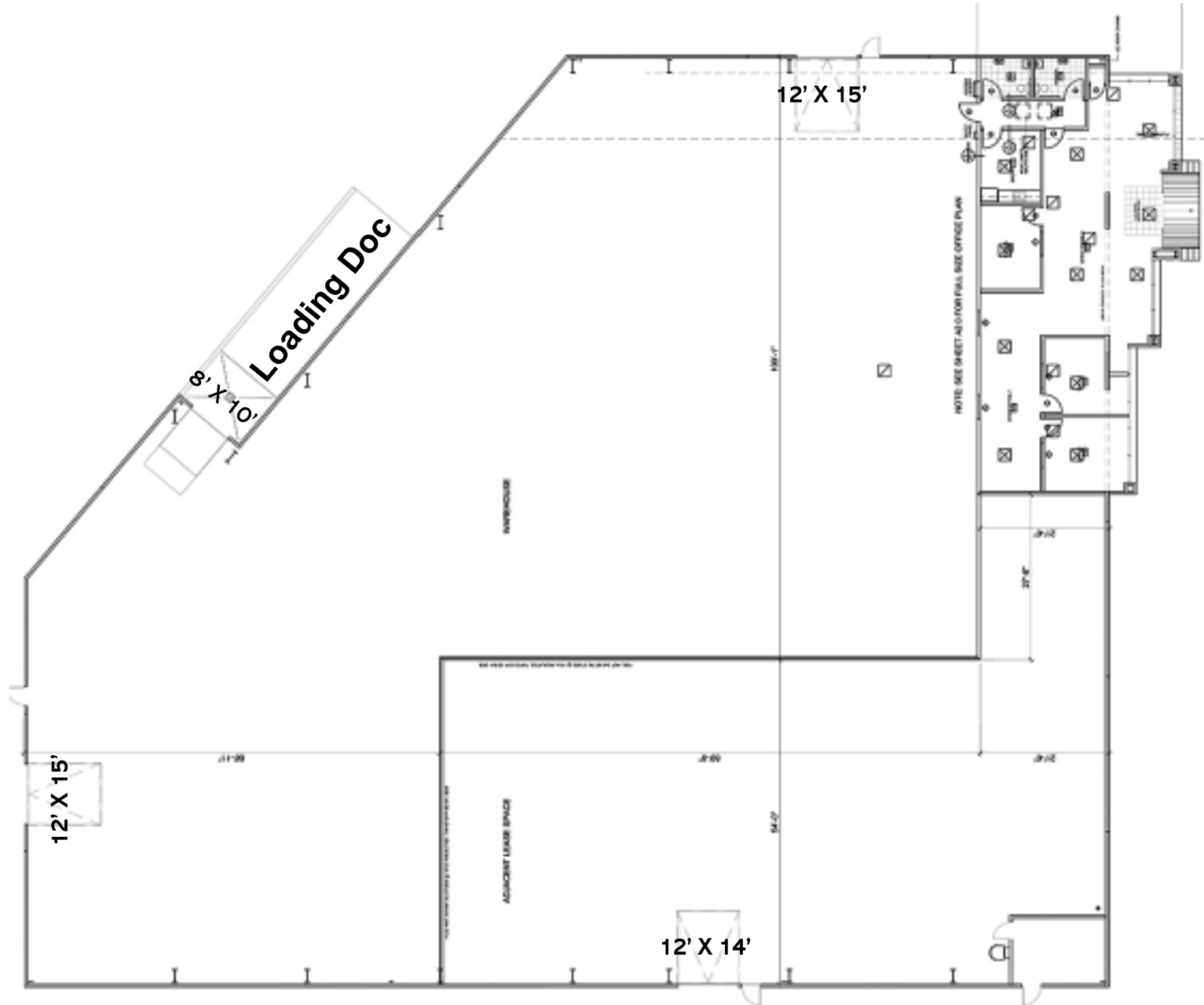
If This Section Contains A Bonded Neutral, The Bonding Means Shall Only Be Removed For Test Purposes.



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.



FLOOR PLAN



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.



LISTING TEAM



William M. Severi

CA BRE # 01000344

Phone: 707-523-2700

Cell: 707-291-2722

Email: William@northbayprop.com

North Bay Property Advisors

Santa Rosa Office

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700



NORTHERN CALIFORNIA OFFICES

SANTA ROSA

NOVATO

SONOMA / NAPA

SAN JOSE

SACRAMENTO

WALNUT CREEK

SAN FRANCISCO