



FOR LEASE : Industrial / Warehouse

3500 N Laughlin Rd, Santa Rosa (Hangar R)
\$1.10 psf NNN | 19,175 +/- Sq Ft

Northern California's Premier Commercial Real Estate Firm



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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.



OVERVIEW

LOADING	APPROXIMATE SQ. FT.	Lease Rate	Height	PARKING
1 Dock 3 Grade level	19,175 +/-	\$1.10 NNN	24' - 30' Clear Height	88 Parking Spaces

Brand new industrial building, referred to as Hanger R in the new Billa Landing development. Building located on N. Laughlin, directly east of Sonoma County Airport. Building offers approximately 19,175 sq.ft of which 1,550 sq.ft could be office/showroom space. Warehouse is sprinklered, has 2 ADA restrooms, tremendous clear height of 30' with column spacing every 48'. Building has 2K amps of power. Building shell is built with metal insulated panels, on a 4' concrete perimeter stemwall. This space has exclusive access to 1 l covered loading dock, and a total of 3 grade level doors. Property is zoned MP County and allows for a lot of industrial uses. Never been occupied, just completed.



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Photos

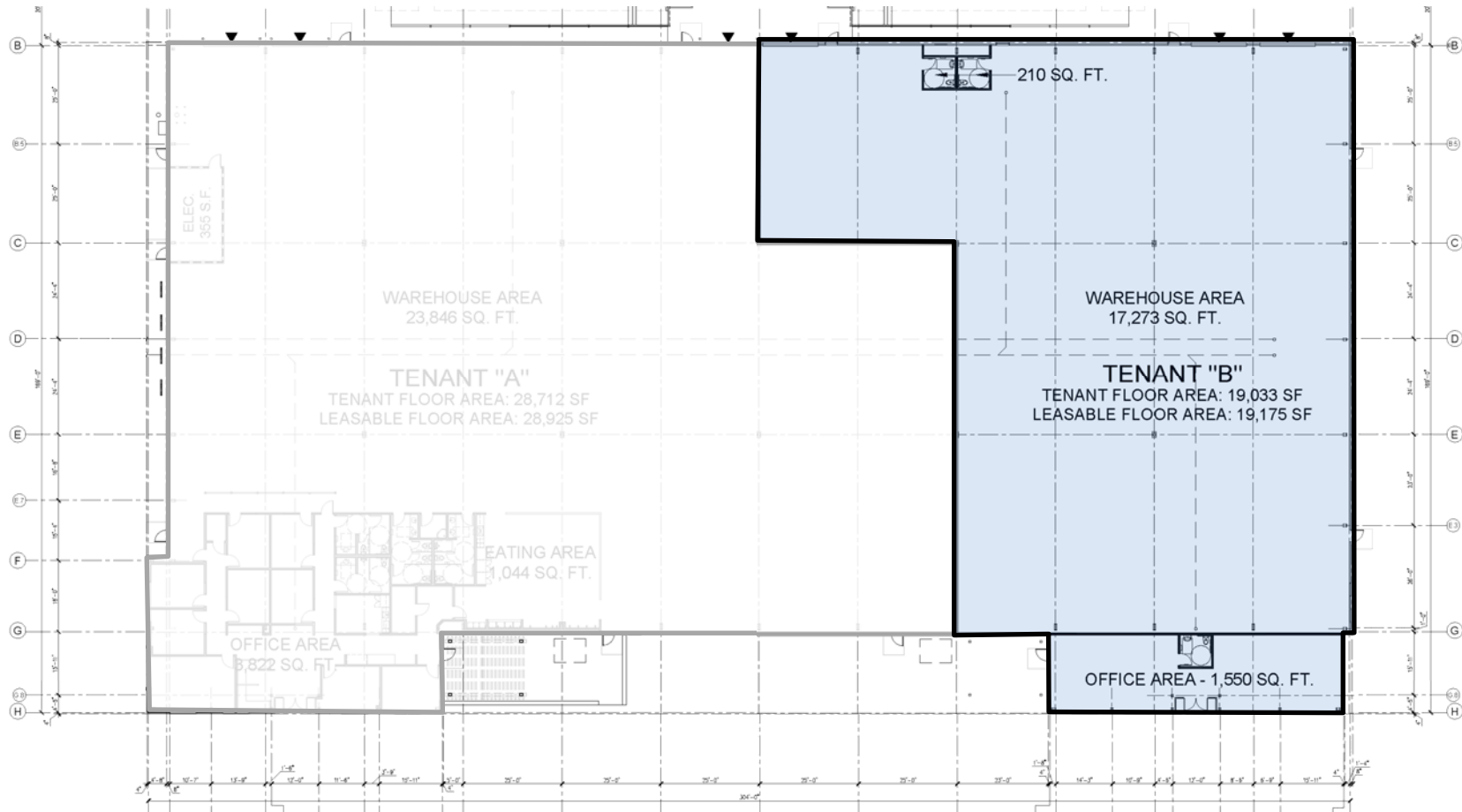


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FLOOR PLAN

3500 N Laughlin Rd, Santa Rosa



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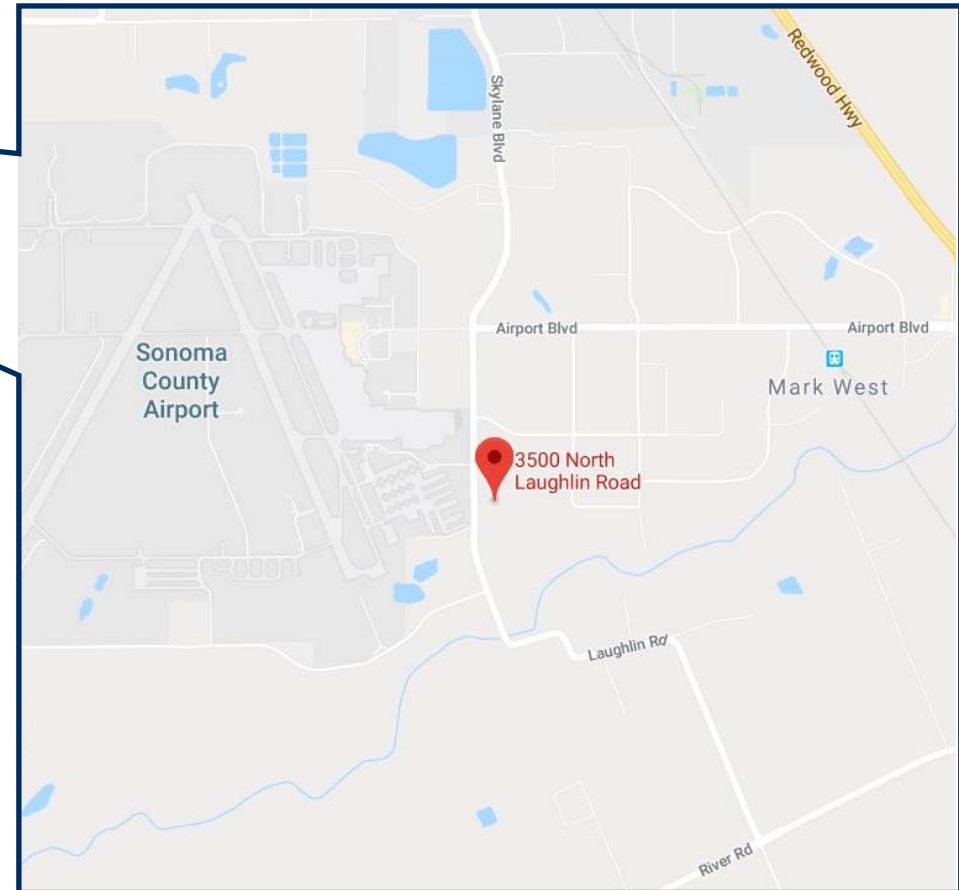
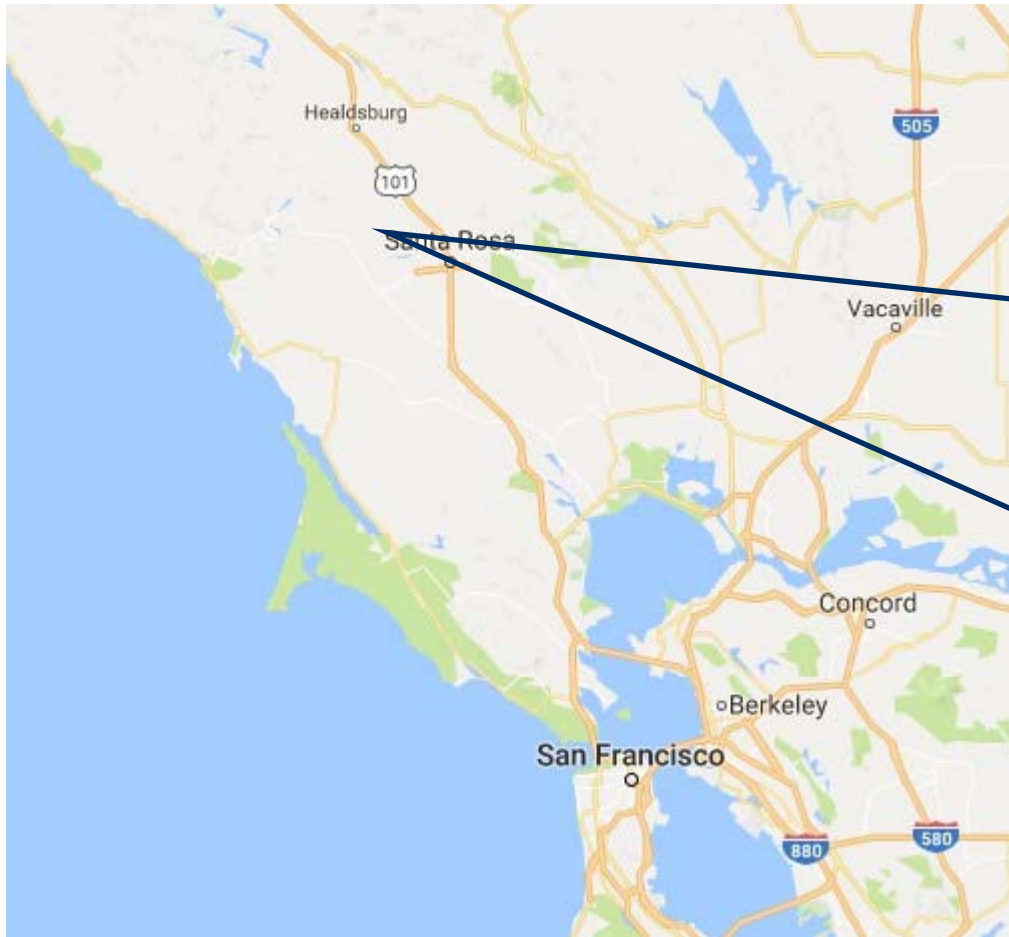
AERIAL MAP



3500 N Laughlin



MAPS



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