



FOR LEASE — INDUSTRIAL / FLEX

1,120 +/- Sq. Ft.
5256 AERO DR UNIT #3, SANTA ROSA CA

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.



FOR LEASE SUMMARY

PRICING

Monthly Rental Amount:	\$2,000.00 (\$1.79 per SF)
Lease:	Gross

SITE / BUILDING

Approximate Total Usable Sq. Ft.:	1,120 +/- (See Breakdown)
Warehouse Sq. Ft.:	460 +/-
Office Sq. Ft.:	660 +/-
Zoning:	C3
Fire Sprinklers:	Yes
Power:	100 Amp 3 Phase
Interior Warehouse Clear Height:	14 feet to 17 feet
Parking:	Open



5256 Aero Dr Unit #3:

North Bay Property Advisors is pleased to offer 5256 Aero Dr. Unit #2 for lease. The majority of the space is office with a quasi retail component. The warehouse area has a ten-foot-high roll up door, 3 Phase 100 Amp electrical power, and ample parking. The property offers HVAC in the office, and fire suppression throughout the space. The Lease includes water, sewer, and garbage services. The property is easily accessible along the 101 corridor and minutes from Sonoma County Airport.



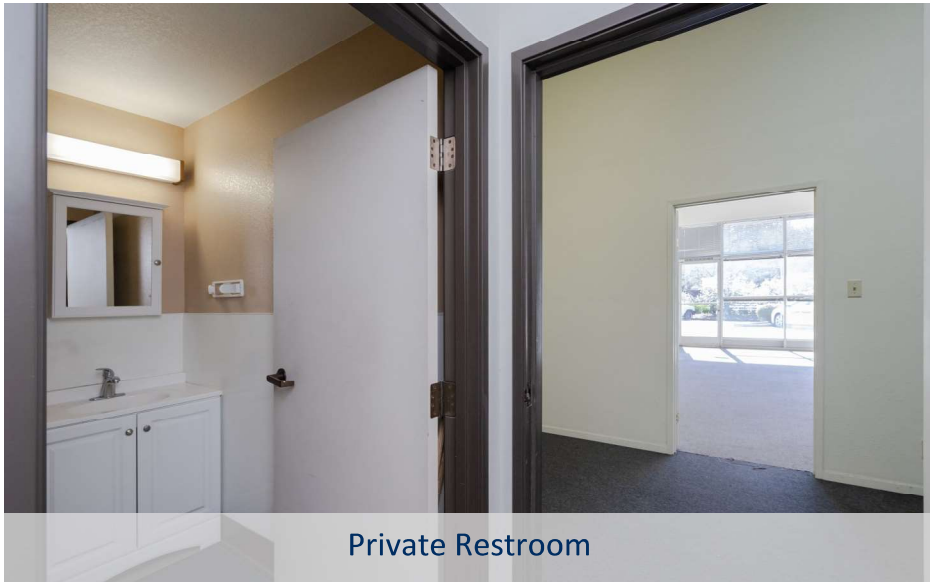
PHOTOS



Front Lobby



Front Lobby



Private Restroom



Front Lobby

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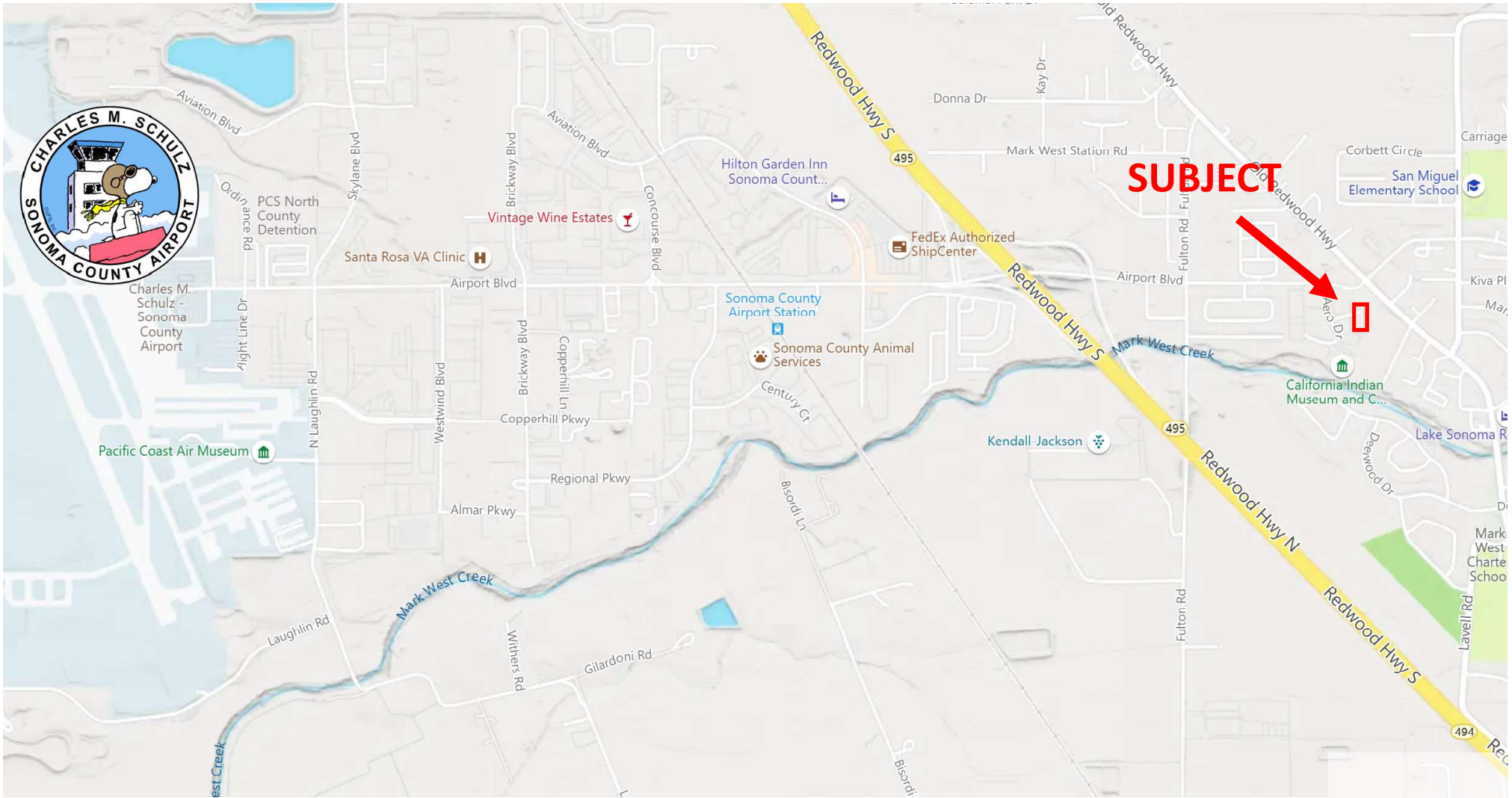
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NEIGHBORHOOD MAP



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BROKER TEAM



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