



FOR LEASE — INDUSTRIAL / FLEX

1,376 +/- Sq. Ft.
5256 AERO DR UNIT #2, 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:	\$2,500.00 (\$1.82 per SF)
Lease:	Gross

SITE / BUILDING

Approximate Total Usable Sq. Ft.:	1,376 +/- (See Breakdown)
Warehouse Sq. Ft.:	480 +/-
Office Sq. Ft.:	640 +/-
Mezzanine:	256 +/-
Zoning:	C3
Upgrades (2021):	Interior Renovations
Fire sprinklers:	Yes
Parking:	2 assigned parking spaces

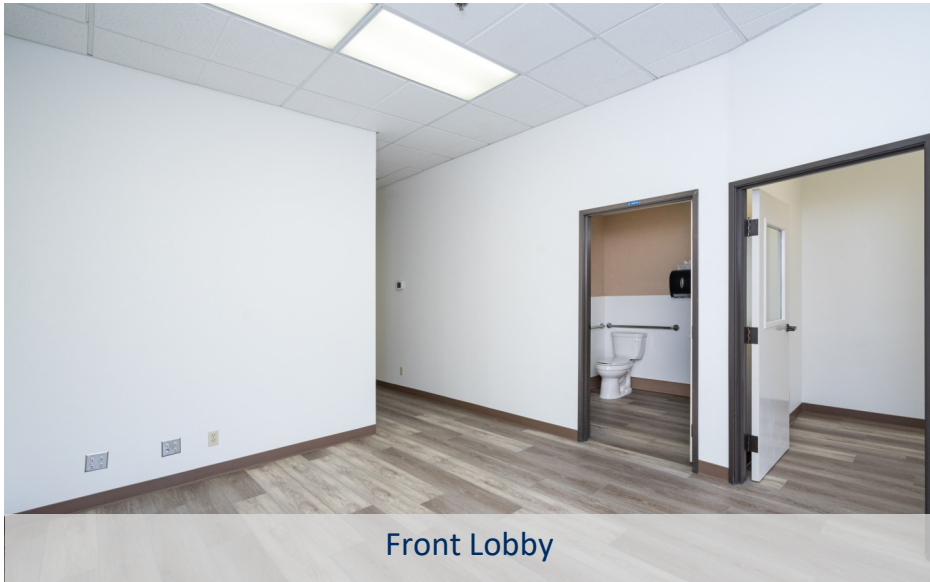


5256 Aero Dr:

Welcome to 5256 Aero Dr Unit #2. The space went through an updating renovation in 2021 with new interior paint, and flooring. The majority of the space is warehouse and storage, with a ten-foot-high roll up door, 3 Phase 100 Amp electrical power, HVAC in the office and warehouse areas, and fire suppression throughout the space. The interior office space has been completely updated for a fresh new look, with two private offices, reception area, break room, and private bathroom. The property is easily accessible along the 101 corridor and minutes from Sonoma County Airport.



PHOTOS



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PHOTOS



Back Rollup Door



Mezzanine



Back Warehouse with Mezzanine upstairs



Back Warehouse with Mezzanine upstairs

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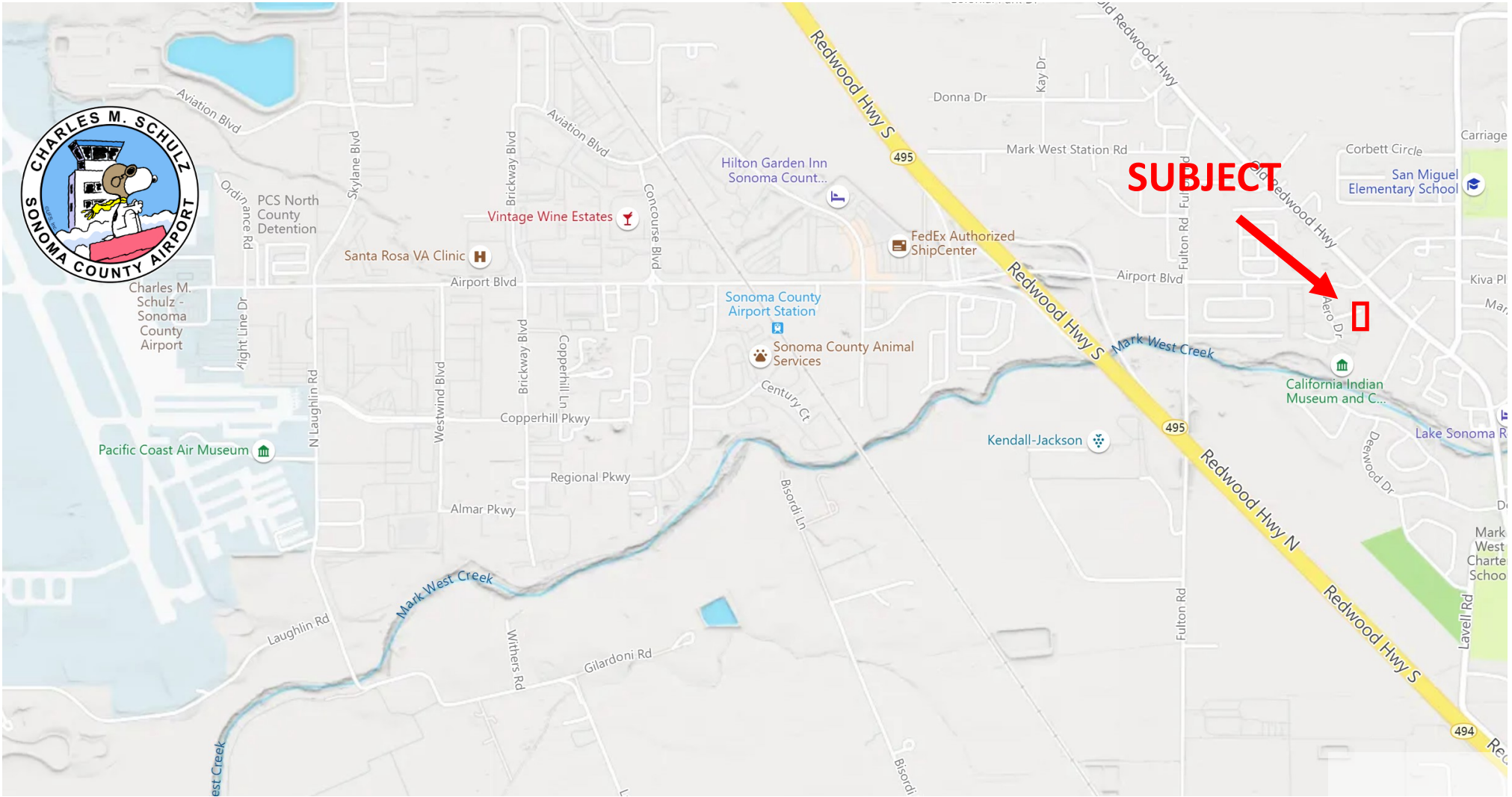
FLOOR PLAN



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NEIGHBORHOOD MAP



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BROKER TEAM



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