



Rail Served Distribution Building

Loading Docks
30,800+/- sq. ft.

PRICE:
\$.59/sq.ft
GROSS

BUILDING SF:
A: 16,000 sq.ft
B: 10,000 sq.ft
C: LEASED sq.ft
26,000+/-

SITE:
1.48 Acres.

Zoning:
IL- Light Industrial

Lead Broker / Agent
Nick K Abbott

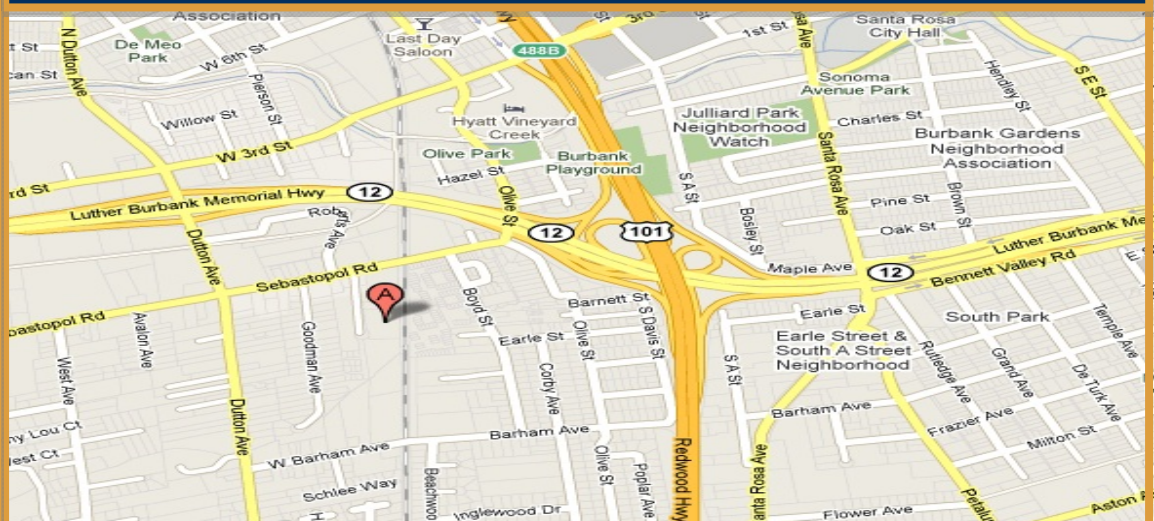
707-523-2700 phone
707-529-1722 cell
nabbott@northbayprop.com

DRE No.: 01357548



Never before on the Market. Incredible distribution-storage facility in Santa Rosa. Property offers direct access onto rail line, Cargo rail service is available which can make this a great Rail Served Distribution Site. Entire property was renovated 2006: new roof, parking, doors, stucco finish, power supply, sprinkler upgrade etc. Building can be demised into a 10K sq.ft unit, 16K sq.ft unit, (which can be divided). Clear height beyond 20' throughout most of the space.

412 Timothy Rd
Santa Rosa, Ca 95401



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. An interested party should verify the status of the property and the information herein.



Property Overview

Pricing

Asking Price: \$.59/sq.ft. GROSS

Building

Available Space Approximately 30,800 available for owner/occupant. Building can be demised into units from 4K-16K sq.ft.

Construction / Siding: Concrete Tilt-up,

Floors: Concrete

Stories: 1

Approximate Build. Sq. Ft.: 30,800

Loading Doors 6 Dock High Doors
1 Grade Level Door

RAIL Dedicated Rail Spur, with loading access directly into building.

Ceiling Height: 16'-24' Clear height

Sprinklers: Yes

Site

APN: 125-181-028

Size: 1.48 Acres

Zoning: IL (Light industrial)

Parking: Adequate Truck access for loading and distribution.

City / County: Santa Rosa/Sonoma

Water & Sewer: City of Santa Rosa

Gas & Electric: PG&E, separate Meters. 1600 Amps



Broker Team



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01000344

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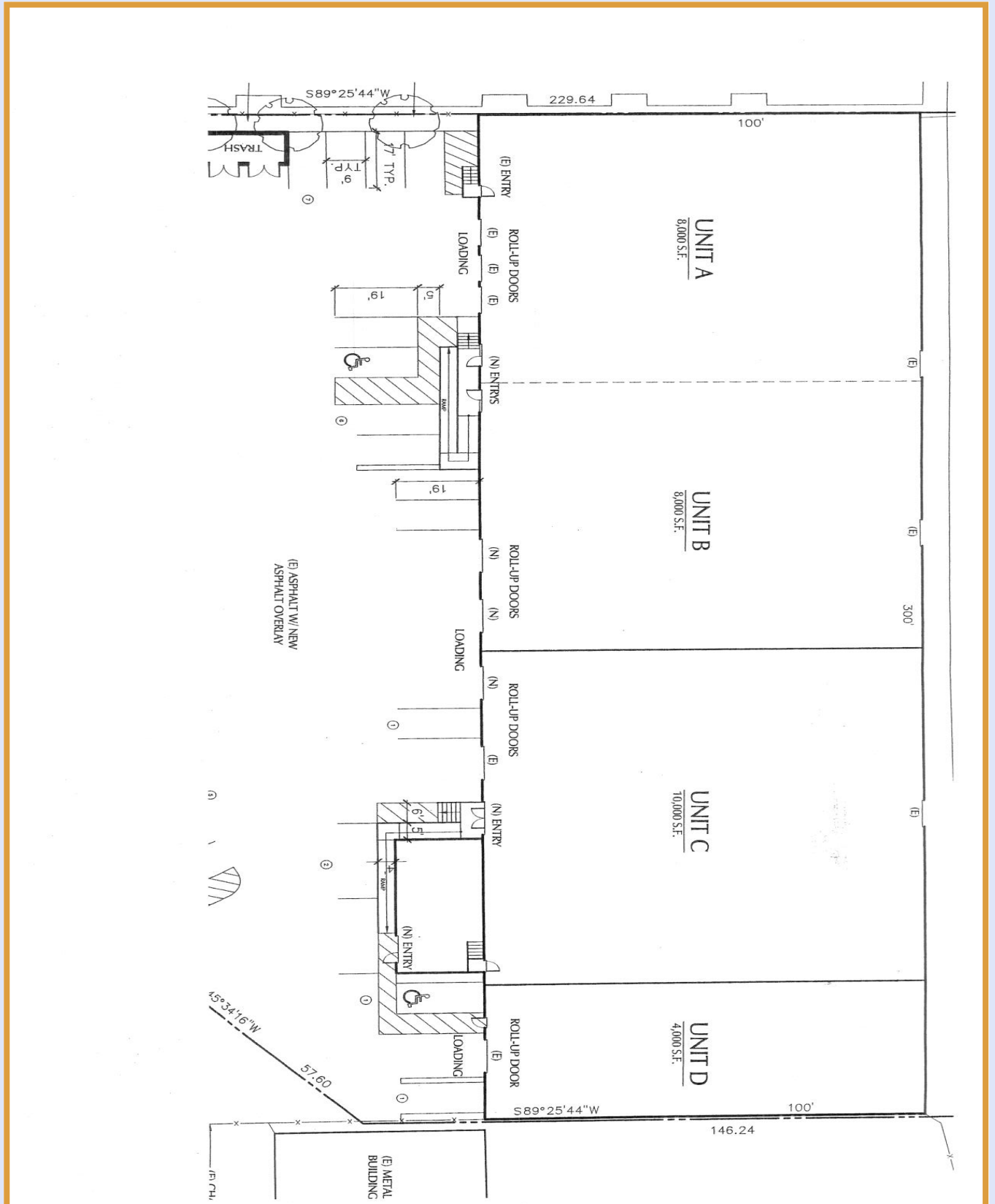
Nick Abbott
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Santa Rosa Office
2544 Cleveland Ave #110
Santa Rosa Ca 95403

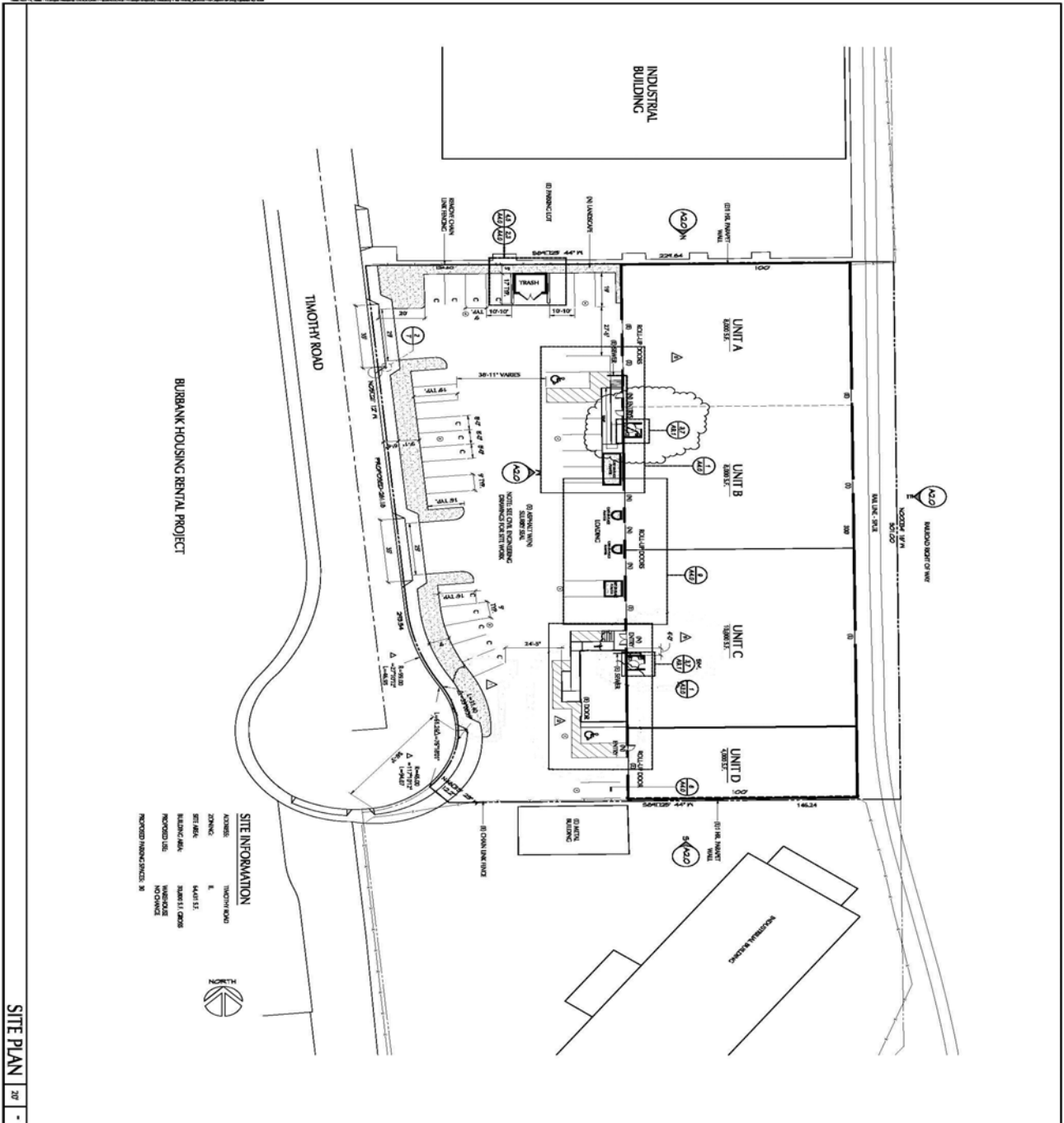
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Floor Plan



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SITE INFORMATION

ADDRESS: TIMOTHY ROAD
 ZONING: E
 CITY: SANTA ROSA
 PROJECT NO.: 09000
 DATE: 09/08/09
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JF
 CHECKED BY: JF
 DATE: 11/17/09

SITE PLAN 20'

<p>A1.1</p>	<p>SITE PLAN WAREHOUSE BUILDING CODE AND ADA COMPLIANCE UPGRADES 6 TIMOTHY ROAD, SANTA ROSA, CA</p>	<p>TIERNEY/FIGUEIREDO 817 RUSSELL AVE, SUITE H SANTA ROSA, CA 95403 707.576.1557 FAX 707.1533 tfa@tfa.net email http://www.tfa.net/web</p>	<p>DATE</p>	<p>SCALE</p>	<p>DRAWN BY</p>	<p>CHECKED BY</p>	<p>DATE</p>
			<p>NO.</p>	<p>NO.</p>	<p>NO.</p>	<p>NO.</p>	



Photos



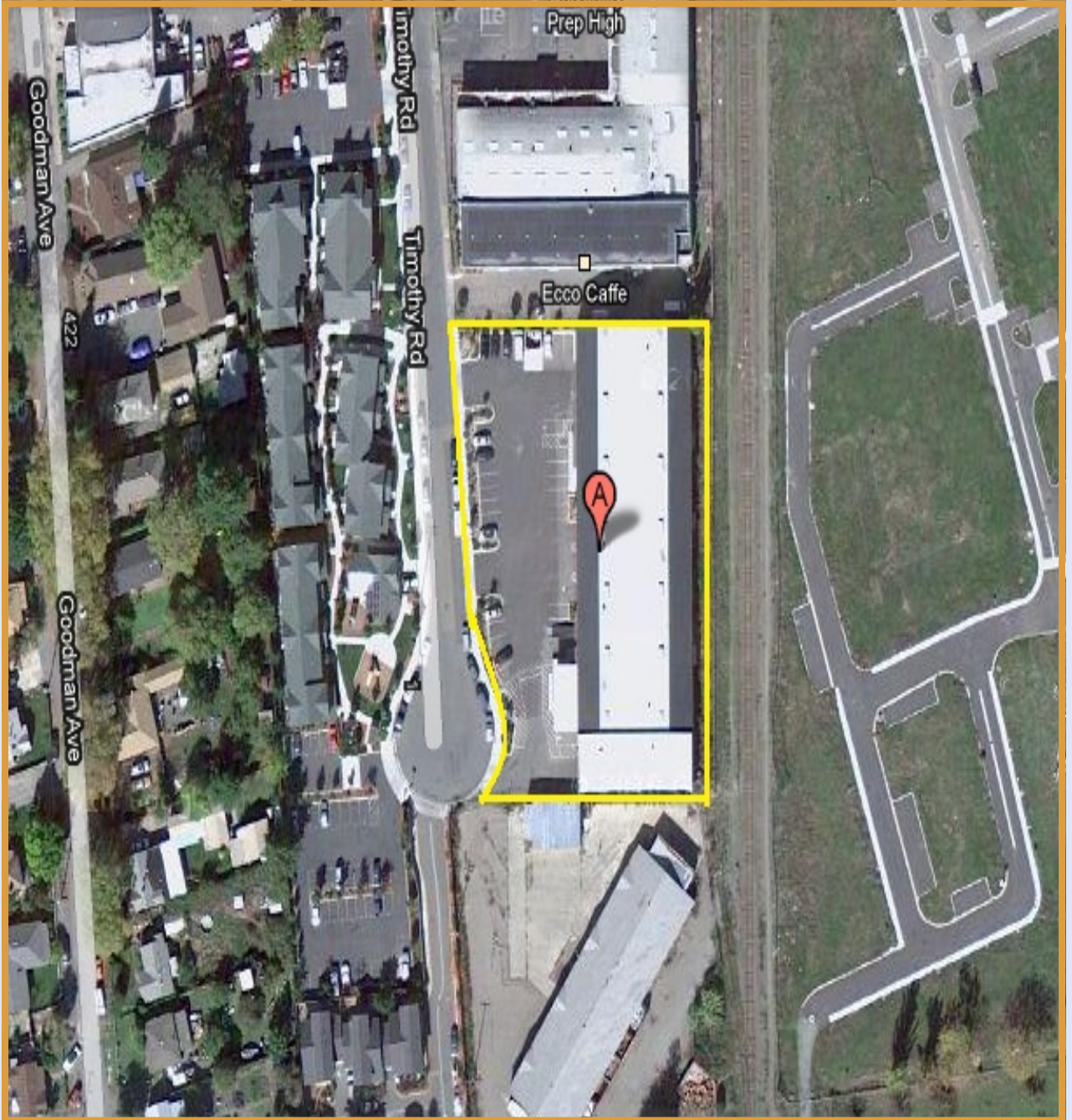
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Photos



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