



FOR LEASE

Free Standing Industrial Building with Fenced Yard 1026 PETALUMA HILL RD, SANTA ROSA

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

PRICING	APPROXIMATE SQ. FT.	FENCED YARD	POWER	LOADING	ZONING
\$1.25 PSF - Base Rent \$0.32PSF Est NNN \$6,719.60/month	4,280 +/- Sq. Ft. - Total 900 +/- Sq. Ft. - Mezzanine	Approx. 4,650 +/- Sq. Ft.	400 AMP 3 Phase	3 Grade Level 12' Roll Up Doors	Zoning: General Commercial General Plan: Retail / Business

1026 PETALUMA HILL ROAD

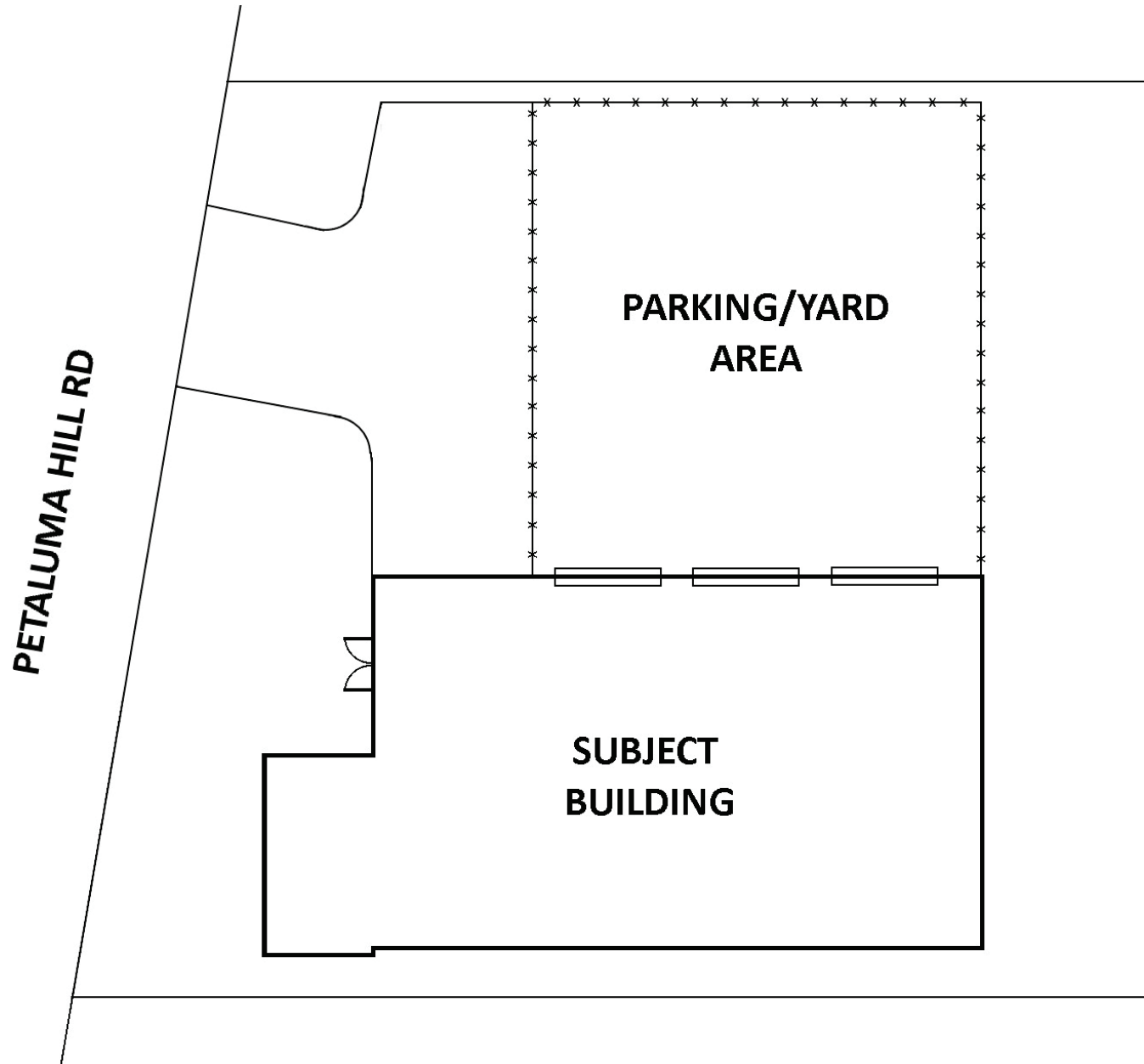
Hard to find central Santa Rosa automotive and/or retail business services building. The property offers approximately 4,280 +/- Sq. Ft. of automotive repair shop or retail space, with reception area, office, parts room storage, approximately 900 +/- Sq. Ft. of bonus mezzanine, and exterior compressor cabinet. Includes 3 grade level 12'W roll-up doors; good on-site parking; ability to accommodate cars and deliveries; great frontage and exposure along Petaluma Hill Rd. Recent upgrades include new roof, roll up doors, skylights, lighting, ADA work, flooring, newly painted exterior and interior, new landscaping, and restroom.



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SITE PLAN





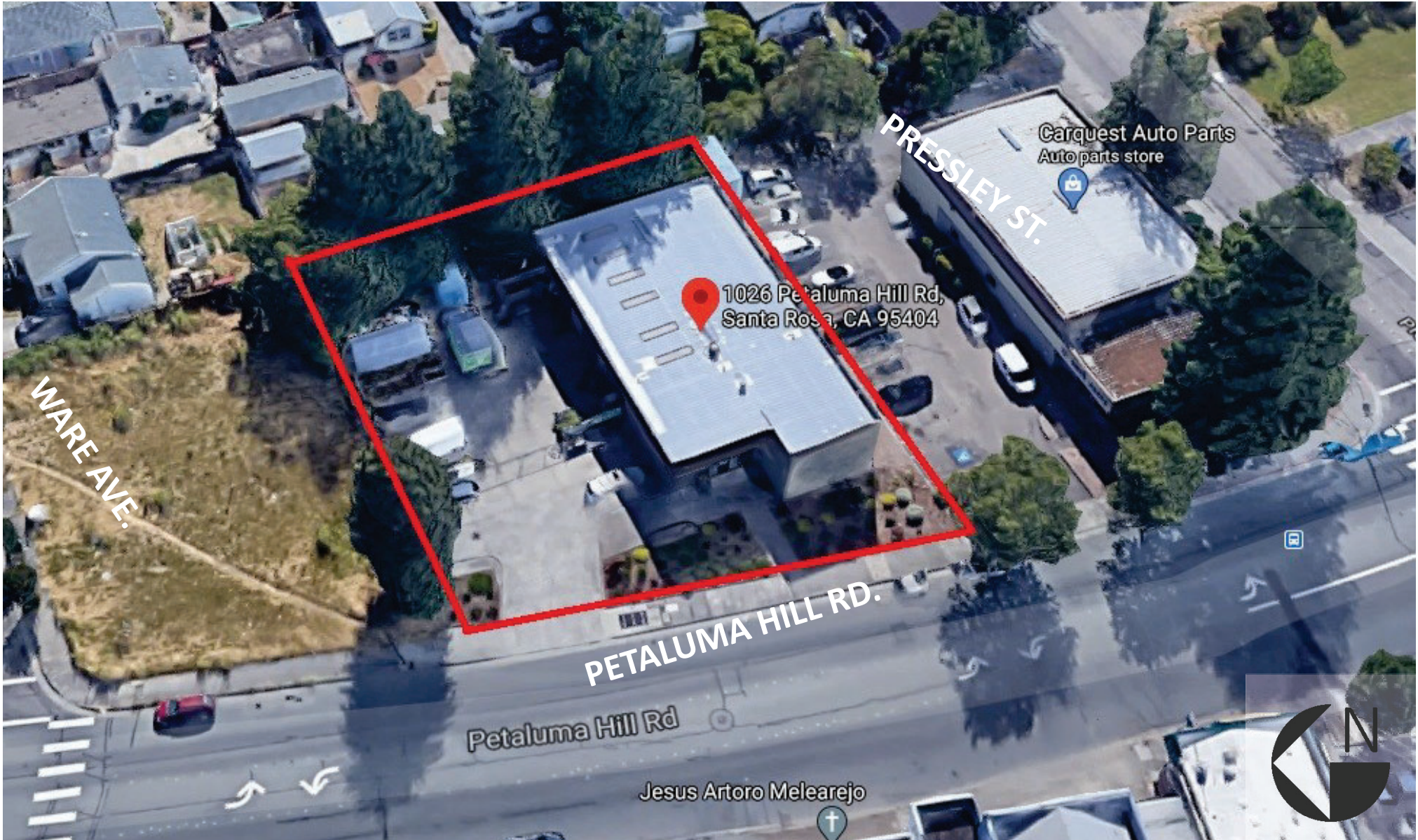
PHOTOS



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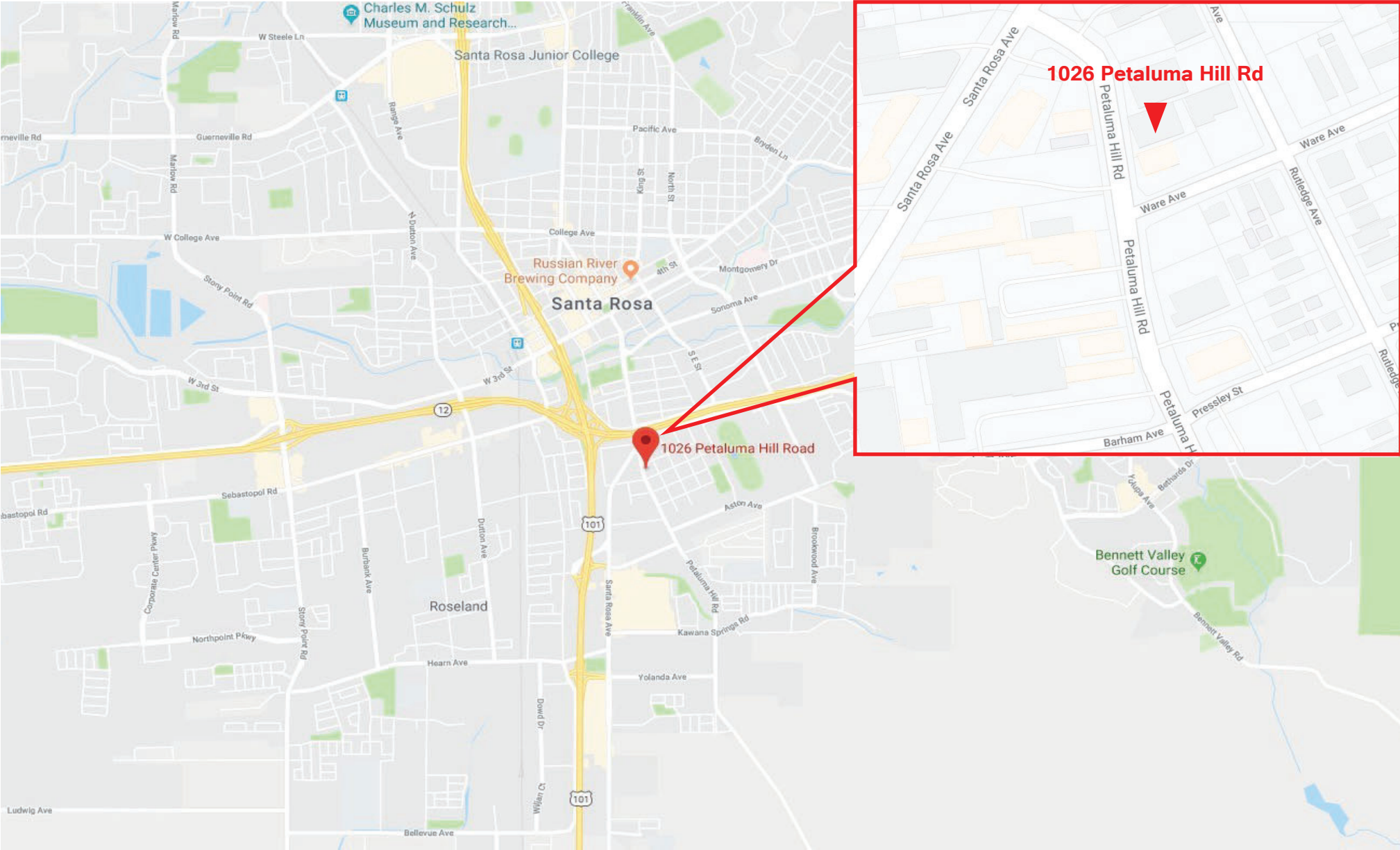
AERIAL MAP



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MAPS



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LISTING TEAM



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