



FOR LEASE

3158 CONDO COURT, SANTA ROSA
8,800 +/- SQ. FT.

Northern California's Premier Commercial Real Estate Firm



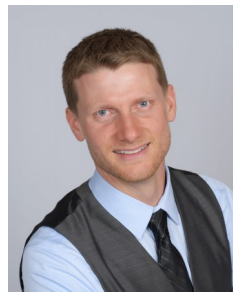
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OVERVIEW

UNIT	PRICING	APPROXIMATE SQ. FT.	WAREHOUSE	OFFICE	ROLL UP DOOR
A	\$1.10 PSF NNN (\$450/Month- Yard)	Unit A = 3,600+/- (4,500+/- of Fenced Yard)	3,172+/- Sq. Ft.	428+/- Sq. Ft.	16' X 14'
B	\$1.10 PSF NNN	Unit B = 5,200+/-	3,962+/- Sq. Ft.	838+/- Sq. Ft. - First Floor	16' X 14'
TOTAL:		8,800+/- Sq. Ft.	7,134+/- Sq. Ft.	1,666+/- Sq. Ft.	

3158 Condo Court, Santa Rosa

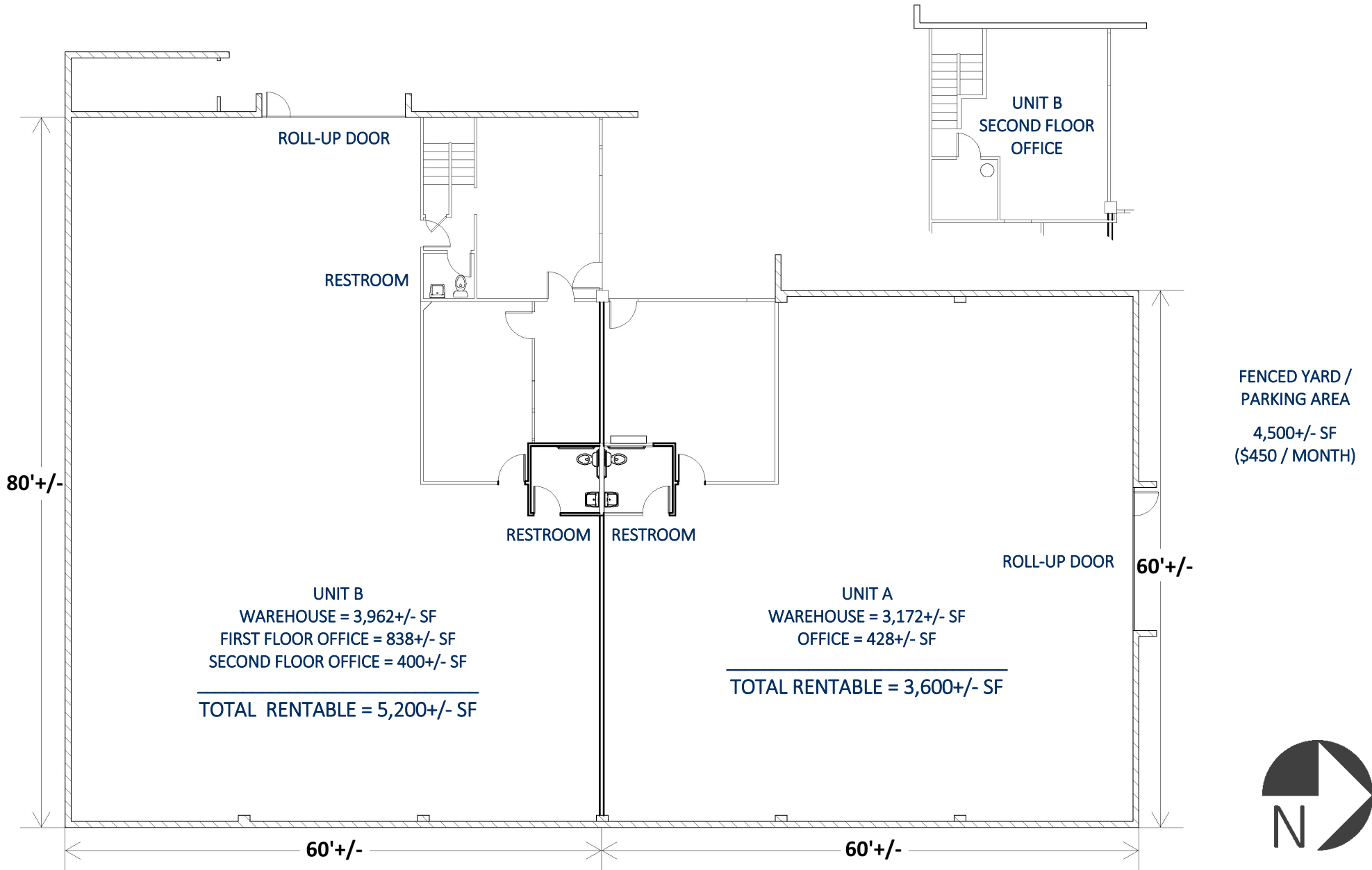
Property offers approximately 8,800+/- Sq. Ft. which is currently configured as two separate units of approximately 5,200+/- Sq. Ft. and 3,600+/- Sq. Ft. respectively. Each unit has office, new ADA restroom and grade level roll up door. Property offers on-site parking or fenced yard with approximately 12 parking stalls. Building has 400 amps, 3 phase electric service. Clear height in the warehouse is between 16-18'. Property lies in the City of Santa Rosa with a zoning Light Industry and a General plan designation of General Industry. This is a non-cannabis asking rate.



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FLOOR PLAN



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PHOTOS



Warehouse - Unit A



Yard Area - Unit A



Entrance / Lobby - Unit A



Yard Area - Unit A

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PHOTOS



Warehouse - Unit B



Front Door - Unit B



Entrance / Lobby - Unit B

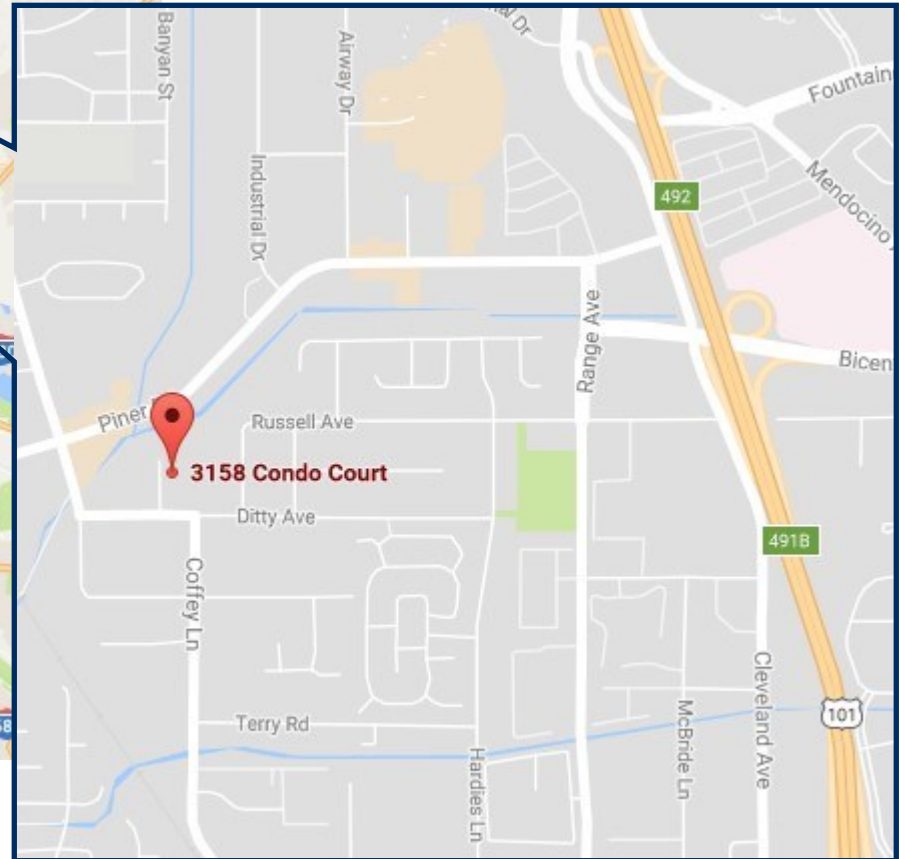
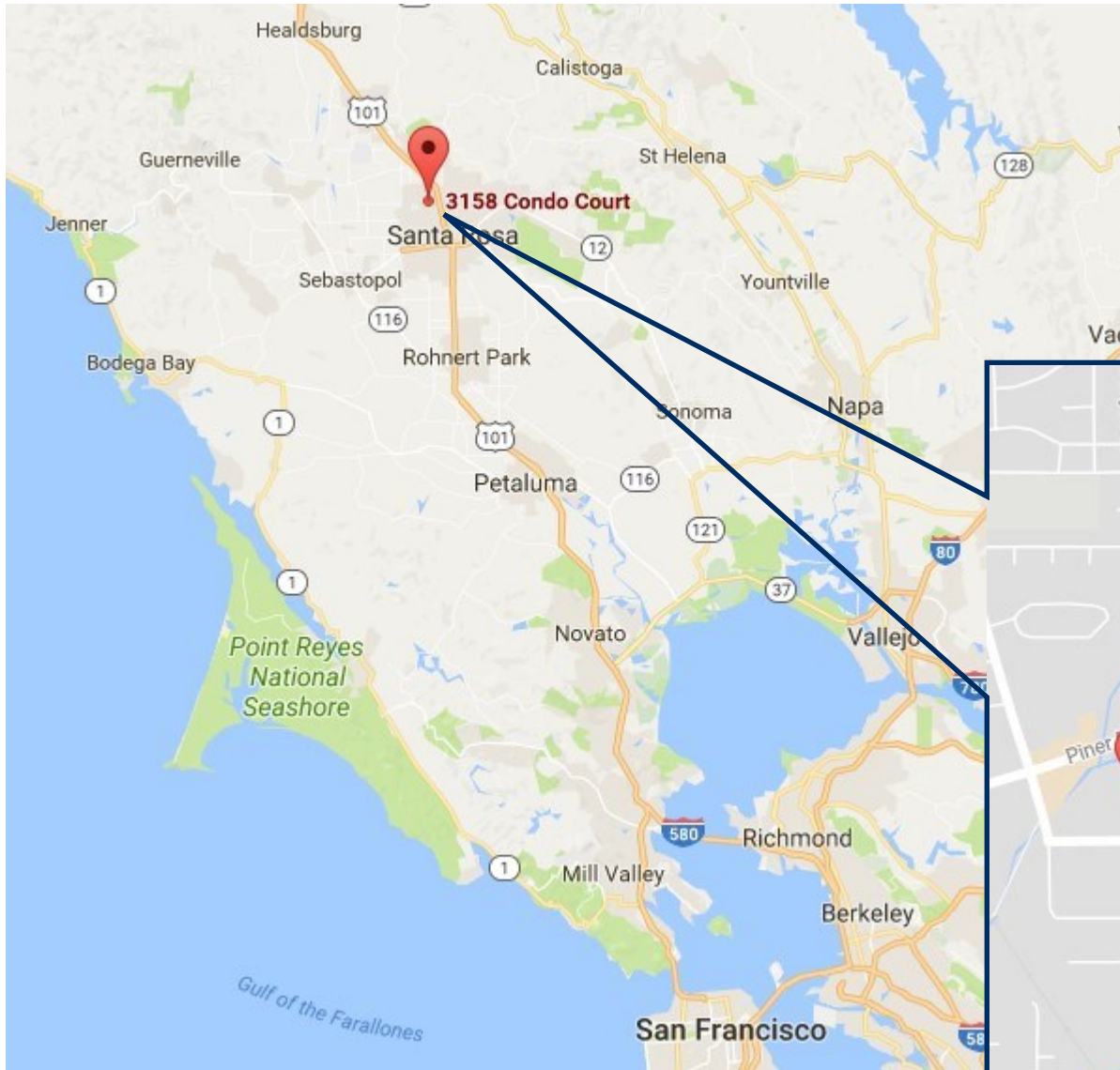


2nd Floor Office - Unit B

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MAPS



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LISTING TEAM



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