



FOR LEASE -Concrete Tilt-Up Industrial

Large Yard-Drive around access

LEASE RATE:

**\$.65 psf/mo.
Gross**

BUILDING:

9,600 sq.ft

LOT SIZE:

**1.10 Acres
(47,916 sq.ft)**

ZONING:

IL-Light Industrial

Lead Broker / Agent

Nick Abbott

707-523-2700 phone

707-529-1722 cell

nabbott@northbayprop.com

DRE No.: 01357548



2400 Bluebell Dr, Santa Rosa CA, 95403

Very attractive CTU building in the Piner Industrial Area. A 9,600 sq.ft Industrial Building with drive around access, 400 amps, 1,296 sq.ft of lower level office, with second level office also built out. New asphalt and paint, drive around truck access and or large gated and secure yard. 3 roll up doors approximately 16' x 16'; the front door has been used for "dock" loading. Building is available for sale or lease. Rare Industrial building with yard in Santa Rosa. Lease rate is \$.65/ sq. ft.

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	
Lease Rate:	\$.65 psf/mo Gross
Building	
Construction:	Concrete Tilt Up
Year Built:	Original Construction: 1946; Addition done at an unknown time.
Interior:	Interior Office/small retail front with balance of warehouse.
Restrooms:	Multiple
Parking:	Abundant, drive around access
Other Amenities:	Loading Dock has been filled, but could be used again.
Doors:	3 Grade Level Doors (1 door could be converted back to a dock well.)
Site	
APN:	015-370-045
Size:	1.10 acres (47,916+/- sq. ft.)
Zoning:	IL (Light Industrial)
City / County:	Santa Rosa/Sonoma
Water & Sewer:	City of Santa Rosa
Gas & Electric:	Pacific Gas and Electric Co. 400 Amp, 3 Phase.

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.



Photos



South Elevation with Roll Up



Entry Showroom/Office



Parking and Yard area south



Interior of Warehouse

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.



Aerial Map

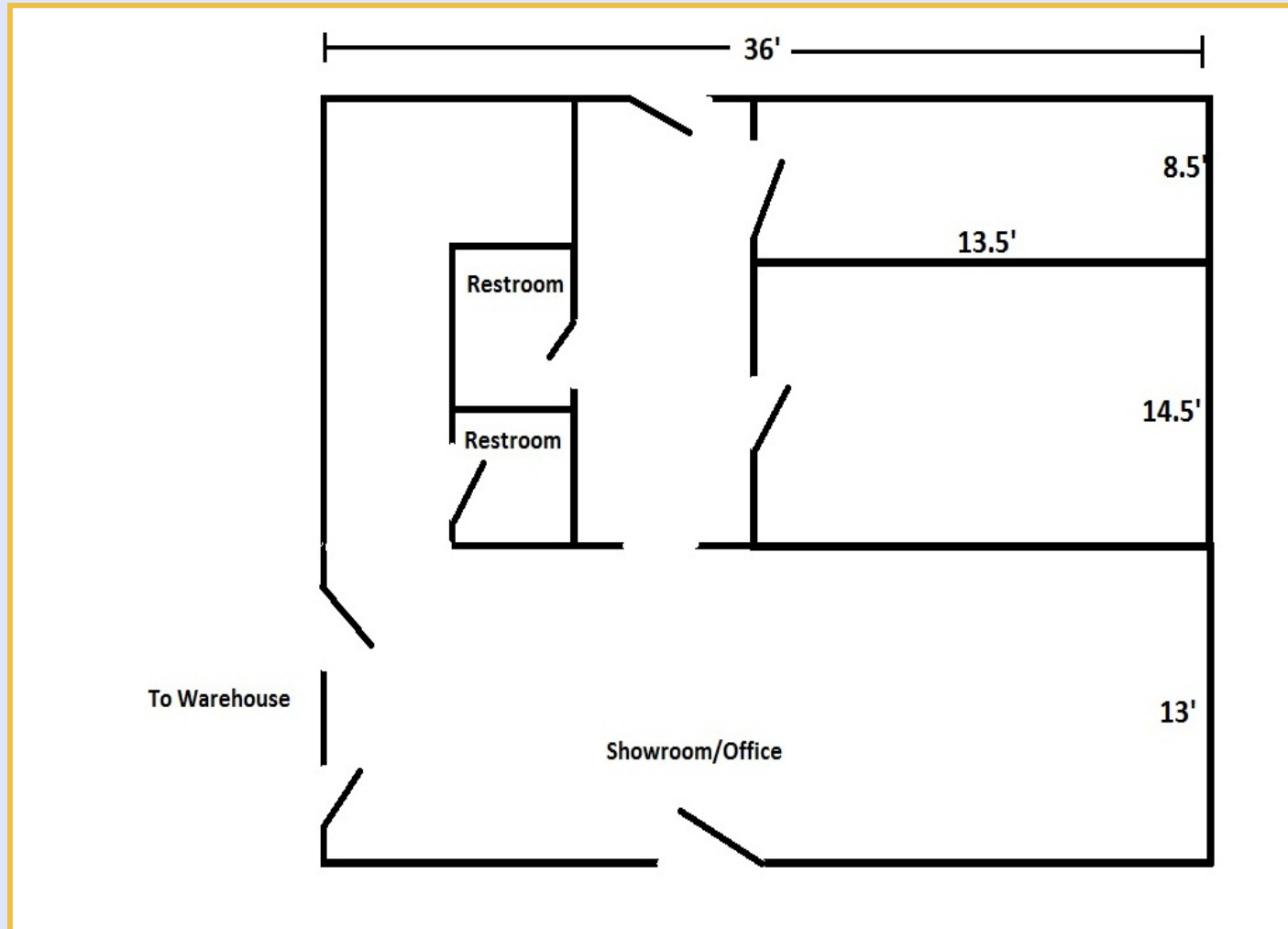


The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal.

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



Floor Plan-Office



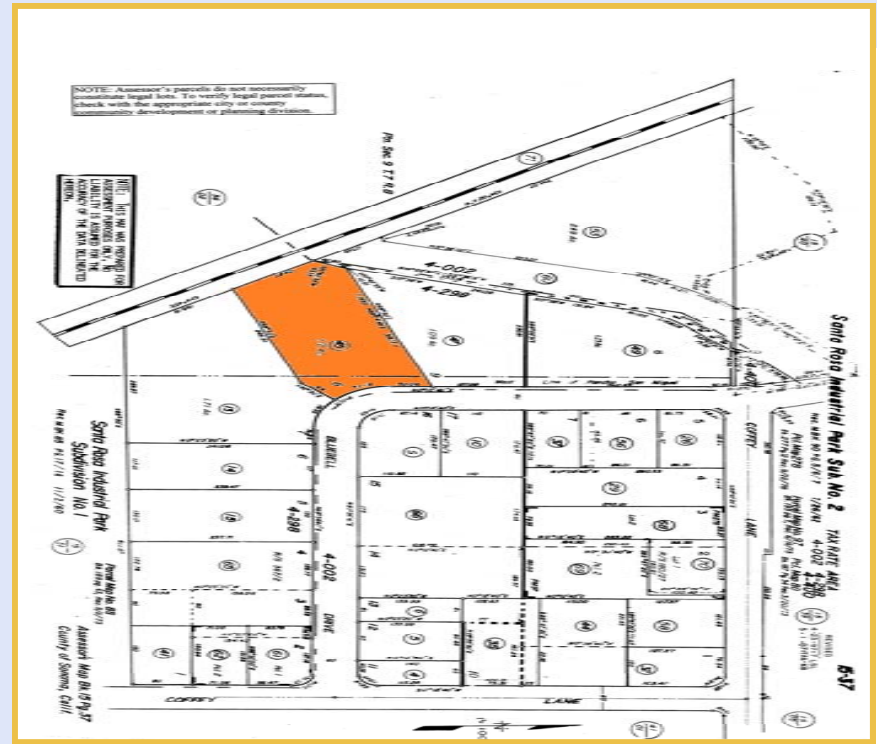
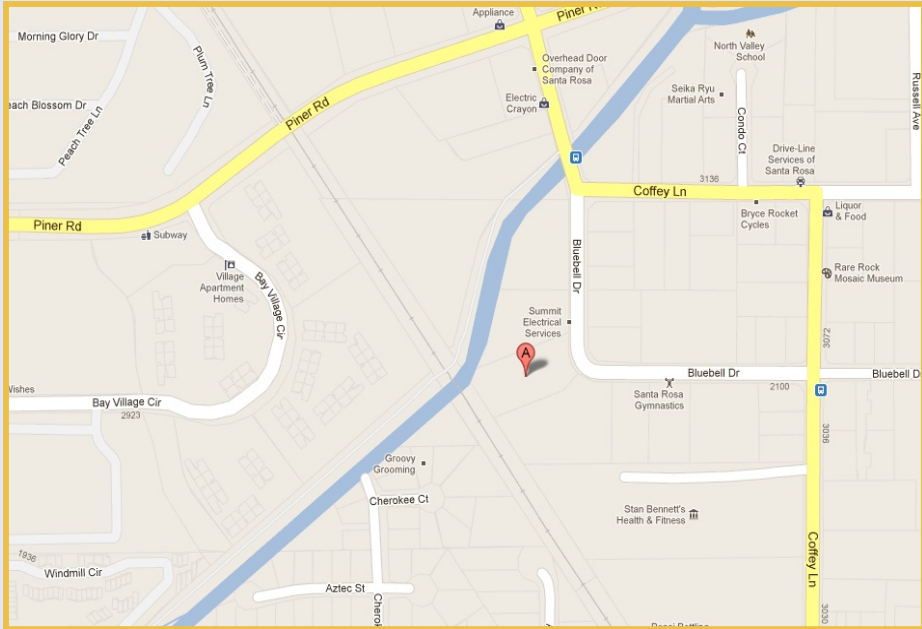
Ground Floor: Office, Showroom/reception floor plan. Gross Dimensions on the lower level is approximately 36x36 or 1,296 sq.ft which includes 2 restrooms, 2 offices and 468 sq.ft of entry/showroom space. Second level office is also available with same Gross dimensions. (Plan not to Scale, dimensions are approximate)

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.



Maps



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.