



NORTH BAY
PROPERTY ADVISORS

FOR SALE or FOR LEASE
16,278+/- Sq. Ft. Warehouse / Large Yard / Excess Land

**ASKING
PRICE:**
\$1,546,000

LEASE RATE:
\$.74 psf gross

BUILDING SF:
16,278+/- sq. ft.
1,700+/- sf office

LOT SIZE:
1.92 acres
(83,635+/- sq.ft.)

ZONING:
IL (Industrial
Light)



1901 Russell Ave., Santa Rosa, CA 95403

This property provides full access around the building with huge paved yard on both the north and south side of building. Two oversized roll-up doors (19.5 x 19.5) also provide access into the building from the north and south. Clear span ceiling height ranges from 20+/- ft. to 23+/- ft. Interior office area of approx. 1,700+/- sq. ft. with ground floor ADA restroom and upstairs looker room with restroom. Additionally, there is the added benefit of the oversized lot with excess land located on the north side of the building.

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:	\$1,546,000
Lease Rate:	\$.74 psf gross

Building

Construction:	Concrete tilt-up
Sq. Feet:	16,278+/-
Clear Height:	20+/- ft to 23+/- ft
Clear Span:	Yes. Completely clear from interior support beams
Roll-ups:	Two 19.5 x 19.5 power doors on North and South side
Interior Improvements:	Interior office area of approx. 1,700+/- sq. ft. with ground floor ADA restroom and upstairs locker room with restroom.

Site

APN:	015-053-061
Size:	1.92 acres (83,635+/- sf)
Zoning:	IL (Industrial Light)
City / County:	Santa Rosa/ Sonoma
Water & Sewer:	City of Santa Rosa
Gas & Electric:	Pacific Gas and Electric Co.

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Photos-South Elevation



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Photos-South side paved yard



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Photos-Expansive 20+ ft clear span



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Photos-North side paved yard/excess land

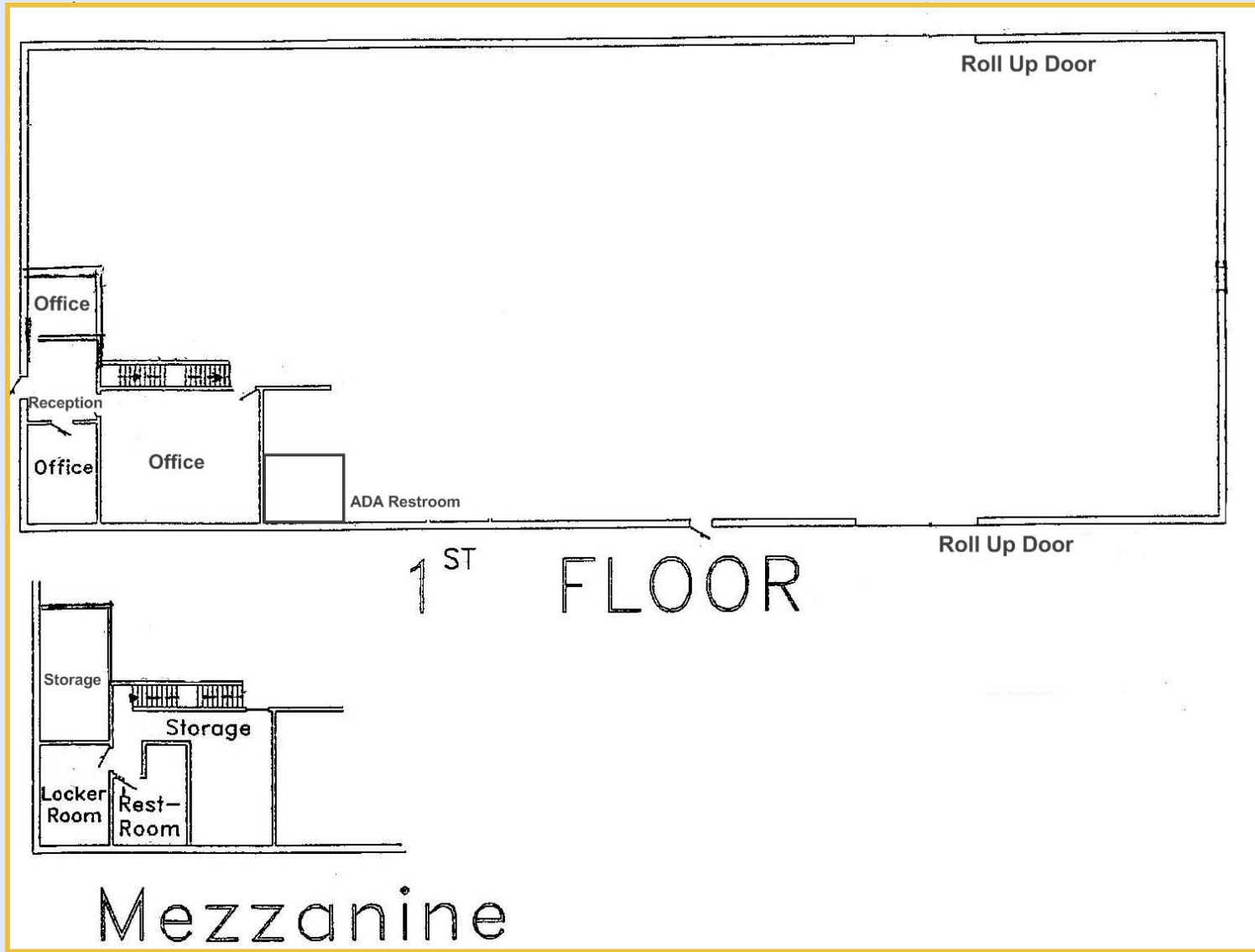


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Floorplan



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Aerial Map

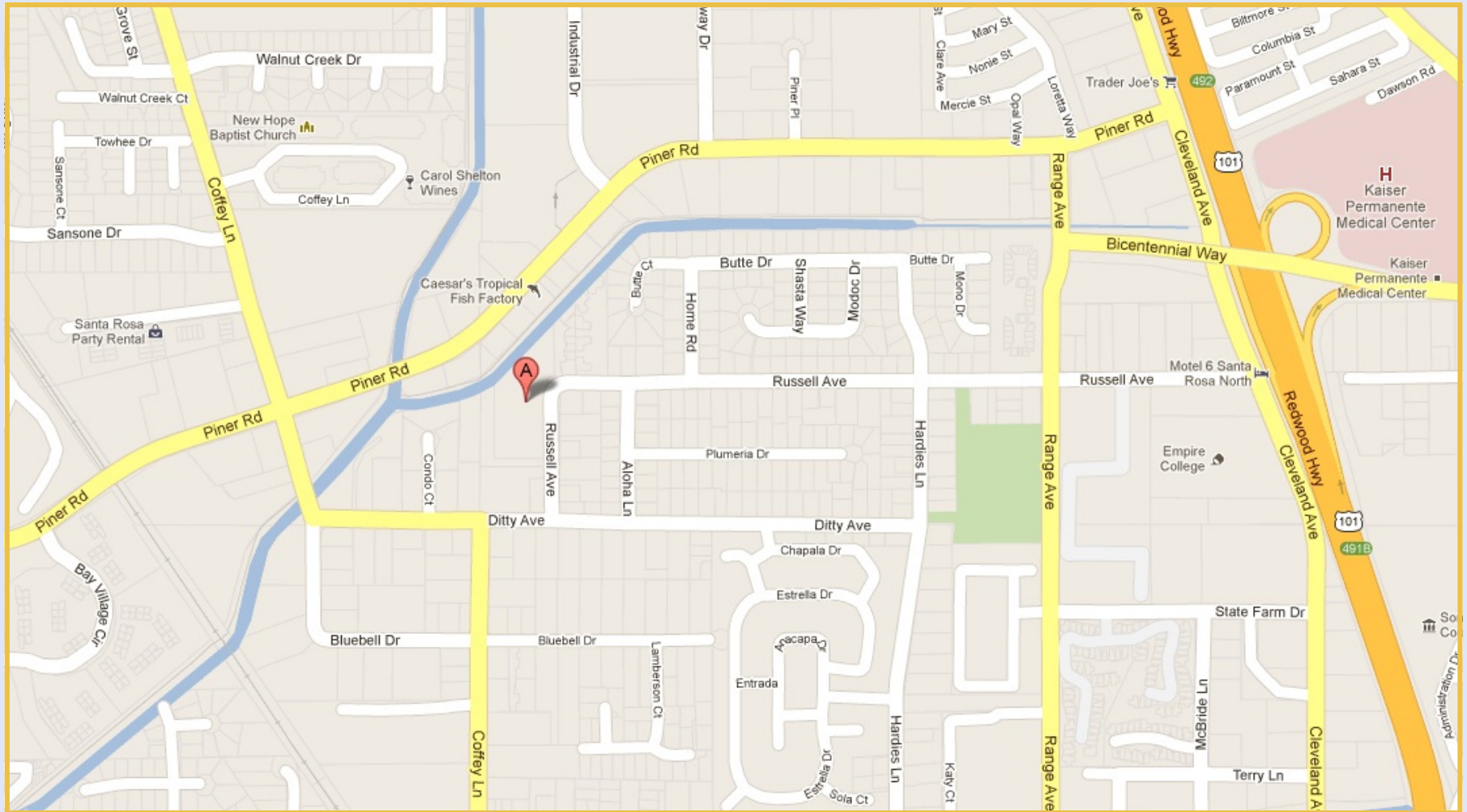


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Location Map

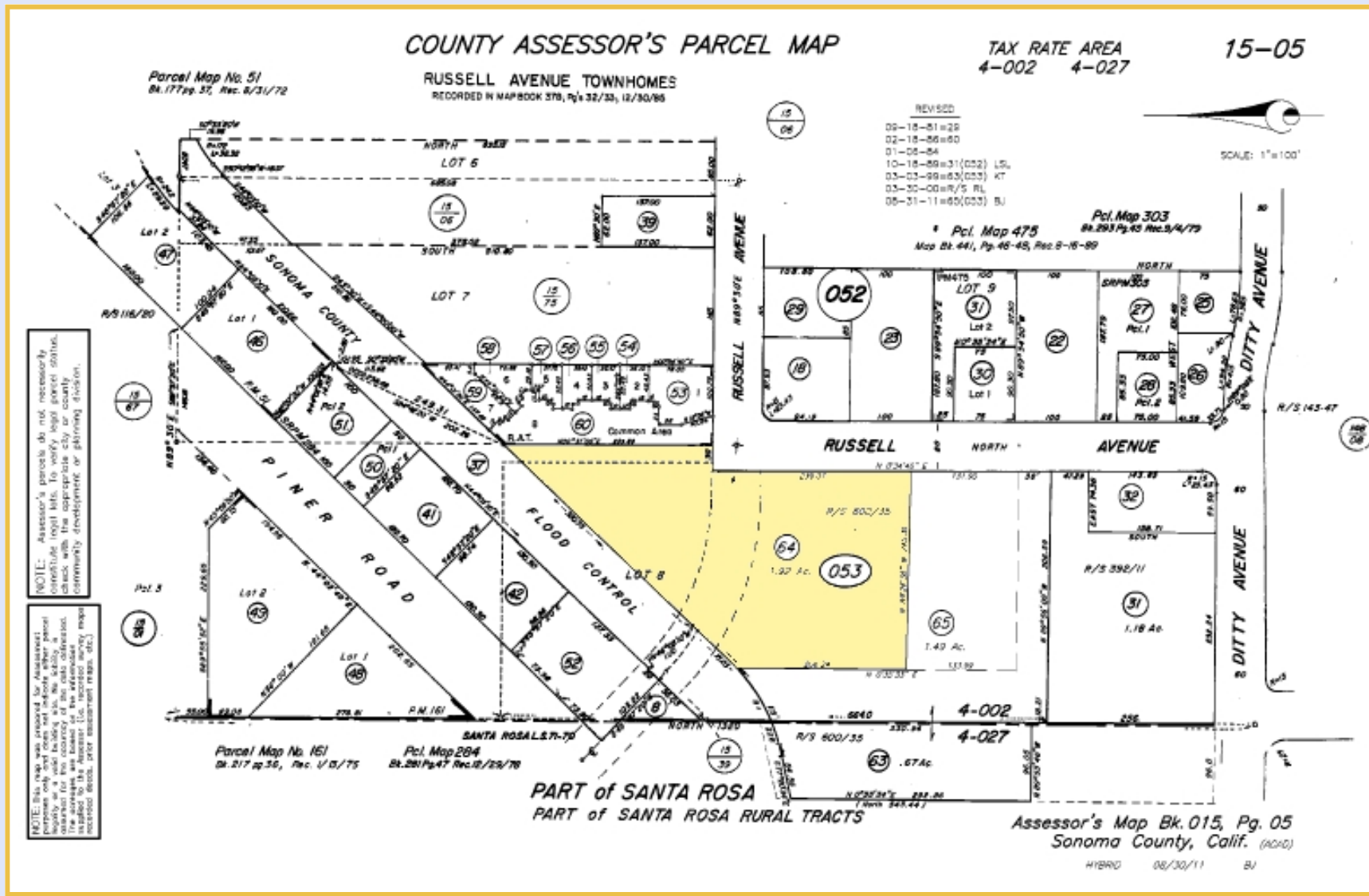


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Parcel Map



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