



FOR SALE Industrial Central Santa Rosa Location

**MOTIVATED
SELLER**

PRICE:

**\$799,000
(\$59 psf)**

BUILDING:

13,572 sq.ft

LOT SIZE:

**.55 Acres
(24,120 sq.ft)**

ZONING:

IL-Light Industrial

**Lead Broker / Agent
Nick Abbott**

BRE No.: 01357548

707-523-2700 phone

707-529-1722 cell

nabbott@northbayprop.com



180 Chestnut St, Santa Rosa CA, 95401

A 13,572 sq.ft. wood frame and metal industrial building located in central Santa Rosa. Site offers a private and secure yard, multiple dock high loading doors, office area, multiple restrooms and break room area. Property has large power supply of 800 Amps. Clear height is 14' to the bottom of Ceiling Truss and additional height between Truss System. See IL zoning for approved and permitted uses.

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	
Listing Price:	\$799,000 (\$59 psf)
Building	
Construction:	Wood Frame, Metal Siding
Year Built:	Original Construction: 1922; Addition done at an unknown time.
Interior:	Interior Office/small retail front with balance of warehouse.
Restrooms:	2
Parking:	Abundant
Other Amenities:	Loading Dock, multiple
Site	
APN:	010-181-006
Size:	.55 Acres
Zoning:	IL (Light Industrial)
City / County:	Santa Rosa/Sonoma
Water & Sewer:	City of Santa Rosa
Gas & Electric:	Pacific Gas and Electric Co. 800 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



Interior of Warehouse



Warehouse



Loading Area



Break Room

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

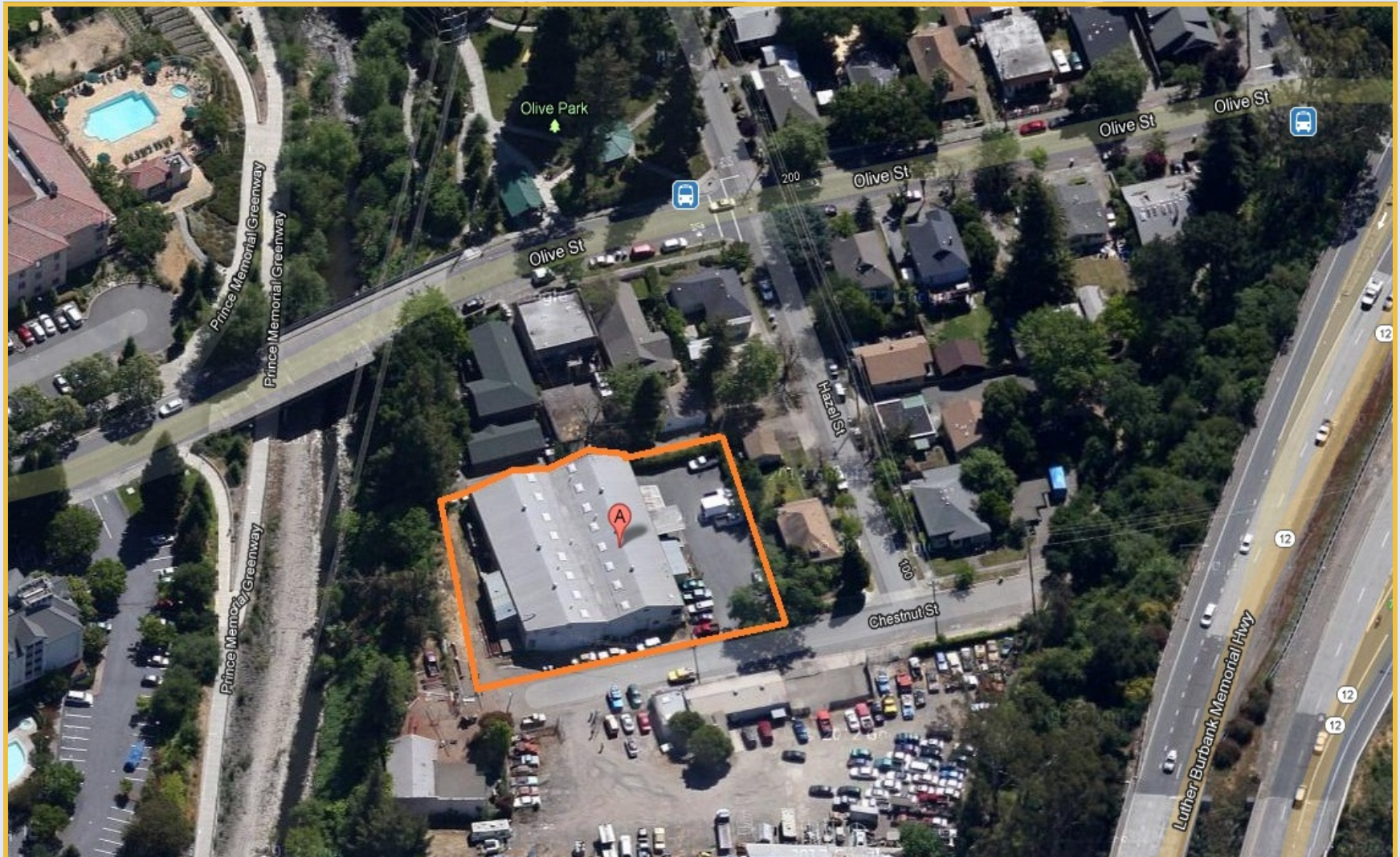


The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal.

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



Aerial Map

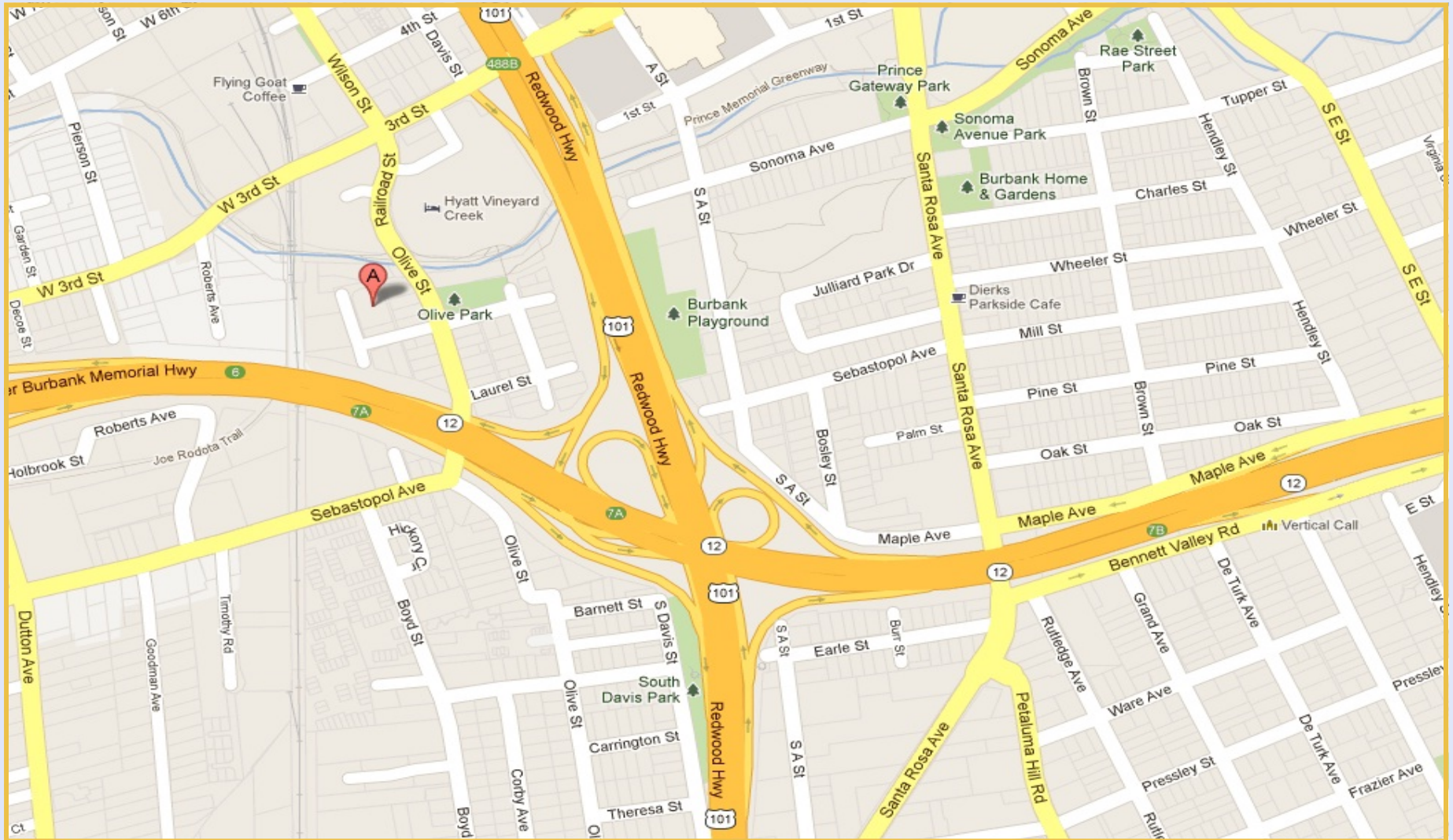


The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal.

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



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.



Broker Team

Nick Abbott
nabbott@northbayprop.com



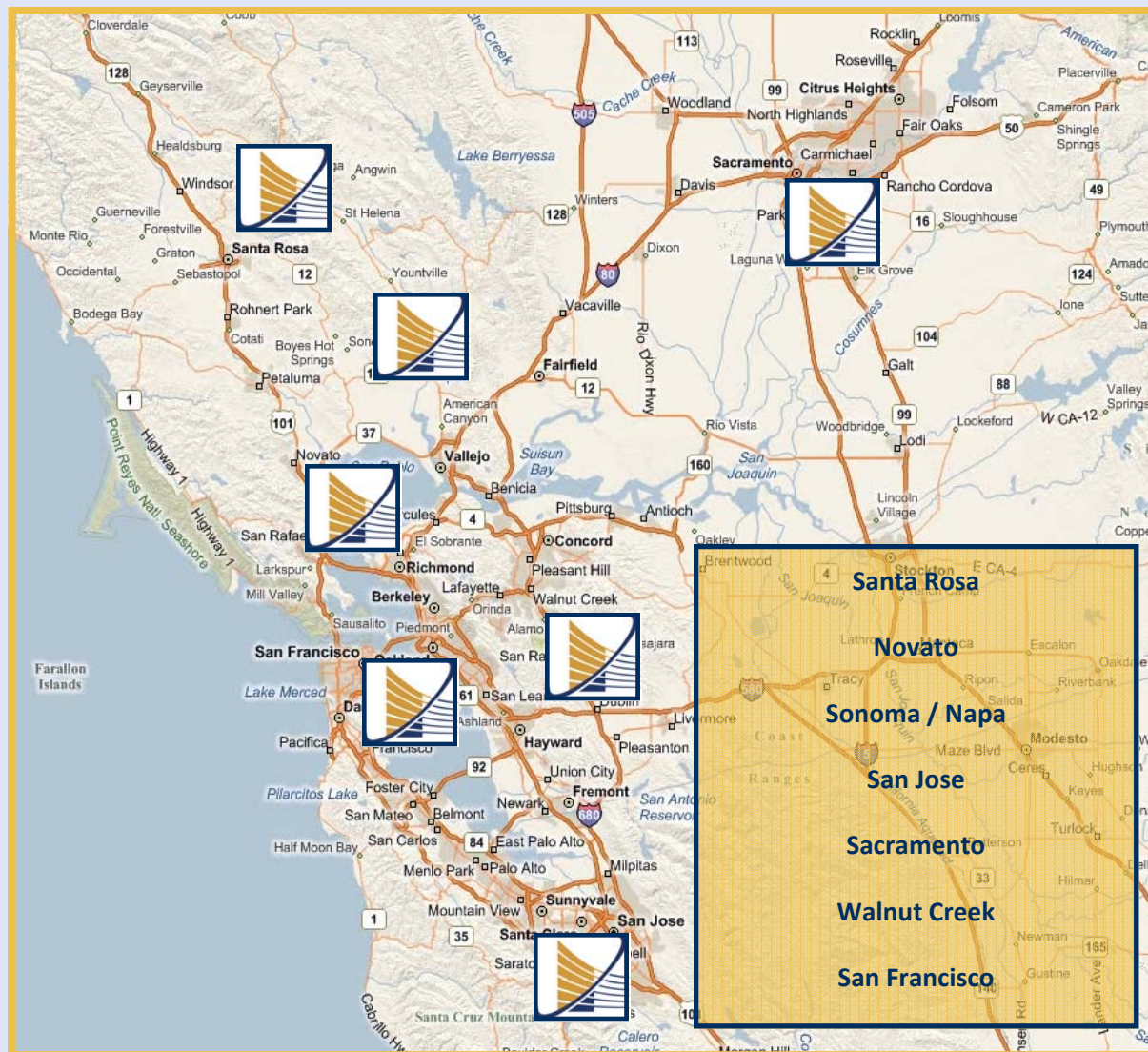
Cell:
707-529-1722
Phone:
707-523-2700
BRE No.:
01357548

William M. Severi, CCIM CPM
bill@northbayprop.com



Cell:
707-291-2722
Phone:
707-523-2700
BRE No.:
010000344

Santa Rosa Office:
2544 Cleveland Ave., Ste., 110
Santa Rosa, CA 95403
707-523-2700



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.