



Properties for Lease

1 981 Airway Court, Suite A, Santa Rosa, CA 95403



Property Details

Total Space Available	12,700 SF
Rental Rate	\$0.75 /SF/Mo
Min. Divisible	12,700 SF
Max. Contiguous	25,941 SF
Property Type	Industrial
Property Sub-type	Flex Space
Building Size	90,336 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite A	12,700 SF	\$0.75 /SF/Mo		25,941 SF	Modified Gross	Now		

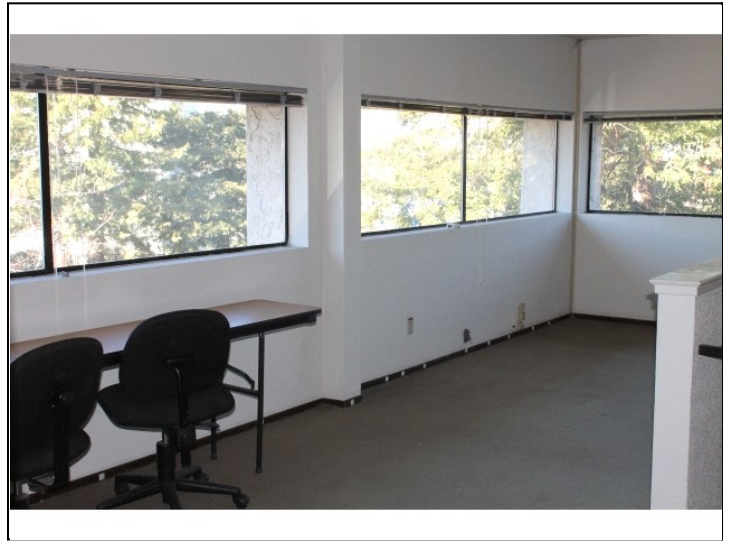
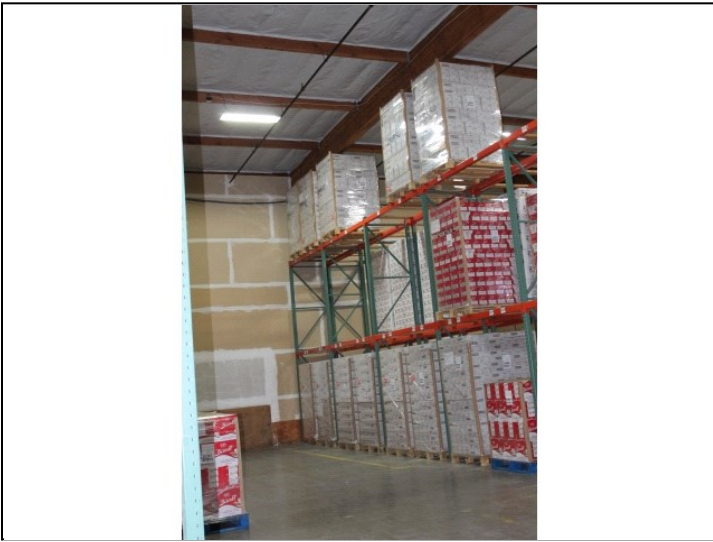
Property Description

12,700 sq ft of warehouse space AVAILABLE NOW in Northwest Santa Rosa industrial park. High ceilings for cased goods storage Low ceiling space for cubicle or low-pile storage Enclosed offices and fire vault in part Divided and subdivided Ground floor office and reception Mezzanine office/conference room Ample power - up to 3 phase 480v 200amp Sprinklered and insulated Loading dock roll-up doors Grade level roll-up doors + man doors Existing floor drains EXISTING City of Santa Rosa SEWER/WATER CREDITS Newly installed energy-efficient motion-sensor lighting

Location Description

Off Piner Road in Northwest Santa Rosa, multi-use industrial park, easy freeway access.

Photos









Property Details

Total Space Available	2,339 SF
Rental Rate	\$0.89 /SF/Mo
Min. Divisible	2,339 SF
Max. Contiguous	6,293 SF
Property Type	Industrial
Property Sub-type	Warehouse
Building Size	29,251 SF
Year Built	1998
Lot Size	1 AC
Zoning Description	MP
Features	Electricity/Power
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite 3	2,339 SF	\$0.89 /SF/Mo	2,339 SF	6,293 SF	Modified Gross	Now	Beautiful, clean warehouse with 12' roll up door and loading dock, office space included. 200 AMP 3 Phase power	

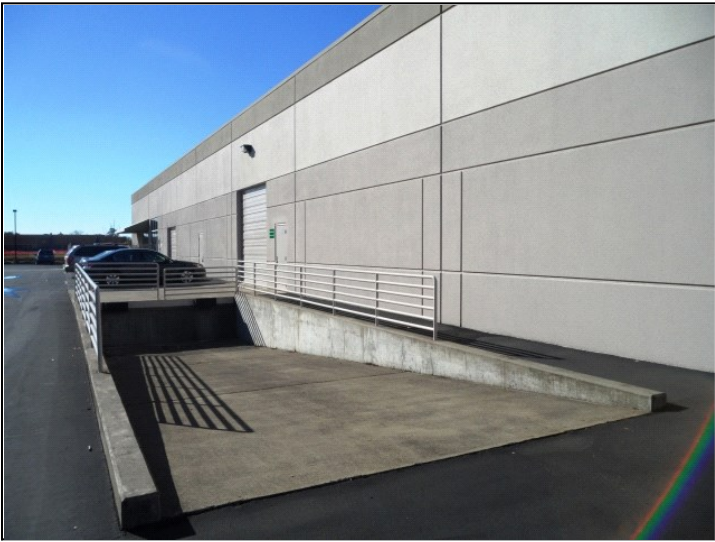
Property Description

Only warehouse in beautiful office building with Lobby entrance. Appx 2,000 sf warehouse with 12' roll up door, loading dock, office with glass. Ample on site parking. Additional adjacent office space also available (any size).

Location Description

Located just 2 blocks from Sonoma County Regional Airprt. Surrounded by Technology, Wine industry, Banking, Distribution and Professional Service businesses. Easy on/off access to US Hwy 101, and 10 minutes north of Santa Rosa. Booming Airport Corridor has many employee amenities including a variety of restaurants, a great Health Club, and parks. 1 hour 15 minutes north of the Golden Gate bridge and 30 minutes from the Sonoma Coast at the gateway to the Sonoma County Wine Country

Photos





Property Details

Total Space Available	6,600 SF
Rental Rate	\$0.67 /SF/Mo
Min. Divisible	3,300 SF
Max. Contiguous	6,600 SF
Property Type	Industrial
Property Sub-type	Flex Space
Additional Sub-types	Manufacturing Office Showroom Warehouse
Building Size	25,400 SF
Zoning Description	M-2
Features	Electricity/Power
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	6,600 SF	\$0.67 /SF/Mo	3,300 SF	6,600 SF	NNN	Now	Industrial space with small showroom, offices and warehouse. Two 12'x14' grade level doors, front and rear.	

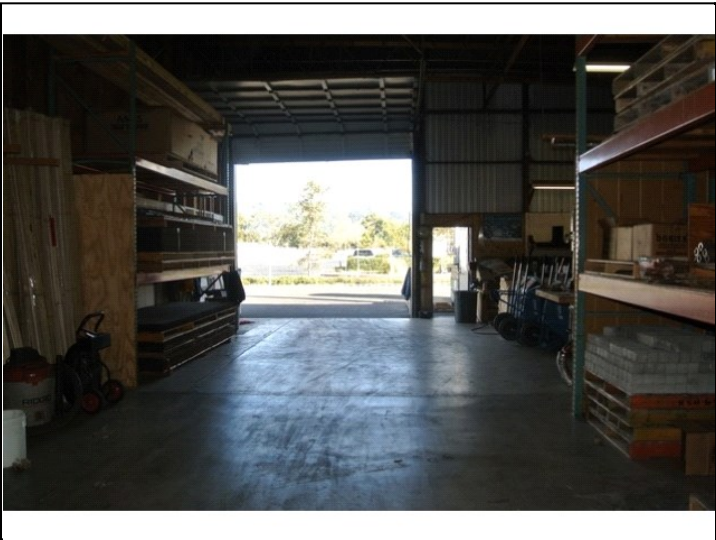
Property Description

Industrial space with small showroom, offices and warehouse. Two 12'x14' grade level doors, front and rear. Great visibility. 6,600 s.f. can be demised in half. Zoned M-2 which includes most industrial, wholesale, distribution and manufacturing uses.

Location Description

Centrally located, west of Hwy 101 off Todd Road (South of Hwy 12). Easy highway access. Industry West industrial center is an established business center with many diversified industrial tenants, large and small.

Photos





Property Details

Total Space Available	10,076 SF
Rental Rate	\$0.46 - 0.55 /SF/Mo
Min. Divisible	4,500 SF
Max. Contiguous	5,576 SF
Property Type	Industrial
Property Sub-type	Warehouse
Building Size	80,000 SF
Lot Size	80,000 SF
Zoning Description	CG - General Commercial
Features	Electricity/Power
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
324 Yolanda Avenue	4,500 SF	\$0.55 /SF/Mo	4,500 SF		Industrial Gross	Now		
328 Yolanda Avenue	5,576 SF	\$0.46 /SF/Mo			Industrial Gross	Now		

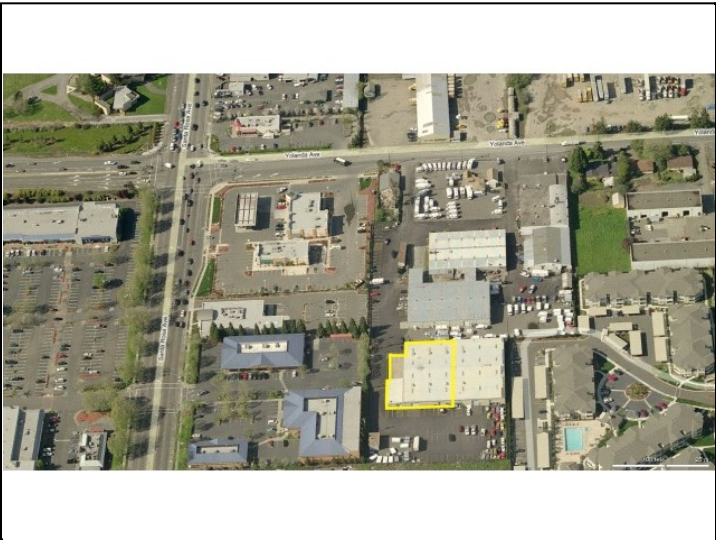
Property Description

324C Yolanda Avenue is a 4,500 ± sq ft warehouse space featuring approx. 22' 24' of clear span, an approx. 400 sq ft, two room office, single grade level 12' roll-up door and personnel door. 328 Yolanda Avenue is a 5,576 ± sq ft space comprised of a 4,424 ± sq ft warehouse featuring approx. 17' 22' of clear span 1,152 ± sq ft two-story office, 160 ± mezzanine, single grade level 10' roll-up door with personnel door and a four panel glass entry to the space. Both spaces have use of shared loading docks and grade level roll-up doors.

Location Description

Located on Yolanda Avenue and just off of Santa Rosa Avenue, this center provides easy access to and from Highway 101. Spaces are part of an 80,000 sq ft multi-tenant complex. The property is Zoned CG - General Commercial District & applied to areas appropriate for a range of retail and service land uses that primarily serve residents and businesses... Both spaces can accommodate a variety of fundamental permitted and conditional uses including: artisan/craft product manufacturing, indoor recreation facilities, health/fitness facilities, art, dance, martial arts and music studios, artisan shops, building and landscape material sales, farm supply/feed stores, outdoor display and sales, second hand stores, general office, general retail, and more. Current tenants in center include Malm Fireplace, Coordinated Project Installations and Complete Collision Center.

Photos



**Property Details**

Total Space Available	23,024 SF
Rental Rate	\$0.77 /SF/Mo
Min. Divisible	23,024 SF
Max. Contiguous	23,024 SF
Property Type	Industrial
Property Sub-type	Flex Space
Building Size	23,024 SF
Features	Electricity/Power - 480/277 volt, 3 phase, 800 amp
Status	Active

Property Notes**Spaces**

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	23,024 SF	\$0.77 /SF/Mo			Industrial Gross	Now		

Property Description

Concrete tilt-up building available now for a new tenant. The space includes approximately 1,671 s.f. of office space with two (2) private offices, supply room open office and four restrooms. There is abundant glass window frontage for the office area and mezzanine storage above the offices. The warehouse has skylights, a doublewide loading dock, 18' to 20' feet of clear height insulated ceiling and a 480 volt/800 amp electrical panel, 6 roll-up doors, and 50 on-site parking spaces.

Location Description

Excellent opportunity for industrial user with easy access to Highway 101 and close to the Sonoma County Airport. The Northwest Regional Business Park is zoned M-2, heavy industrial. It allows for heavy manufacturing and outside storage. The area boasts a championship 18-hole golf course, the Sonoma County Airport and a new 44,000 sf state of the art health club.

Photos



**Property Details**

Total Space Available	27,500 SF
Rental Rate	\$0.58 /SF/Mo
Min. Divisible	5,500 SF
Max. Contiguous	27,500 SF
Property Type	Industrial
Property Sub-type	Warehouse
Building Size	73,000 SF
Year Built	1985
Lot Size	5 AC
Zoning Description	M2 Heavy Industrial
Features	Electricity/Power
Status	Active

Property Notes**Spaces**

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
340	5,500 SF	\$0.58 /SF/Mo	5,500 SF	27,500 SF	NNN	Now	340 Sutton Place contains a total of 4,500+/- sq. ft. of warehouse space at \$0.58/sq. ft. NNN and 1,000+/- sq. ft. of office space at \$0.68/sq. ft. NNN	
342	10,000 SF	\$0.58 /SF/Mo	10,000 SF	27,500 SF	NNN	Now	10,000 sq. ft. warehouse space with one grade level door and two dock high doors.	
344	12,000 SF	\$0.58 /SF/Mo	12,000 SF	27,500 SF	NNN	Now	12,000 sq. ft. warehouse space with two grade level doors and two dock high doors.	

Property Description

310-344 Sutton Avenue contains three industrial buildings, one of which is currently leased. Fire sprinklers are installed throughout the buildings and offer 400 amp 3 phase power, 480V/277 and each space is sub-metered.

Location Description

Property is located in the southwest area of Santa Rosa on the west side of Highway 101 just off the Todd Road exit in the unincorporated area of Sonoma County.



Property Details

Total Space Available	13,572 SF
Rental Rate	\$0.40 /SF/Mo
Min. Divisible	13,572 SF
Max. Contiguous	13,572 SF
Property Type	Industrial
Property Sub-type	Warehouse
Building Size	13,572 SF
Lot Size	24,120 SF
Features	Electricity/Power - 400 Amps
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	13,572 SF	\$0.40 /SF/Mo	13,572 SF	13,572 SF	Modified Gross	Now		

Property Description

Industrial warehouse in central Santa Rosa. Property offers dock loading, 400 Amp Electrical Service, Industrial Zoning, private secure yard.

Location Description

Located in central Santa Rosa, near Hwy12/101 Interchange.

Photos





Property Details

Total Space Available	4,291 SF
Rental Rate	\$0.80 /SF/Mo
Min. Divisible	4,291 SF
Max. Contiguous	4,291 SF
Property Type	Industrial
Property Sub-type	Flex Space
Additional Sub-types	Manufacturing R&D Office-R&D
Building Size	45,375 SF
Building Class	A
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	4,291 SF	\$0.80 /SF/Mo		4,291 SF	NNN	Now	Concrete tilt-up with abundant glass & landscaping amenities. 4 Private offices, room for office cubicles, 2 large conference rooms, and restroom.	Yes

Property Description

The building is designed as concrete tilt-up with abundant glass and landscaping amenities. The space was designed for an engineering and design company with collaborative work areas. The space available currently houses 4 Private offices, room for office cubicles, 2 large conference rooms, and restroom. Among the more appealing amenities offered by the Airport Business Center park is the setting, with lush landscaping that includes mature oaks, meandering streams, and pathways through great lawns. The park is home to the largest health club in Sonoma County, Airport Health Club, totaling over 44,000 s.f. A championship 18-hole golf course, a picturesque vineyard, jogging trails and a par course, and two lakes with waterside walkways, picnic areas and comfortable benches enhance the park's generous ratio of open space. The business park has over 5,000 employees not including airport customers and airport employees.

Location Description

The office building is located in the Airport Business Center and is adjacent to a Chevron Gas Station including a convenience store Vineyard Market and car wash as well as a Starbuck' s and Subway. The Airport Business Center is located approximately three miles northwest of the City of Santa Rosa, west of U.S. Highway 101, the major north/ south freeway through Sonoma County. The Center is within the Sonoma County Airport Industrial Area Specific Plan, which will ultimately accommodate 603 acres of industrial development (412 acres of industrial park and 191 acres of heavy industrial) five acres of retail commercial and 140 acres of agricultural and open space. Approximately 220 acres are presently divided into industrial parks. The Business Center is already headquarters for several leading companies, which were attracted to its excellent facilities for corporate offices, research and development, manufacturing and distribution. Airport Business Center is a master-planned complex in the heart of the California Wine Country. Its buildings are handsomely designed and nestled in graciously landscaped open space, with convenient freeway and airport access.

Photos





Property Details

Total Space Available	4,386 SF
Rental Rate	\$0.70 /SF/Mo
Min. Divisible	4,386 SF
Max. Contiguous	4,386 SF
Property Type	Industrial
Property Sub-type	Office Showroom
Additional Sub-types	Flex Space Institutional/Governmental Medical Office
Building Size	25,560 SF
Lot Size	1 AC
Zoning Description	M-2
Features	Electricity/Power
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	4,386 SF	\$0.70 /SF/Mo	4,386 SF	4,386 SF	NNN	Now	Showroom, wholesale, cafe, bakery, non-profit	

Property Description

Prime Location. Retail / wholesale showroom, studio, cafe, bakery, non-profit with 1 grade level door. Excellent visibility and street frontage. Zoned M-2, Heavy Industrial which allows most uses.

Location Description

Easy access to Hwy 101 at Todd Road. West of Hwy 101 on Standish Avenue. Located in business friendly Sonoma County with City utilities.

Photos





Property Details

Total Space Available	15,000 SF
Rental Rate	\$0.55 /SF/Mo
Min. Divisible	15,000 SF
Max. Contiguous	15,000 SF
Property Type	Industrial
Property Sub-type	Warehouse
Building Size	15,000 SF
Lot Size	0.75 AC
Zoning Description	IL (Light Industrial)
Features	Electricity/Power - 400amps, 240v, 3-phase
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	15,000 SF	\$0.55 /SF/Mo			Modified Gross	Now		

Property Description

Excellent freestanding concrete industrial building including approximately 1,825 sf of air conditioned office and 13,175 sf of warehouse with space heaters. Fully sprinklered. Includes 400 amps, 240 volts, 3-phase electrical service, 14' - 16' clear height, heavy warehouse lighting, dock-high and grade-level truck access. Try possible bulk retail uses. Owner prefers 3-5 year lease. The space is available immediately. All lease terms negotiable! Now for Sale at \$1,475,000 (\$98± psf)!

Location Description

The lot is approximately .75 acres and is located in the Piner Area, one of Santa Rosa's prime industrial areas. Access to and from Highway 101 is quick and easy.

Photos





Property Details

Total Space Available	16,588 SF
Rental Rate	\$0.69 /SF/Mo
Min. Divisible	4,147 SF
Max. Contiguous	16,588 SF
Property Type	Industrial
Property Sub-type	Flex Space
Building Size	16,588 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1	16,588 SF	\$0.69/SF/Mo	4,147 SF		NNN	Now		

Property Description

Bulk retail location, 3,600 sf showroom, office, warehouse, mezzanine storage. Fully fire sprinklered, two 14' roll up doors, skylights, 16' clear height.

Location Description

Good Hwy 101 access, just off Santa Rosa Ave.



Property Details

Total Space Available	5,996 SF
Rental Rate	\$0.73 /SF/Mo
Min. Divisible	5,996 SF
Max. Contiguous	25,941 SF
Property Type	Industrial
Property Sub-type	Flex Space
Building Size	90,336 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite F	5,996 SF	\$0.73 /SF/Mo		25,941 SF	Modified Gross	Now		

Property Description

5,996 sq ft warehouse space available in flexible, multi-use, industrial park. High ceilings for cased goods storage, ample power up to 3 phase 480v, sprinkler and insulated, 2 grade-level roll-up doors and 2 man doors, existing City of Santa Rosa sewer/water credits, bathroom, \$0.71 sq ft modified gross lease

Location Description

Multi-use industrial park located in northwest Santa Rosa off Piner Road, easy freeway access.

Photos

