



FOR LEASE : WAREHOUSE

20 MILL STREET
HEALDSBURG, CA, 95448

Northern California's Premier Commercial Real Estate Firm



Nick Abbott - Broker

CA BRE # 01357548

Phone: 707-523-2700

Cell: 707-529-1722

Email: nabbott@northbayprop.com



Daniel Silewicz

CA BRE # 01988015

Phone: 707-523-2700

Cell: 707-328-1141

Email: daniel@northbayprop.com



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



OVERVIEW

SUITE	APPROXIMATE SQ. FT.	ROLL UP DOOR	POWER	FIRE SUPPRESSION	ASKING RATE
20	17,600	4 grade level roll up-doors	400 Amps	Recently Installed	\$0.97 per SF + NNN

20 Mill St. is a 17,600 sq. ft. industrial warehouse building, including approximately 1,500 sq. ft. of very well finished office/showroom space. The ownership recently installed a fire suppression system and connected the building to city services. The building offers stand alone identity with frontage onto Mill St, ADA restrooms, break room, large sewer upgrades with pre treatment wells. Warehouse is open clear span with 4 loading points. Clear height is approximately 18', and about 65' by 232'. Warehouse also has approximately 700 sq. ft. of mezzanine office space. Property is zoned Industrial in the City of Healdsburg.



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



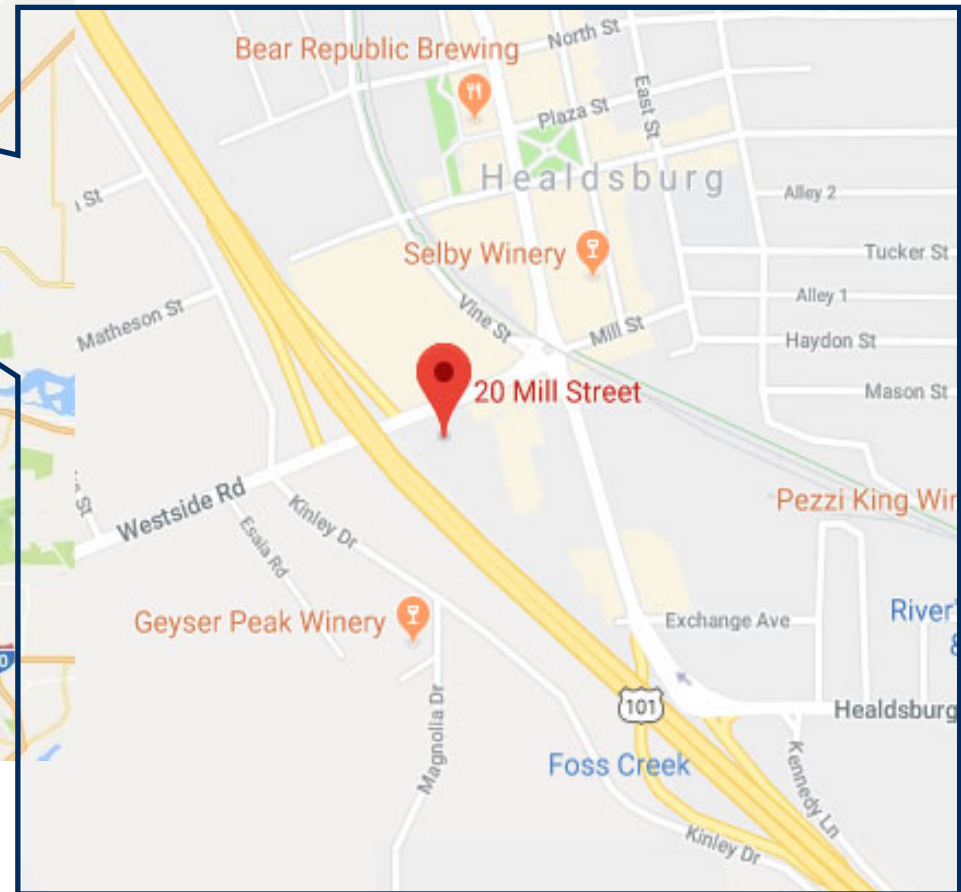
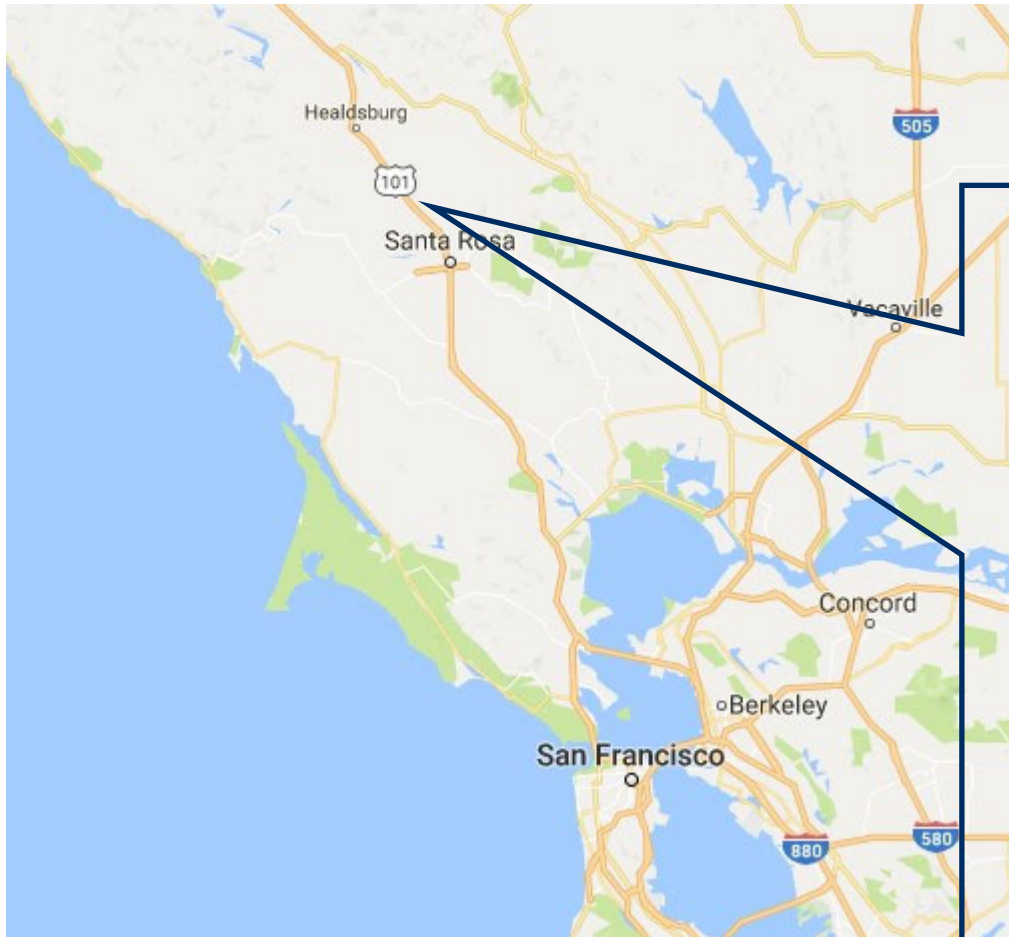
AERIAL MAP



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



LISTING TEAM



Nick Abbott - Broker

CA BRE # 01357548

Phone: 707-523-2700

Cell: 707-529-1722

Email: nabbott@northbayprop.com

North Bay Property Advisors

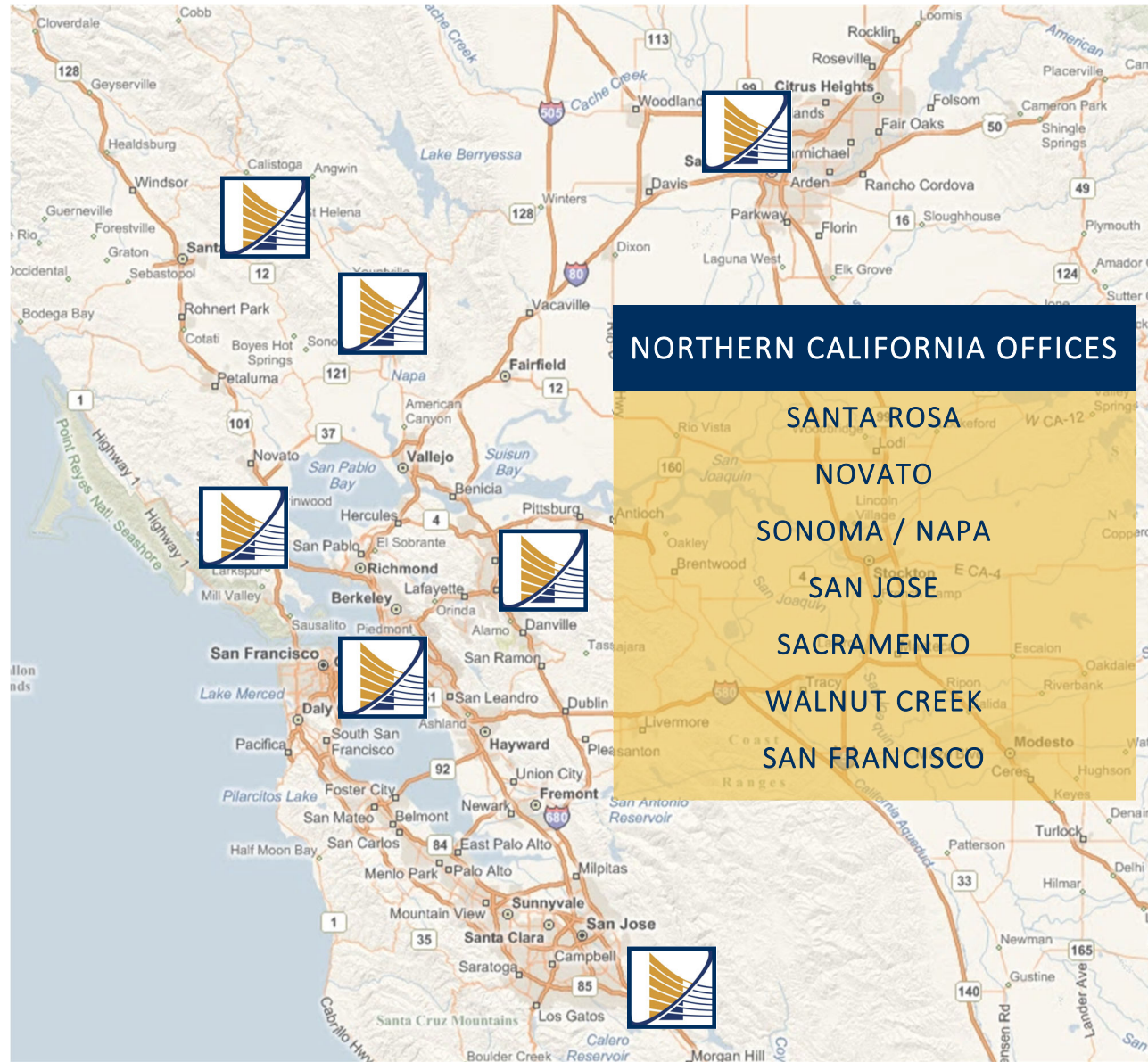
Santa Rosa Office

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

www.NorthBayProp.com



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