



FOR LEASE— WAREHOUSE

1536 HAMPTON WAY
SANTA ROSA, CA 95407

Northern California's Premier Commercial Real Estate Firm



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SITE SUMMARY



Site Details

Constriction / Siting:	Metal / Concrete Block
Roll Up Doors:	Grade level
Fire Suppression:	None
Insulation:	Roof Only
Yard:	None
APNs:	125-082-015 & 125-082-014

Hampton Way

North Bay Property Advisors is pleased to offer this industrial complex on Hampton Way, Santa Rosa. The site offers multiple opportunities with smaller spaces with opportunities to expand. The spaces can be combined to create larger contiguous units. The site is located just off Hwy 12, on Sebastopol Rd, which serves as a major corridor to west Santa Rosa and Roseland. No automotive related businesses.



FOR LEASE SUMMARY

Building #1 1536 Hampton Way

UNIT	SPACE	RENTABLE Sq. Ft.	LEASE	BASE Mo. RENT	Est. CAM Mo.	TOTAL Mo. COST
1536 Unit A	Warehouse	3,522 +/- Sq. Ft.	NNN	\$4,050 (\$1.15 per Sq. Ft.)	\$528 (\$0.15 per Sq. Ft.)	\$4,579
1536 Unit B	Warehouse	3,570 +/- Sq. Ft.	NNN	\$4,106 (\$1.15 per Sq. Ft.)	\$536 (\$0.15 per Sq. Ft.)	\$4,641

Building #2 1572 Hampton Way

UNIT	SPACE	RENTABLE Sq. Ft.	LEASE	BASE Mo. RENT	Est. CAM Mo.	TOTAL Mo. COST
1572 Unit A	Warehouse	3,510 +/- Sq. Ft.	NNN	\$4,037 (\$1.15 per Sq. Ft.)	\$527 (\$0.15 per Sq. Ft.)	\$4,563
1572 Unit B	Warehouse	3,330 +/- Sq. Ft.	NNN	\$3,830 (\$1.15 per Sq. Ft.)	\$500 (\$0.15 per Sq. Ft.)	\$4,329
1572 Unit C	Warehouse	2,250 +/- Sq. Ft.	NNN	\$2,588 (\$1.15 per Sq. Ft.)	\$338 (\$0.15 per Sq. Ft.)	\$2,925
1572 Unit D	Warehouse	4,681 +/- Sq. Ft.	NNN	\$5,383 (\$1.15 per Sq. Ft.)	\$702 (\$0.15 per Sq. Ft.)	\$6,085

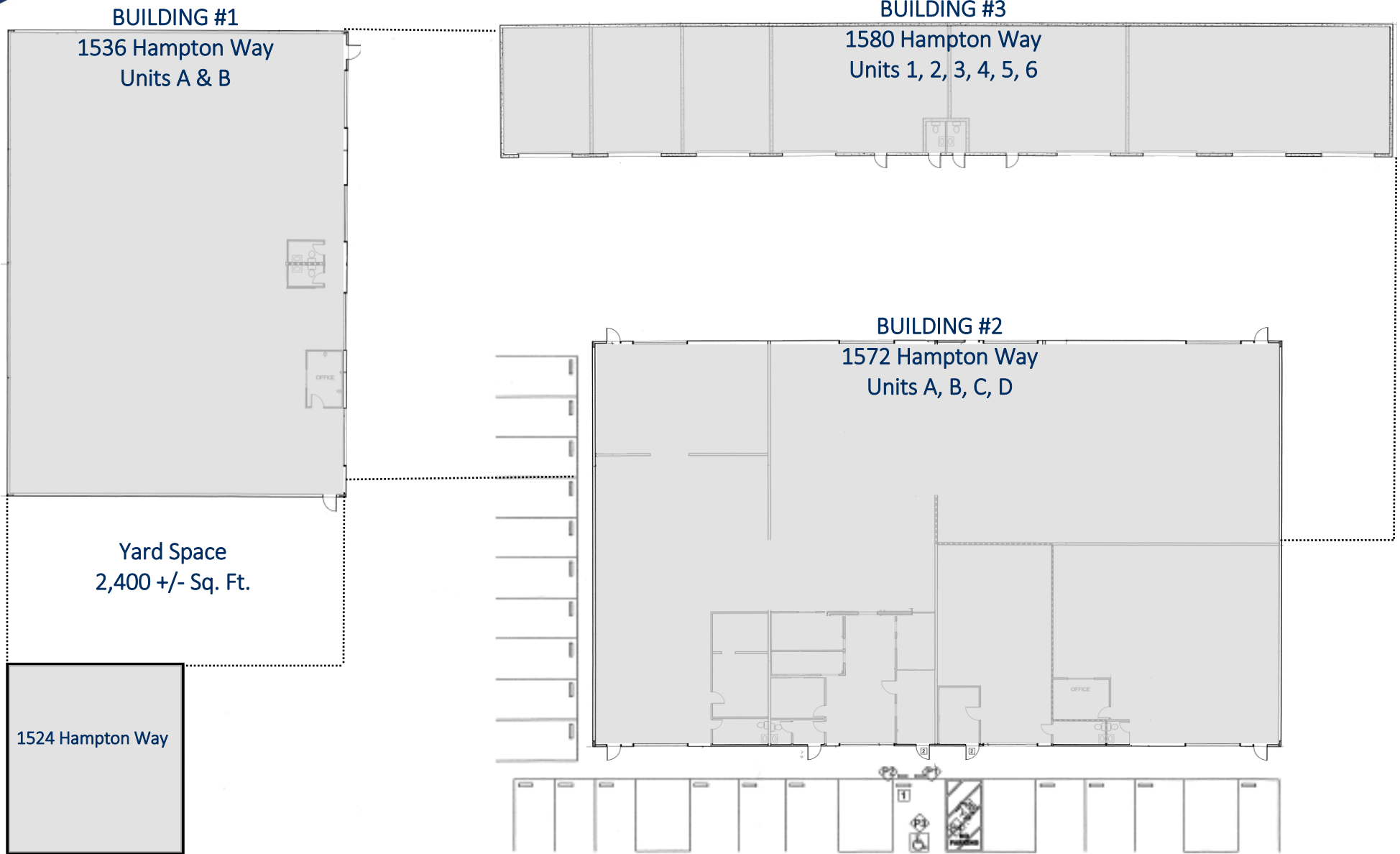
Building #3 1580 Hampton Way

UNIT	SPACE	RENTABLE Sq. Ft.	LEASE	BASE Mo. RENT	RATE INCLUDES	TOTAL Mo. COST
1580 Unit 1	Storage	590 +/- Sq. Ft.	Modified Gross	\$974 (\$1.65 per Sq. Ft.)	Power, Water, & Sewer	\$974
1580 Unit 2	Storage	605 +/- Sq. Ft.	Modified Gross	\$998 (\$1.65 per Sq. Ft.)	Power, Water, & Sewer	\$998
1580 Unit 3	Storage	590 +/- Sq. Ft.	Modified Gross	\$974 (\$1.65 per Sq. Ft.)	Power, Water, & Sewer	\$974
1580 Unit 4	Storage	1,180 +/- Sq. Ft.	Modified Gross	\$1,711 (\$1.45 per Sq. Ft.)	Power, Water, & Sewer	\$1,711
1580 Unit 5	Storage	1,180 +/- Sq. Ft.	Modified Gross	\$1,711 (\$1.45 per Sq. Ft.)	Power, Water, & Sewer	\$1,711
1580 Unit 6	Storage	1,770 +/- Sq. Ft.	Modified Gross	\$2,567 (\$1.45 per Sq. Ft.)	Power, Water, & Sewer	\$2,567

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EXISTING SITE & FLOOR PLAN





BUILDING #1 1536 HAMPTON WAY

SITE / BUILDING

Grade Level Roll up door:	Four 12' Wide x 14' Tall
Fire Suppression:	No
Insulation:	Roof Only
Interior Clearance:	15' to 20'
Power:	200 Amps / 3 Phase

SPACE SQ. FT. BREAK DOWN

	Unit A	Unit B
Warehouse:	3,422 +/-	3,570 +/-
Office:	100 +/-	0 +/-



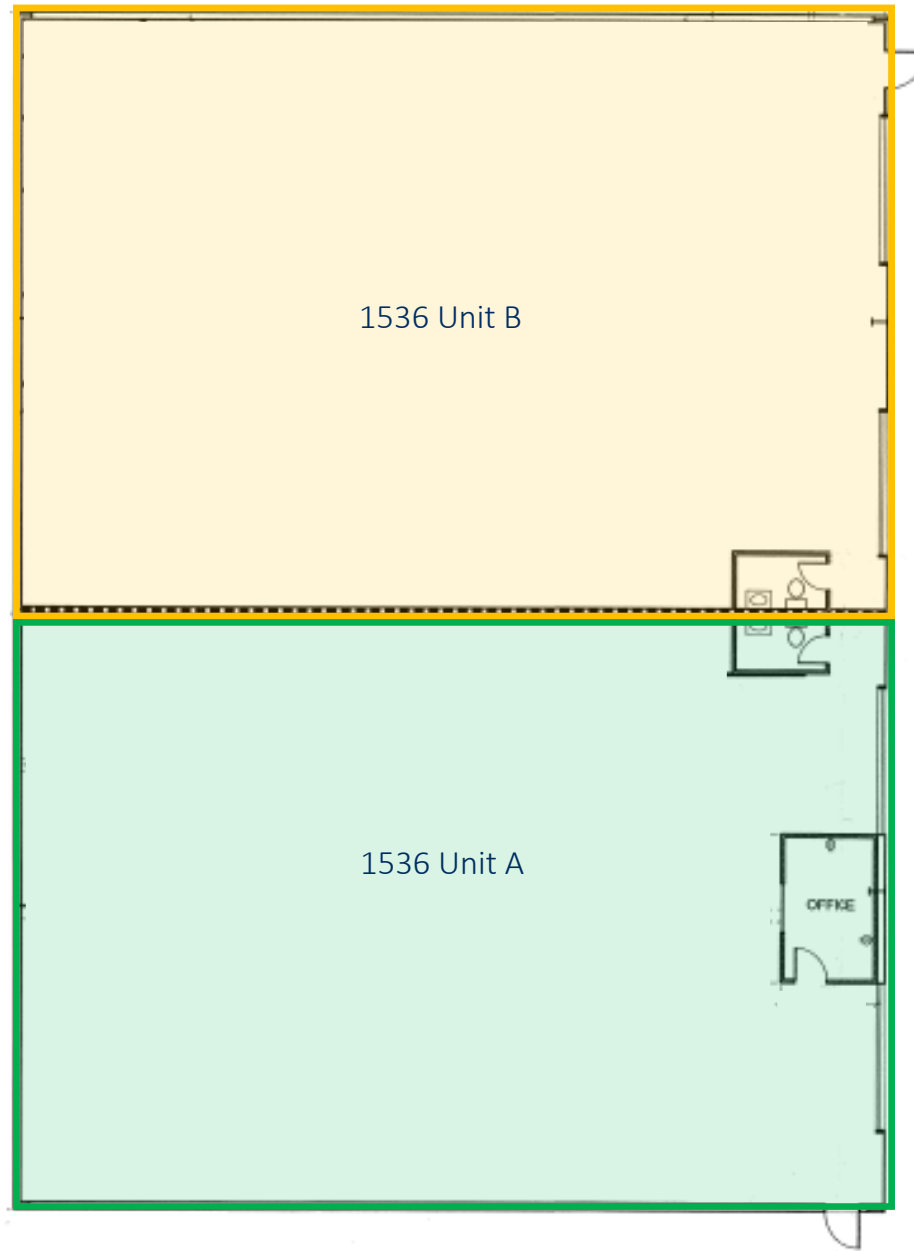
UNIT	SPACE	RENTABLE Sq. Ft.	LEASE	BASE Mo. RENT	Est. CAM Mo.	TOTAL Mo. COST
1536 Unit A	Warehouse	3,522 +/- Sq. Ft.	NNN	\$4,050 (\$1.15 per Sq. Ft.)	\$528 (\$0.15 per Sq. Ft.)	\$4,579
1536 Unit B	Warehouse	3,570 +/- Sq. Ft.	NNN	\$4,106 (\$1.15 per Sq. Ft.)	\$536 (\$0.15 per Sq. Ft.)	\$4,641
Combine	Warehouse	7,092 +/- Sq. Ft.	NNN	\$8,156 (\$1.15 per Sq. Ft.)	\$1,064 (\$0.15 per Sq. Ft.)	\$9,220

- Units A & B are currently one continuous space and could be subdivided if necessary.
- Units have separate PG&E electrical meter but have no gas.
- Additional Gated yard space can be reserved for additional fees
- CAM includes but is not limited to Water / Sewer, Real Estate Taxes, Real Estate Insurance, and Common Area Maintenance.
- No automotive related businesses.

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BUILDING #1 1536 FLOOR PLAN



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BUILDING #1 1536 UNIT A



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BUILDING #1 1536 UNIT B



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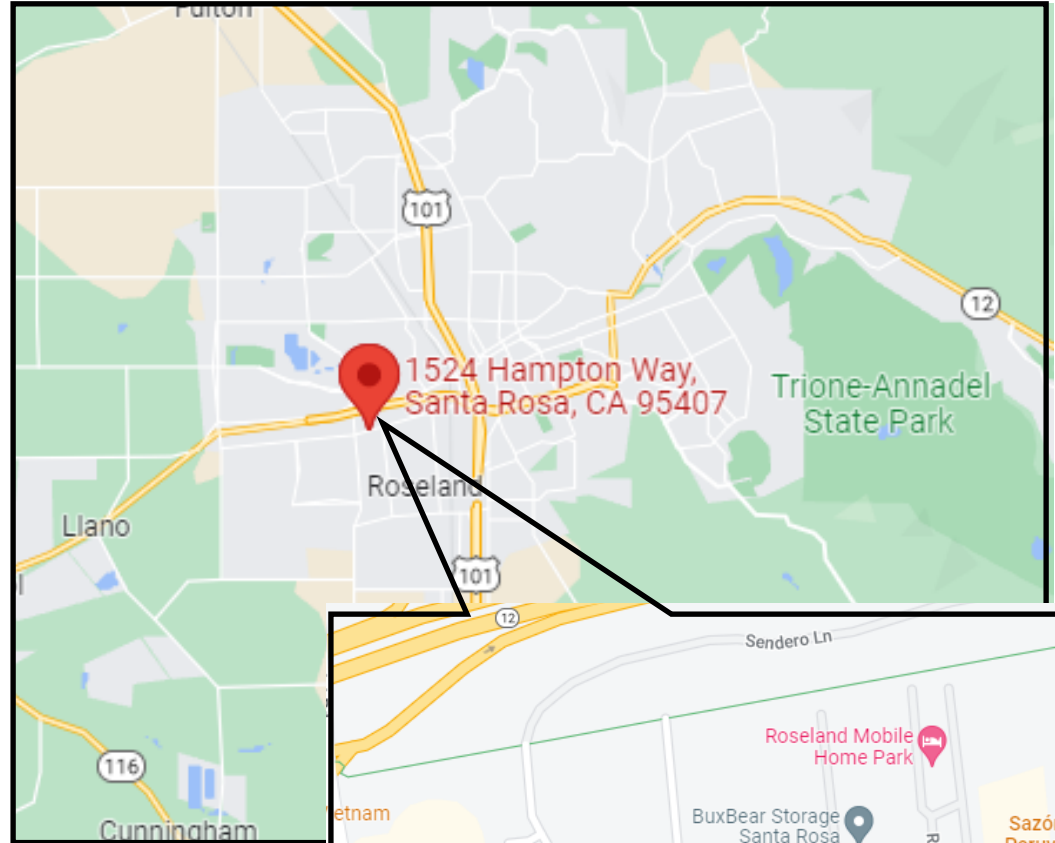
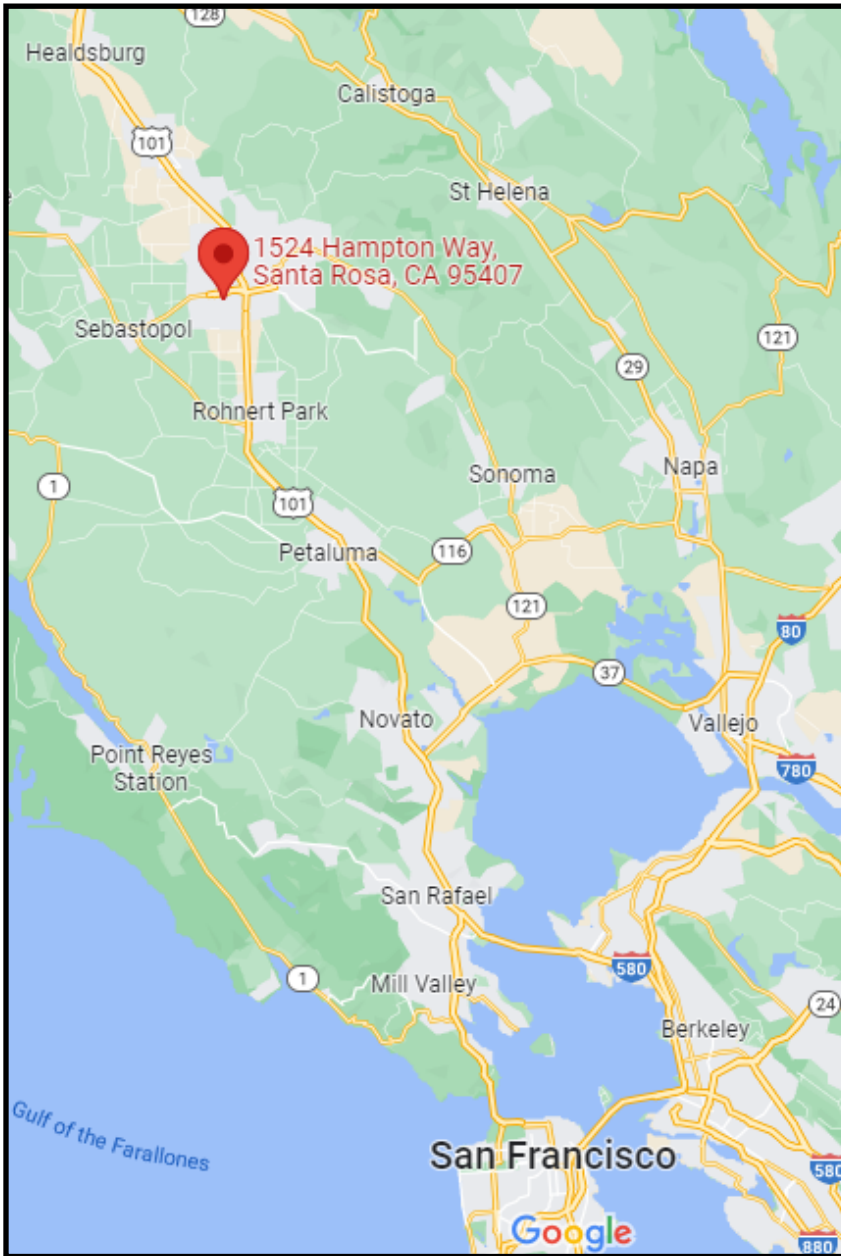
AERIAL MAP



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STREET MAP



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BROKER TEAM



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