



FOR LEASE – WAREHOUSE & YARD STORAGE

1017 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

Northern California's Premier Commercial Real Estate Firm



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SITE SUMMARY

SPACE SQ. FT. BREAK DOWN

Building:	
Warehouse	2,700 +/- Sq. Ft.
Office	900 +/- Sq. Ft.
Total:	3,600 +/- Sq. Ft.
Yard #1:	3,600 +/- Sq. Ft.
Yard #2:	20,750 +/- Sq. Ft.

SITE / BUILDING

Building:	3,600 +/- Sq. Ft.
Grade Level Roll up door:	12' Wide x 14' Tall
Power:	200 Amp 3 Phase
Clearance:	17.5' to 18.5'
Fire Suppression:	No
Construction Type:	Metal



UNIT	SPACE	RENTAL SQ. FT.	LEASE	TOTAL MO. COST
1017 Sebastopol Rd.	Warehouse & Yard #1 + Yard #2	\$3,600 + \$2,500	Gross	\$6,100
1017 Sebastopol Rd.	Warehouse & Yard #1	\$3,600	Gross	\$3,600
1017 Sebastopol Rd.	Yard #2	\$2,500	Gross	\$2,500

- Yard #2 has potential of multiple access points on Sebastopol Rd and Roseland Ave and can be leased out separately.
- Gross Lease Includes: base rent, real estate taxes, real estate insurance, common areas, water and sewer.
- Restroom located in adjacent building in common area.

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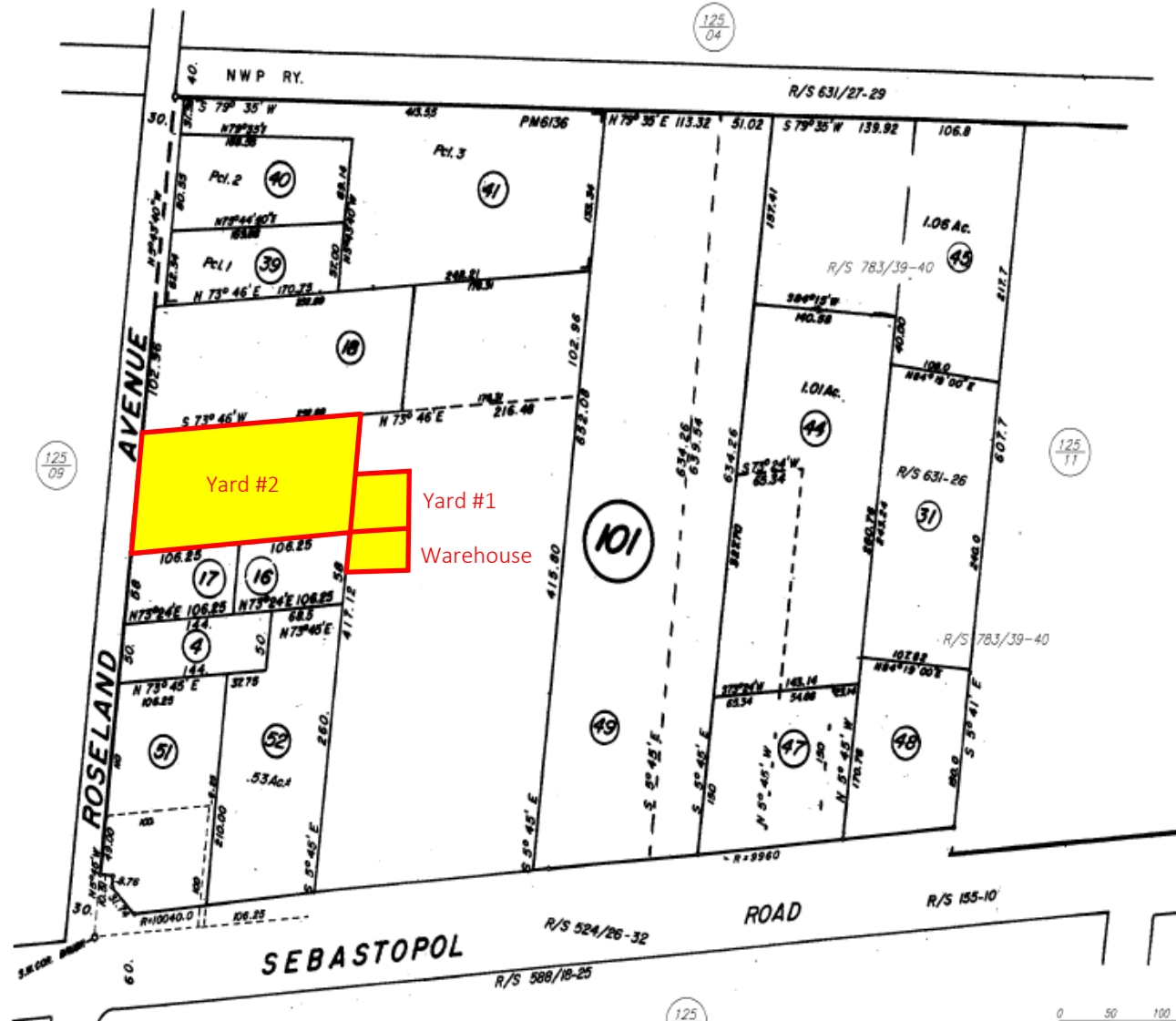


PARCEL MAP

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
4-322

125-10



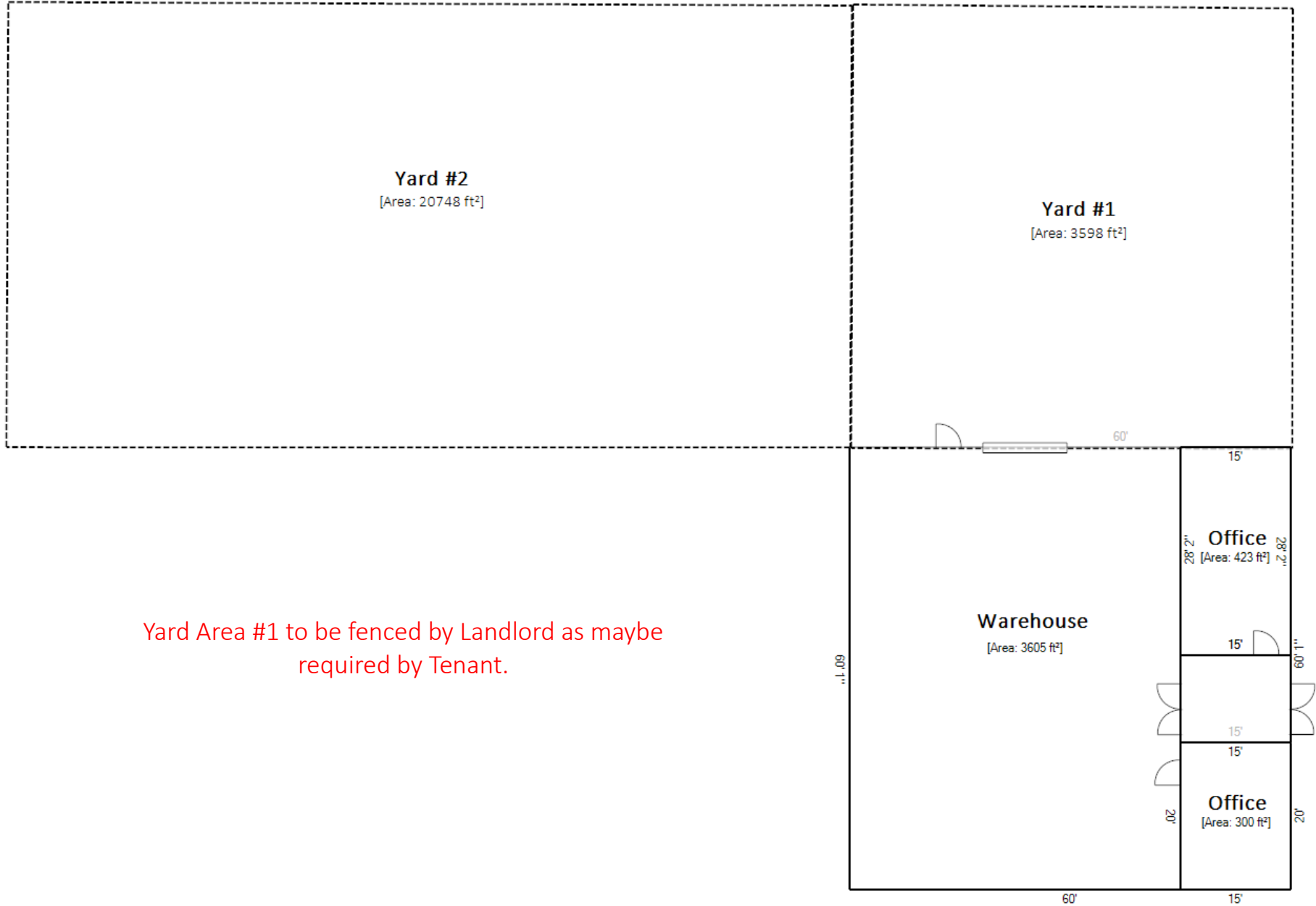
SCALE: 1"=100'

- REVISED
- 04-03-75=38
 - 09-26-78=41
 - 02-28-79=45
 - 05-10-00=Rd.Cor.-RL
 - 04-23-01=50-KT
 - 05-17-01=51-KT
 - 10-22-01=52-KT
 - 11-05-02=53-RM
 - 02-04-03=R/S-RM
 - 05-22-06=54-KB
 - 03-01-18=TRA-RL
 - 05-30-18=R/S-DS
 - 08-15-18=SBE-BC

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BUILDING FLOOR PLAN



Yard Area #1 to be fenced by Landlord as maybe required by Tenant.



BUILDING PHOTOS



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YARD AREA PHOTOS



Yard 2 (Looking West Toward
Roseland Ave)



Yard 2 (Looking East From
Roseland Ave)



Yard 2 (Looking South East
From Roseland Ave)

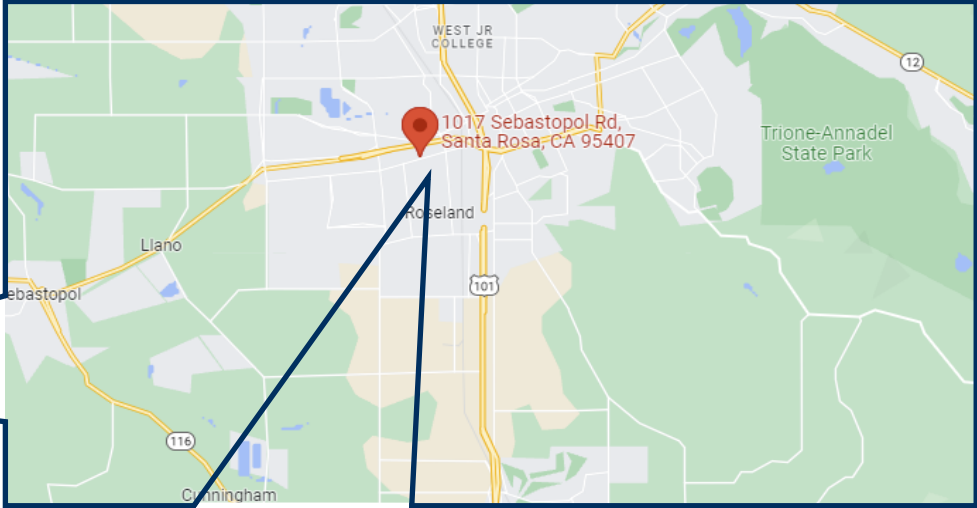
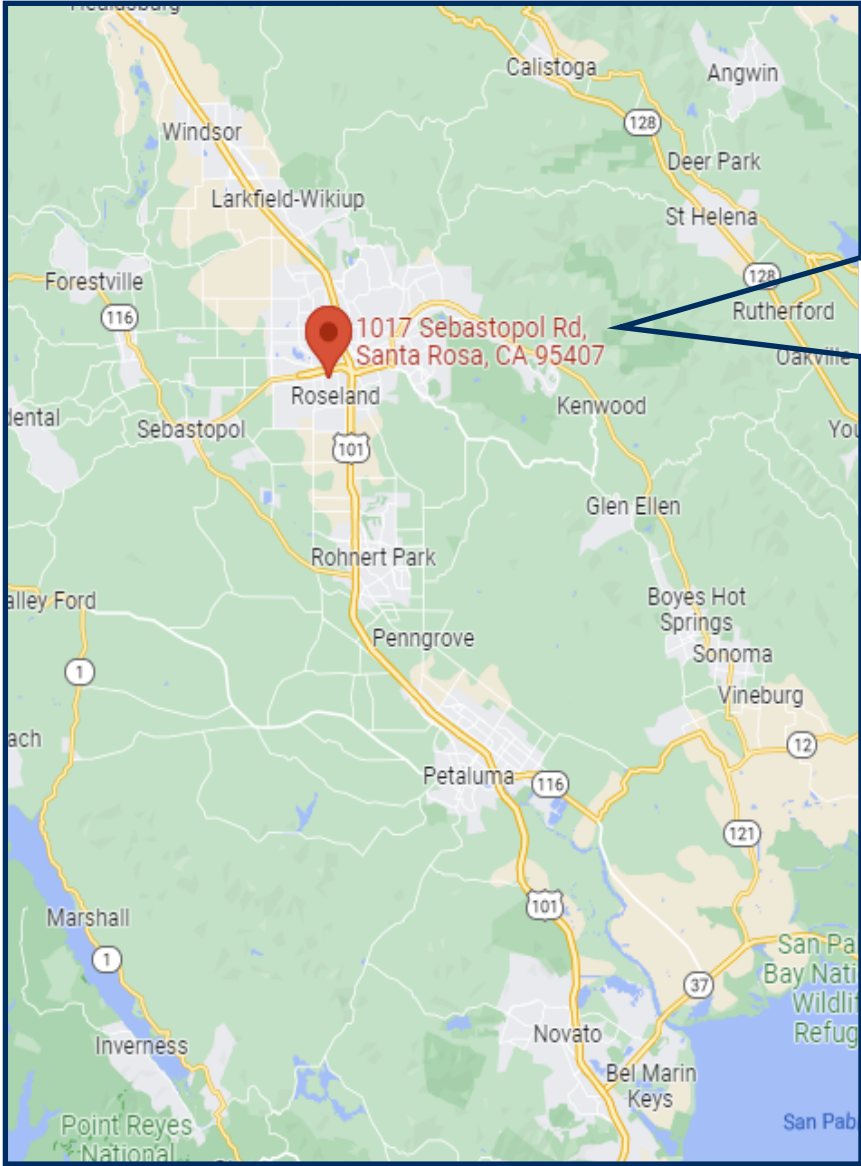


Yard 2 (Looking East From
Roseland Ave)

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STREET MAP



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BROKER TEAM



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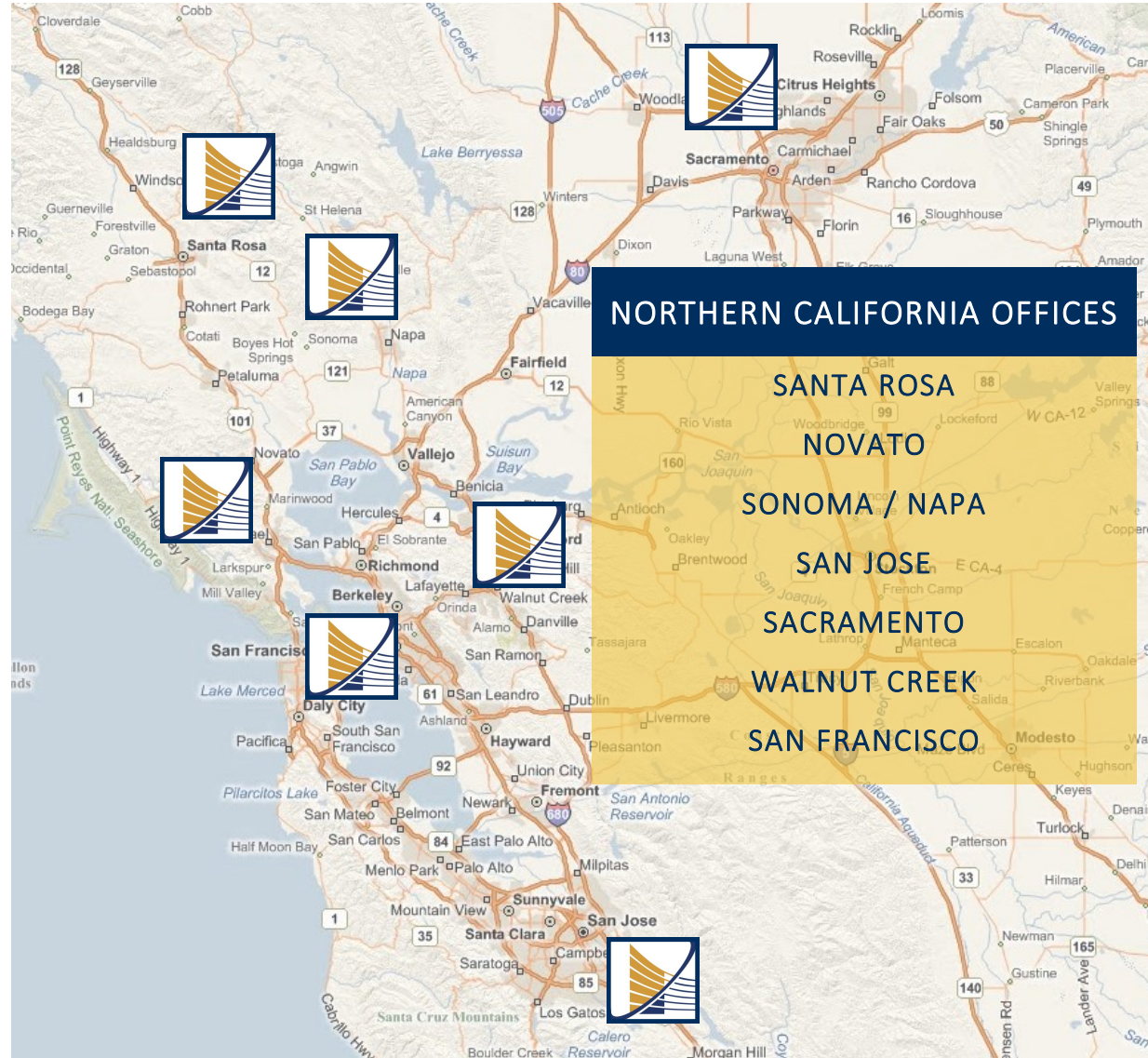
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