



# FOR SALE

## Retail Space

### 3525 Industrial Dr, Santa Rosa, CA 95403

*Northern California's Premier Commercial Real Estate Firm*



**Daniel Silewicz**

CA BRE # 01988015

Direct: 707-615-5988

Office: 707-523-2700

Email: [Daniel@northbayprop.com](mailto: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.



# PROPERTY SUMMARY

## LISTING PRICE

---

Price:	\$900,000.00
Price per Sq. Ft.:	\$250.00

## SITE / BUILDING

---

APN:	148-050-020
Zoning:	General Commercial (CG)
Year Built:	1972
Building Sq. Ft.	3,600 +/- Sq. Ft.
Lot Size:	14,810+/- Sq. Ft.
Power:	100 Amps / 3 Phase
Gas & Electricity:	PG&E
Sewer & Water:	City of Santa Rosa
Roll-Up Door:	None
Fire Suppression:	None
Construction Type :	Steal Frame/Metal Siding & Roof
Insulation:	Roof Only
Interior Clearance:	7.5' to 11.25'



### **3525 Industrial Dr, Santa Rosa**

Welcome to 3525 Industrial Drive, Santa Rosa. This retail space is conveniently located across from 24 Hour Fitness and adjacent to the newly proposed 70,000 square-foot health care clinic. The property is zoned General Commercial (CG), which allows for multiple uses, including artisan product manufacturing, boutique winery and brewery, storage, health and fitness facility, art, dance, music studios, general retail, office, and personal services. The property has off-street parking and a large asphalted fenced yard in the rear.





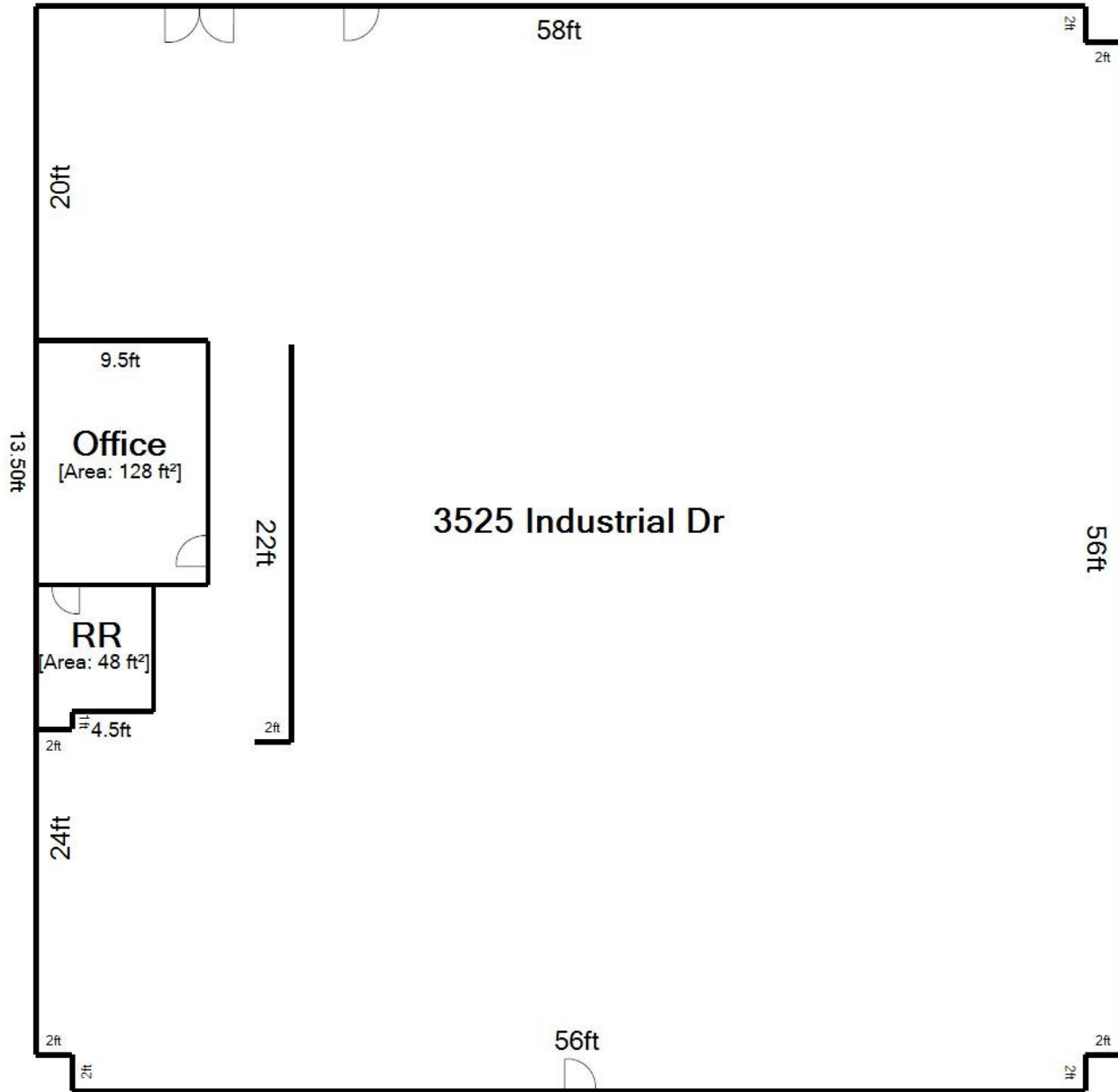
# AERIAL PHOTO



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.



# FLOOR PLAN



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.





# INTERIOR 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.





# EXTERIOR 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 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.

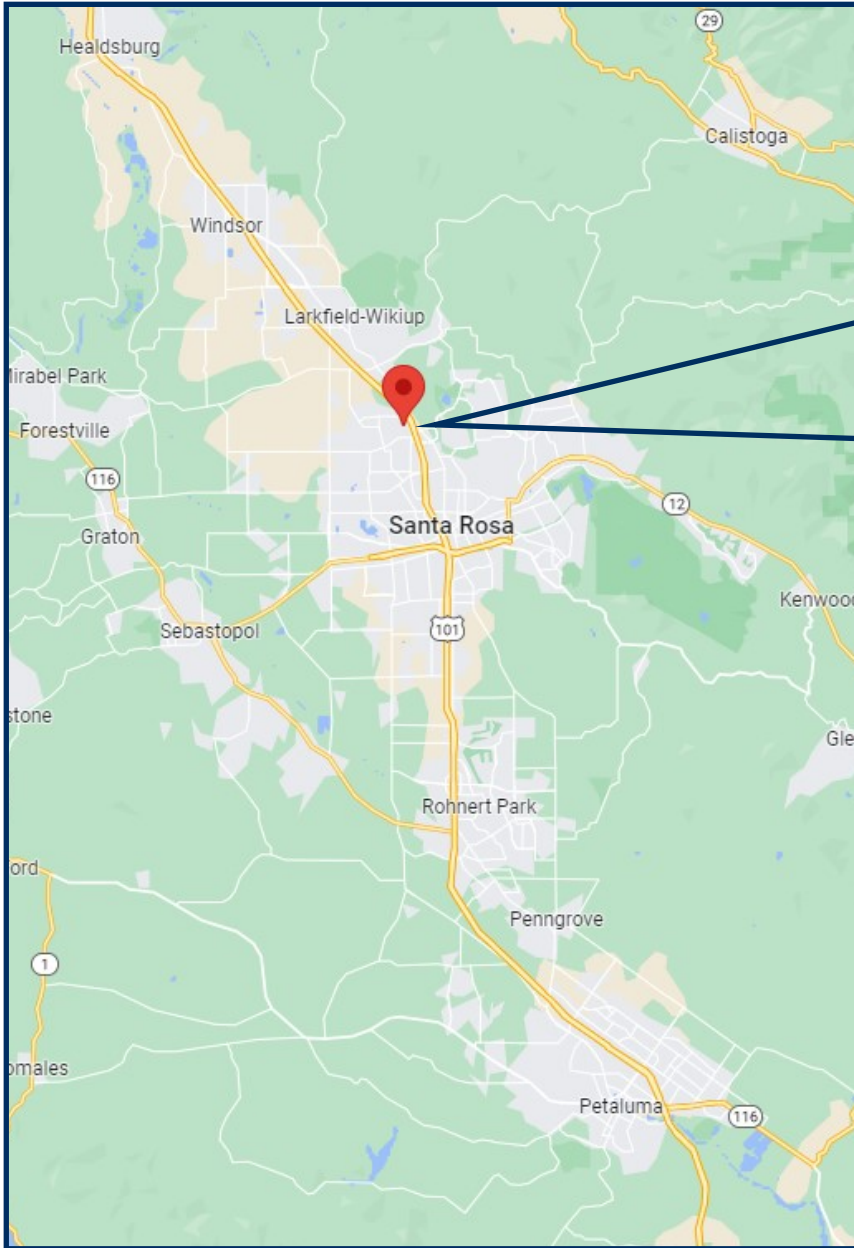








# MAPS



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



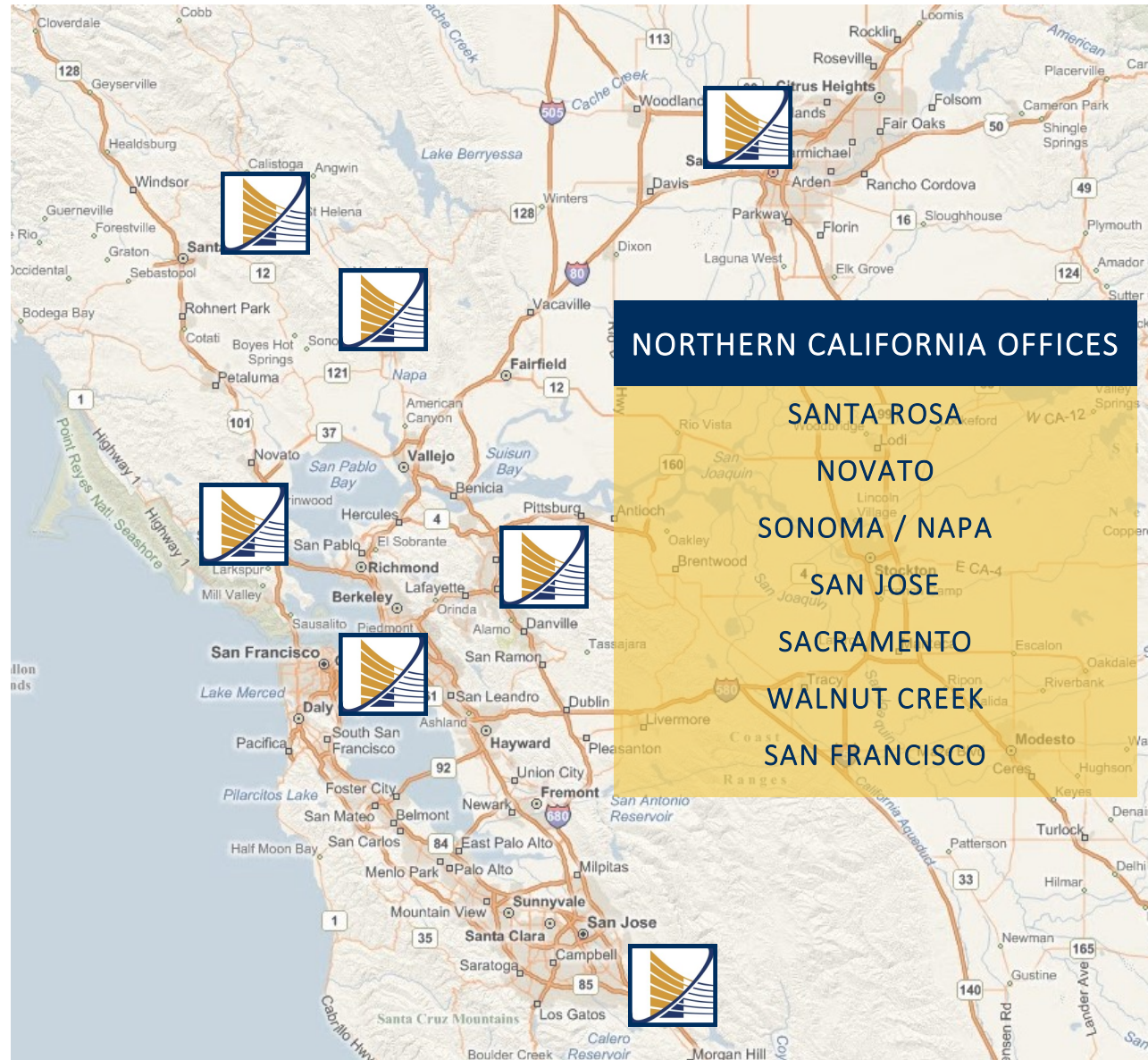
**Daniel Silewicz**

CA BRE # 01988015

Direct: 707-615-5988

Office: 707-523-2700

Email: [Daniel@northbayprop.com](mailto:Daniel@northbayprop.com)



## North Bay Property Advisors

### Santa Rosa Office

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

[www.NorthBayProp.com](http://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.