



FOR LEASE – WAREHOUSE / STORAGE

533 PACIFIC AVE
SANTA ROSA, CA 95404

PRICE REDUCTION

Northern California's Premier Commercial Real Estate Firm



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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.



SITE SUMMARY

SITE / BUILDING

Building:	18,611 +/- Sq. Ft.
Construction Type:	Concrete
Grade Level Roll up door:	2 12' Wide x 13' Tall 1 20' Wide x 15' Tall
Insulation:	Yes roof only
Clearance:	23 - 35 Ft.
Fire Suppression:	Yes
Power:	200 Amps / 3 Phase

SPACE SQ. FT. BREAK DOWN

Warehouse	16,835 +/- Sq. Ft.
Office	1,776 +/- Sq. Ft.

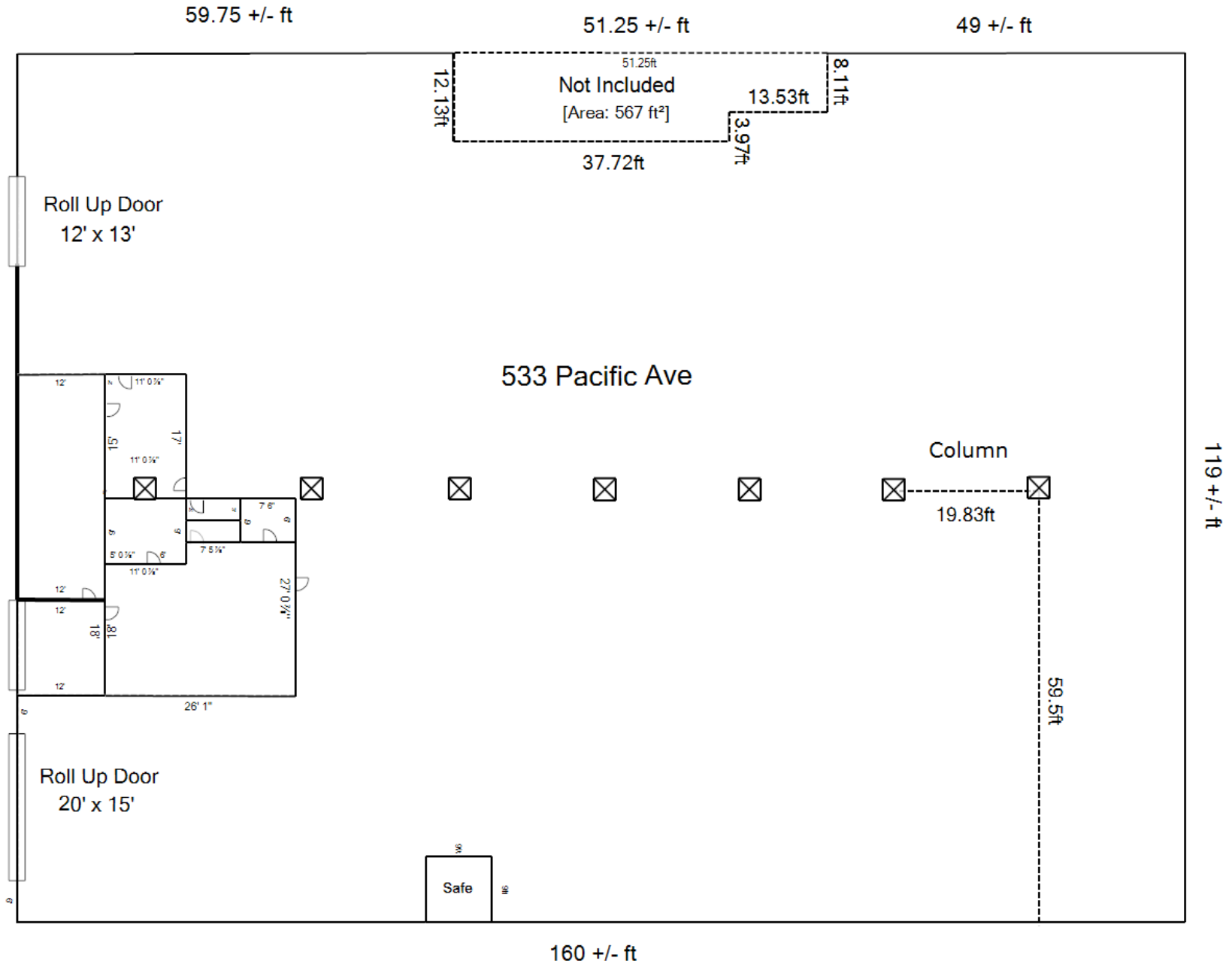


ADDRESS	SPACE	RENTABLE	RENT PER SQ. FT.	LEASE	TOTAL MO.
533 Pacific Ave.	Warehouse	18,611 +/- Sq. Ft.	\$0.65 per Sq. Ft	Gross	\$12,097.15

- Additional parking is available off-site 500 feet away.
- The warehouse boasts an abundance of natural light with windows located on the upper level and numerous skylights.
- One of the three roll-up doors is large, measuring 20 feet wide by 15 feet tall.
- Desirable location near Santa Rosa Jr. College , and surrounding neighborhoods.
- Located on signalized corner location across the street from the SRJC creates lots of pedestrian traffic
- 30,000 ADT cars on an average daily traffic count.



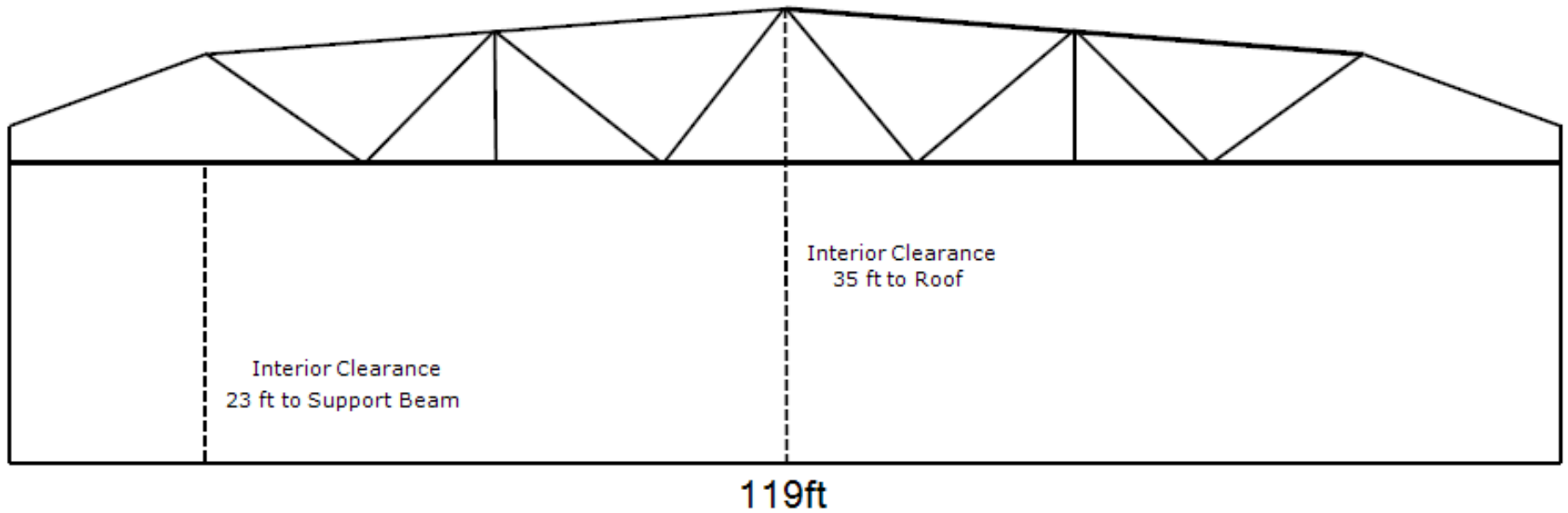
533 PACIFIC AVE FLOOR PLAN



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533 PACIFIC AVE CROSS SECTION





BUILDING PHOTOS



Interior Warehouse



Interior Warehouse



Interior Warehouse



Interior Office



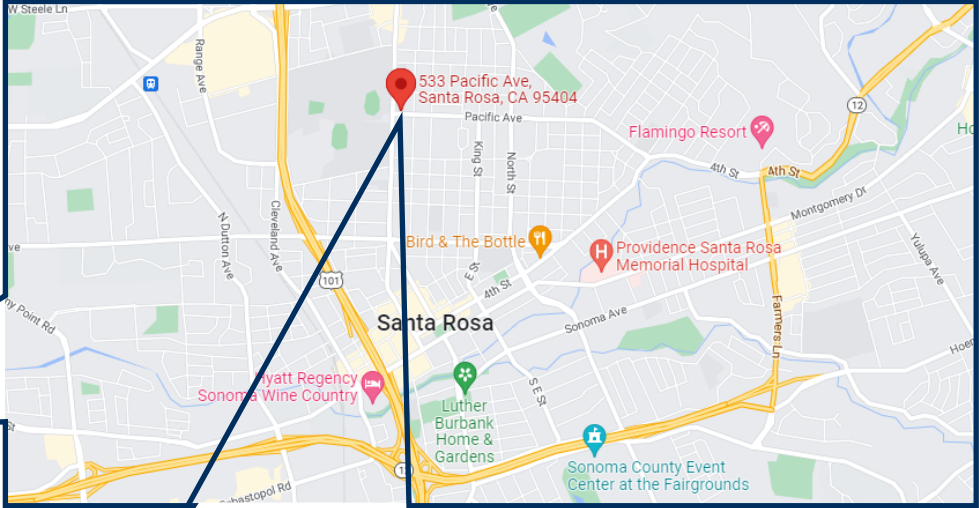
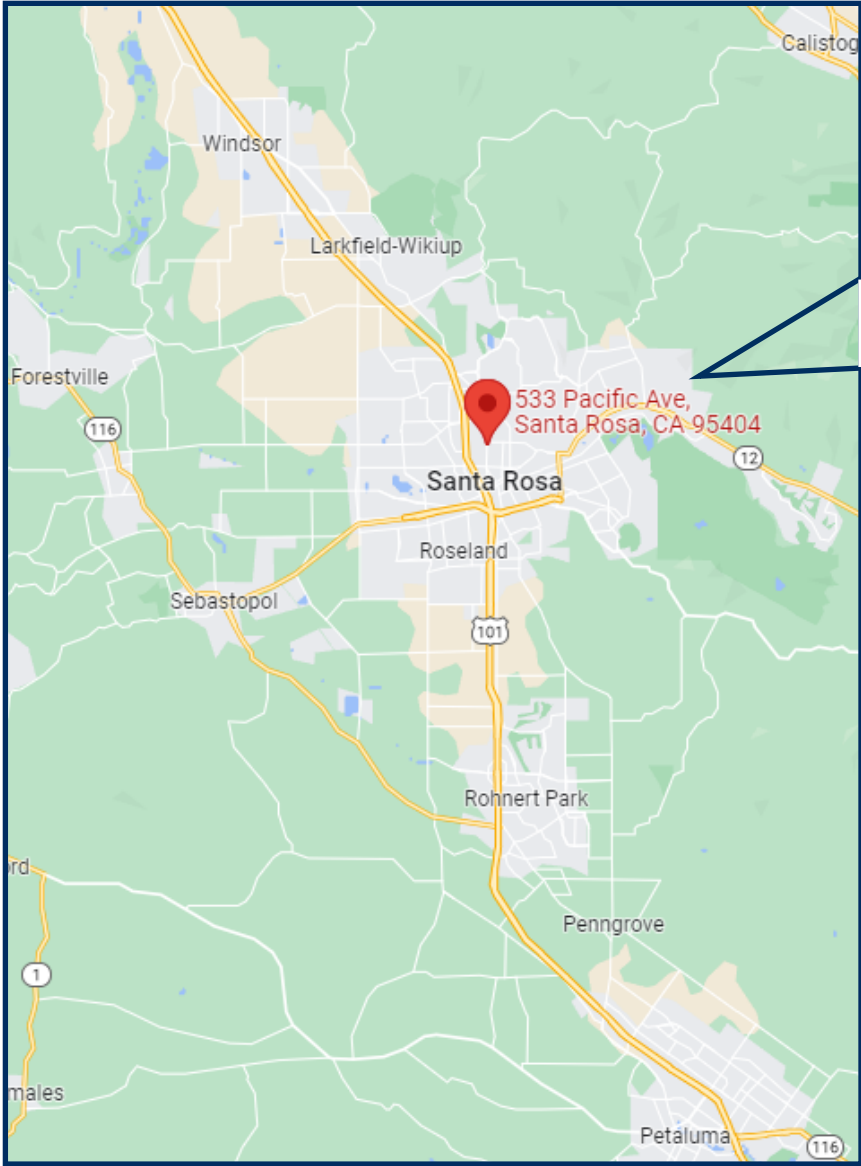
BUILDING PHOTOS



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STREET MAP



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PARCEL MAP

Parcel Map No. 118
 REC. 12-19-1973 IN BK. 201, MAPS, PGS. 47
 Amended Parcel Map No. 118
 REC. 03-13-1974 IN BK. 208, MAPS, PGS. 05

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
 4-002

180-49

Parcel Map No. 307
 REC. 01-23-1981 IN BK. 316, MAPS, PGS. 47

SCALE: 1"=100'



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Ptn of NORWOOD ADDITION
 REC. 12-23-1889 IN BK. 02, MAPS, PGS. 25
 GERARD ADDITION
 REC. 01-30-1899 IN BK. 12, MAPS, PGS. 02
 Ptn of LOUISA TRACT
 REC. 05-14-1946 IN BK. 56, MAPS, PGS. 18

REVISED
 07-16-97=68-RL
 01-02-98=69-RL
 09-09-98=R/S-RM
 11-02-08=71-LW



Assessor's Map Bk. 180, Pg. 49
 Sonoma County, Calif. (ACAD)

KEY 06-18-18 KB



BROKER TEAM



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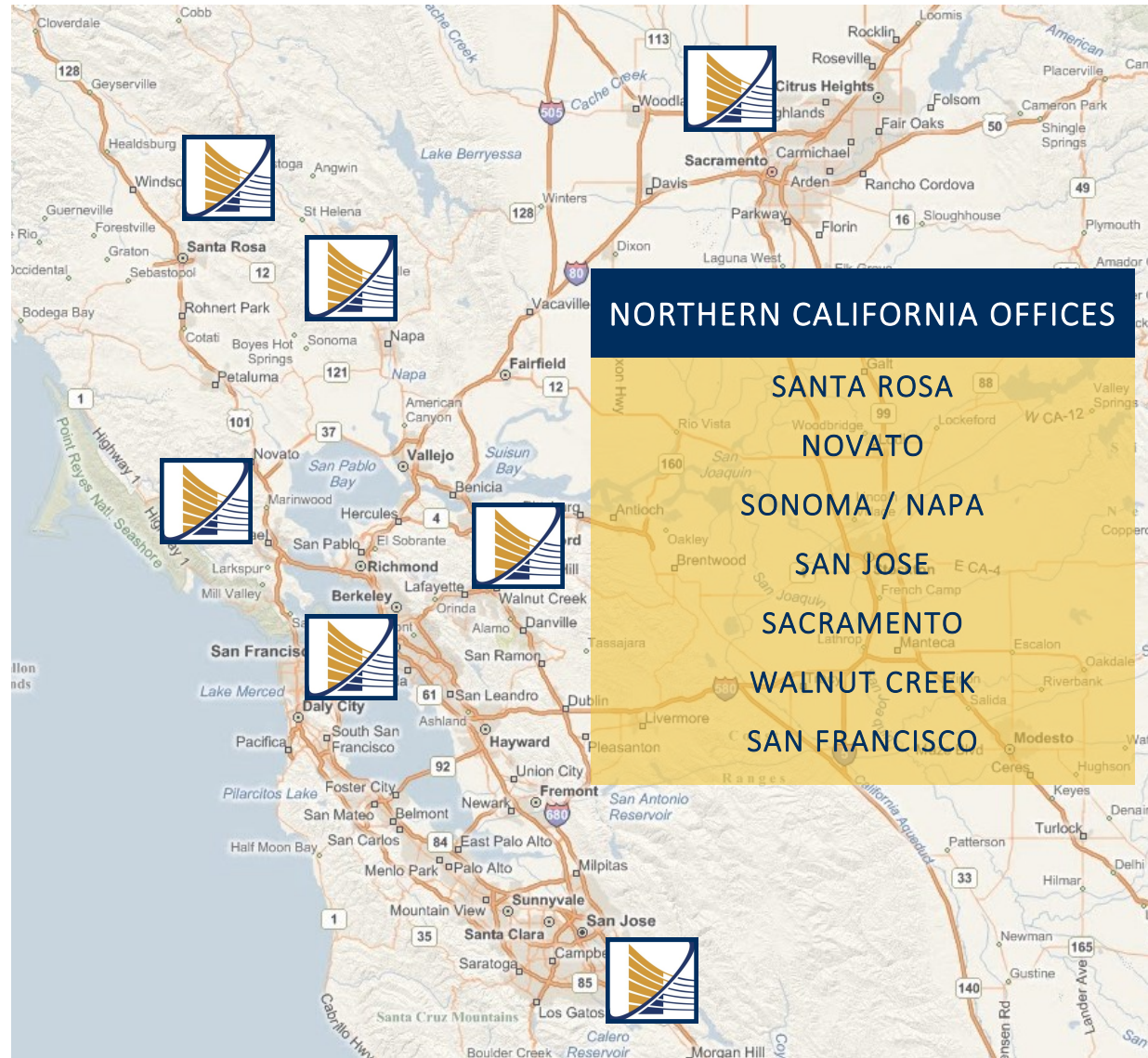
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