



FOR LEASE - WAREHOUSE / OFFICE / MEZZ

456, 472, 474 MOORE LANE & 427 ALLAN COURT
HEALDSBURG CA 95448

Northern California's Premier Commercial Real Estate



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

BUILDING

Available Units: Three (4) See below.

HVAC:
456, 472 & 474 Moore Ln: Heat Only
427 Allan Ct Fully Conditioned

Fire Sprinkler & Alarm: Yes

Power: 200 Amps

SITE

Available Units:
Moore Ln Unit 456: 1,500+/- Sq. Ft.
Moore Ln Unit 472: 1,500+/- Sq. Ft.
Moore Ln Unit 474: 1,500+/- Sq. Ft.
Allan Ct Unit 427: 2,500+/- Sq. Ft.

Zoning: Industrial

Parking: Open

ADDRESS	RENTABLE	RENT PER SQ. FT.	NNN COST PER SQ. FT.	LEASE	TOTAL MO.
456 Moore Lane	1,500+/- Sq. Ft.	\$1.52 per Sq. Ft.	\$0.15 per Sq. Ft.	NNN	\$2,505
472 Moore Lane	1,500+/- Sq. Ft.	\$1.58 per Sq. Ft.	\$0.15 per Sq. Ft.	NNN	\$2,595
474 Moore Lane	1,500+/- Sq. Ft.	\$1.52 per Sq. Ft.	\$0.15 per Sq. Ft.	NNN	\$2,505
427 Allan Court	2,500+/- Sq. Ft.	\$1.50 per Sq. Ft.	\$0.15 per Sq. Ft.	NNN	\$4,125

456 Moore Lane

Unlock the potential of this versatile 1,500 +/- sq ft industrial warehouse. The property offers three newly renovated offices, a restroom, roll-up door, mezzanine area, and fire sprinklers. Secure this prime industrial space in a sought-after location today!

472 Moore Lane

Discover the possibilities with this 1,500 +/- sq ft industrial warehouse. This space features three offices, restroom, roll-up door, mezzanine area, polished concrete floors, and fire sprinklers. Don't miss out on this valuable industrial space in a prime location!

474 Moore Lane

Elevate your business with this 1,500 +/- sq ft industrial warehouse. Featuring one office, restroom, roll-up door, and fire sprinklers for safety, this space offers a world of potential for your industrial needs. Secure this valuable space in a top-tier location today

427 Allan Court

This prime 2,500+/- SF industrial warehouse! Featuring a private office, two restrooms, a roll-up door, and polished concrete floors, this space offers exceptional functionality. The property boasts fire sprinklers for safety and two spacious warehouse areas with a large passthrough and barn-style doors for seamless operations. Located in the heart of Healdsburg, just steps away from the vibrant town square, this rare find is the ideal setting for your business to thrive. Don't miss this opportunity!



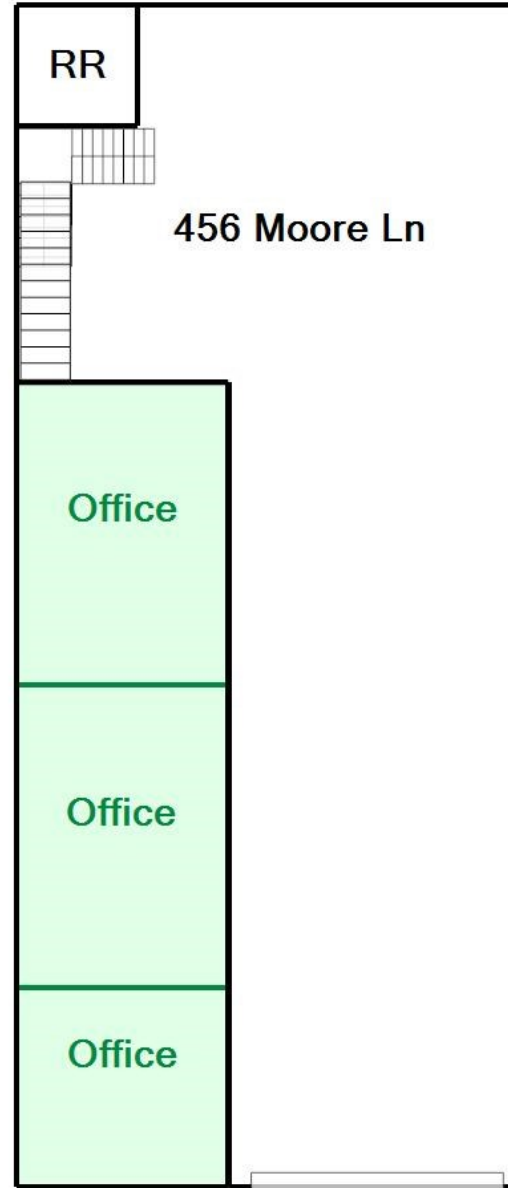
STREET MAP



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456 MOORE LN FLOOR PLAN



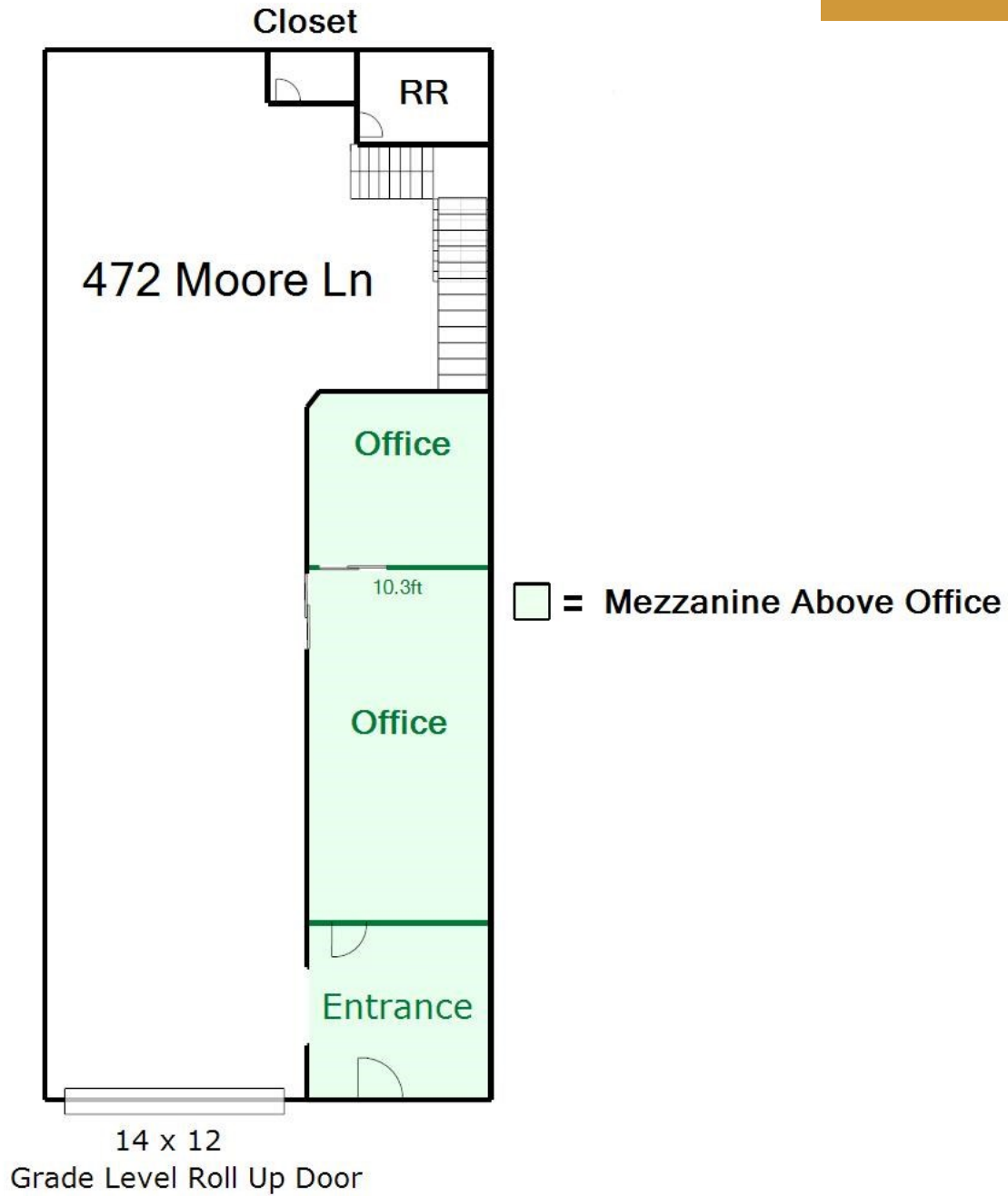
 = Mezzanine Above Office

14 x 12

Grade Level Roll Up Door

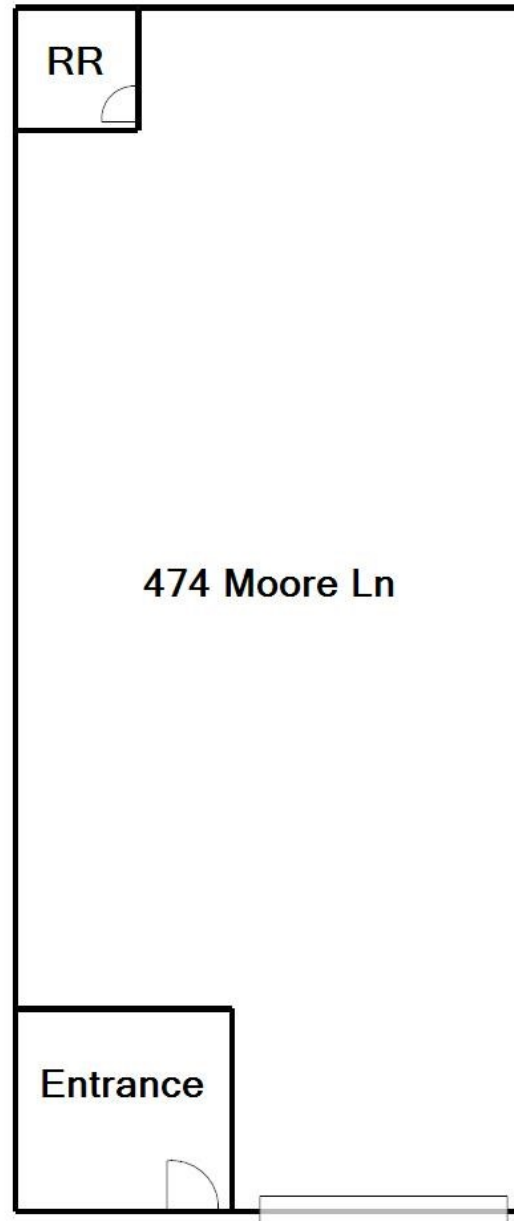


472 MOORE LN FLOOR PLAN





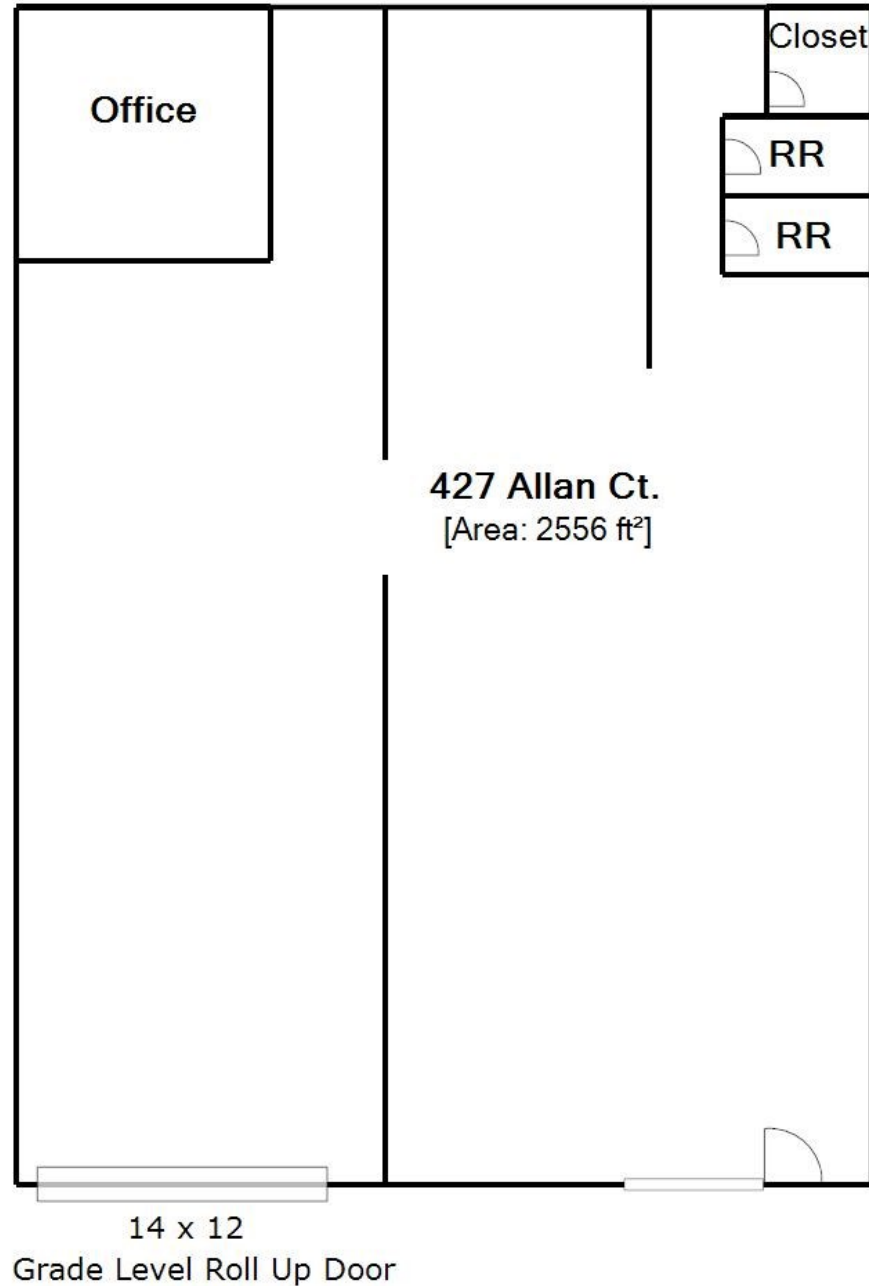
474 MOORE LN FLOOR PLAN



14 x 12
Grade Level Roll Up Door

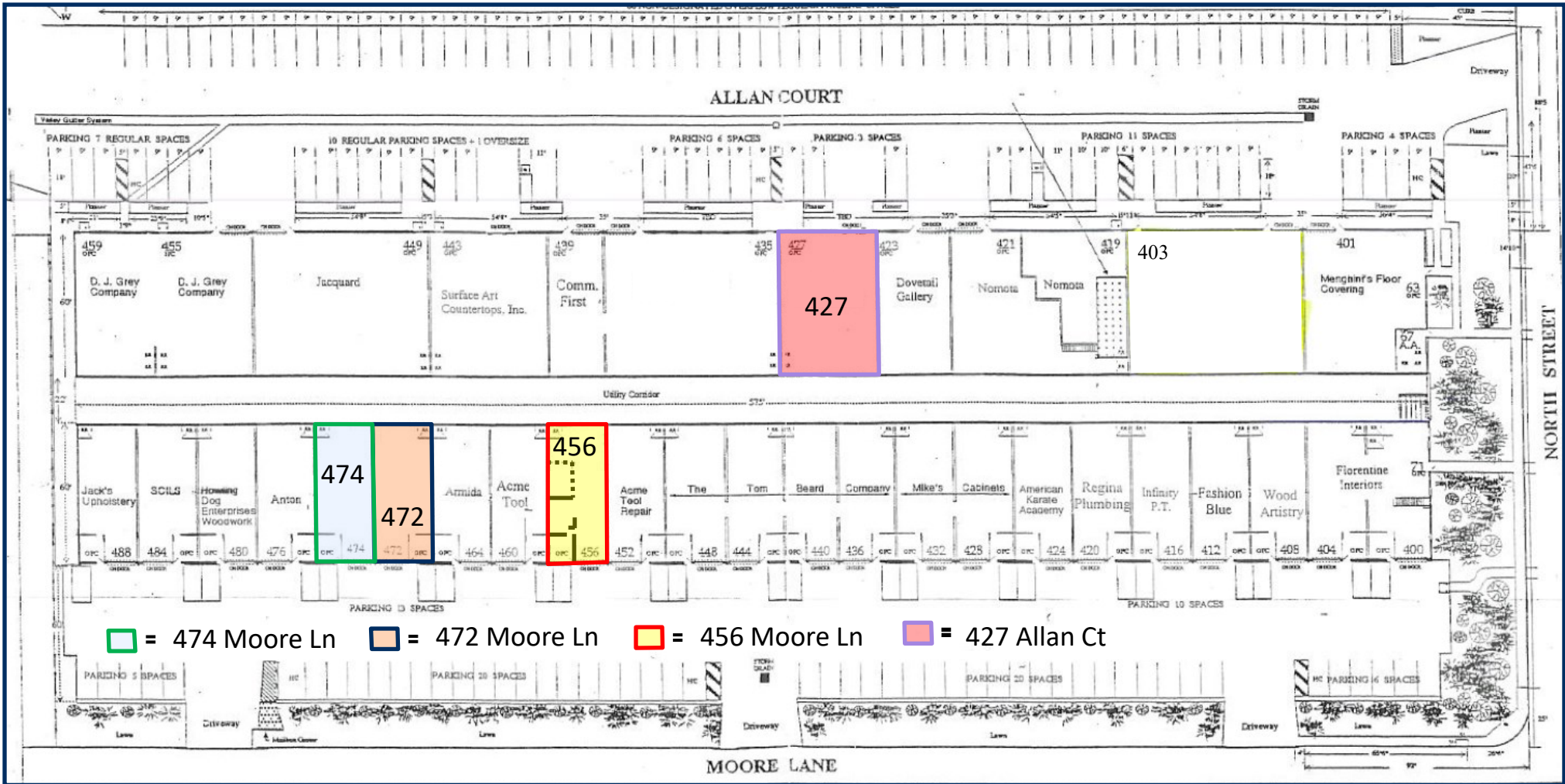


427 ALLAN CT FLOOR PLAN





SITE PLAN



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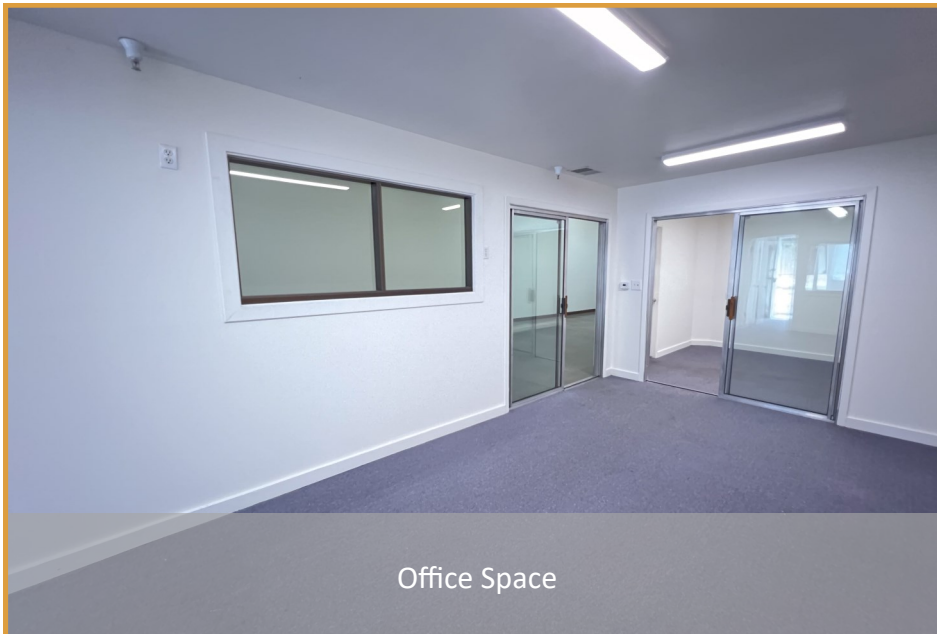
456 MOORE LANE PHOTOS



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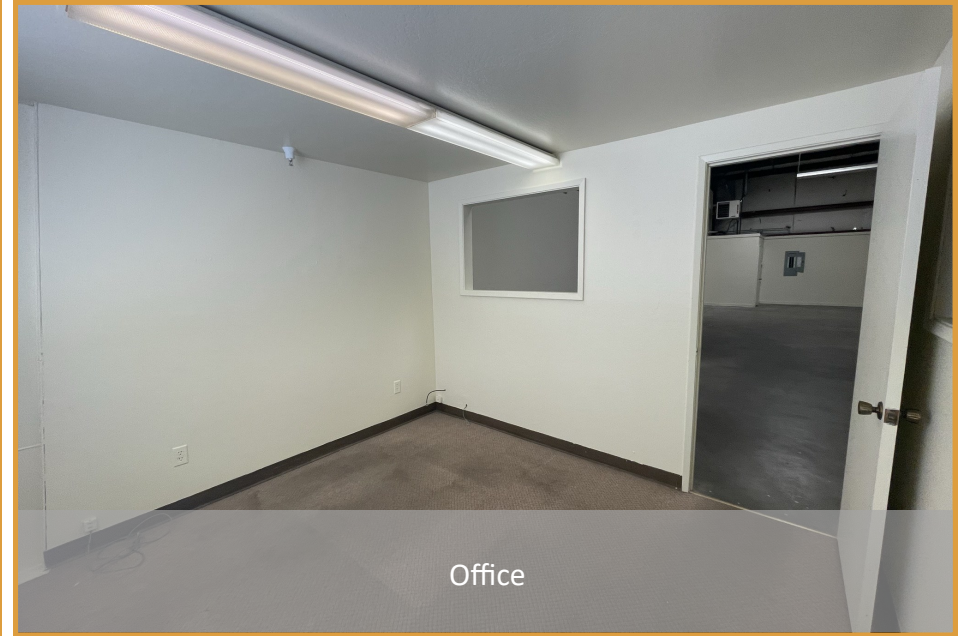
472 MOORE LANE PHOTOS



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474 MOORE LANE PHOTOS



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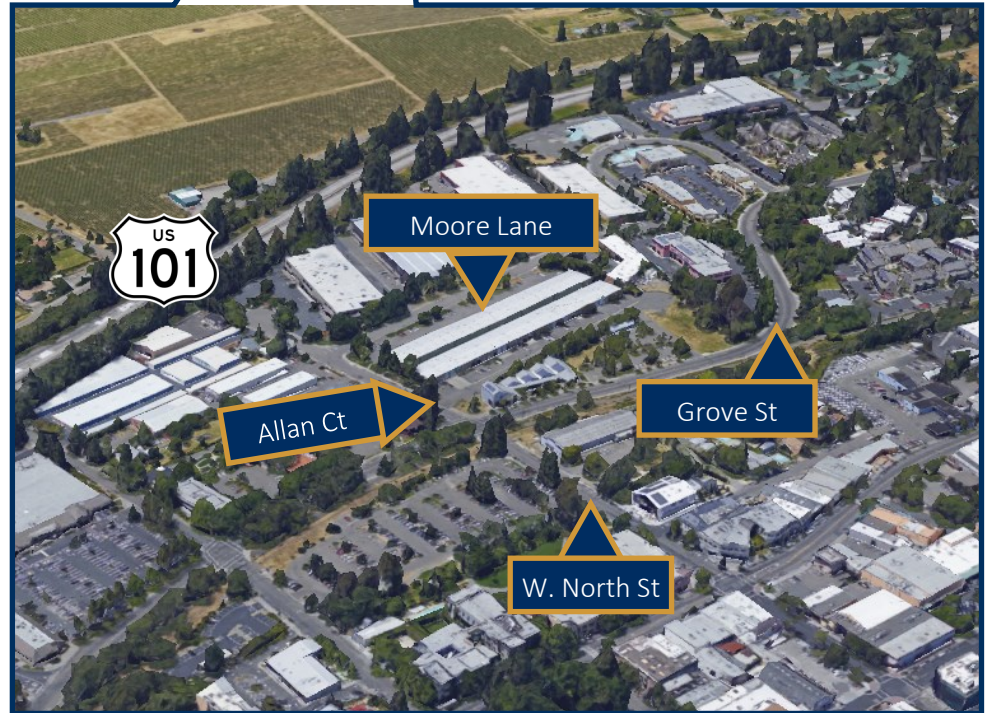
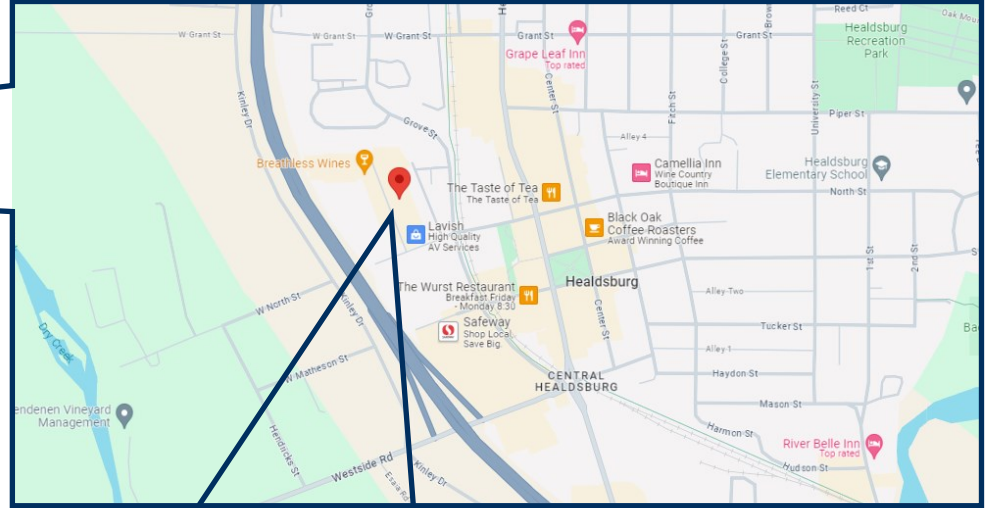
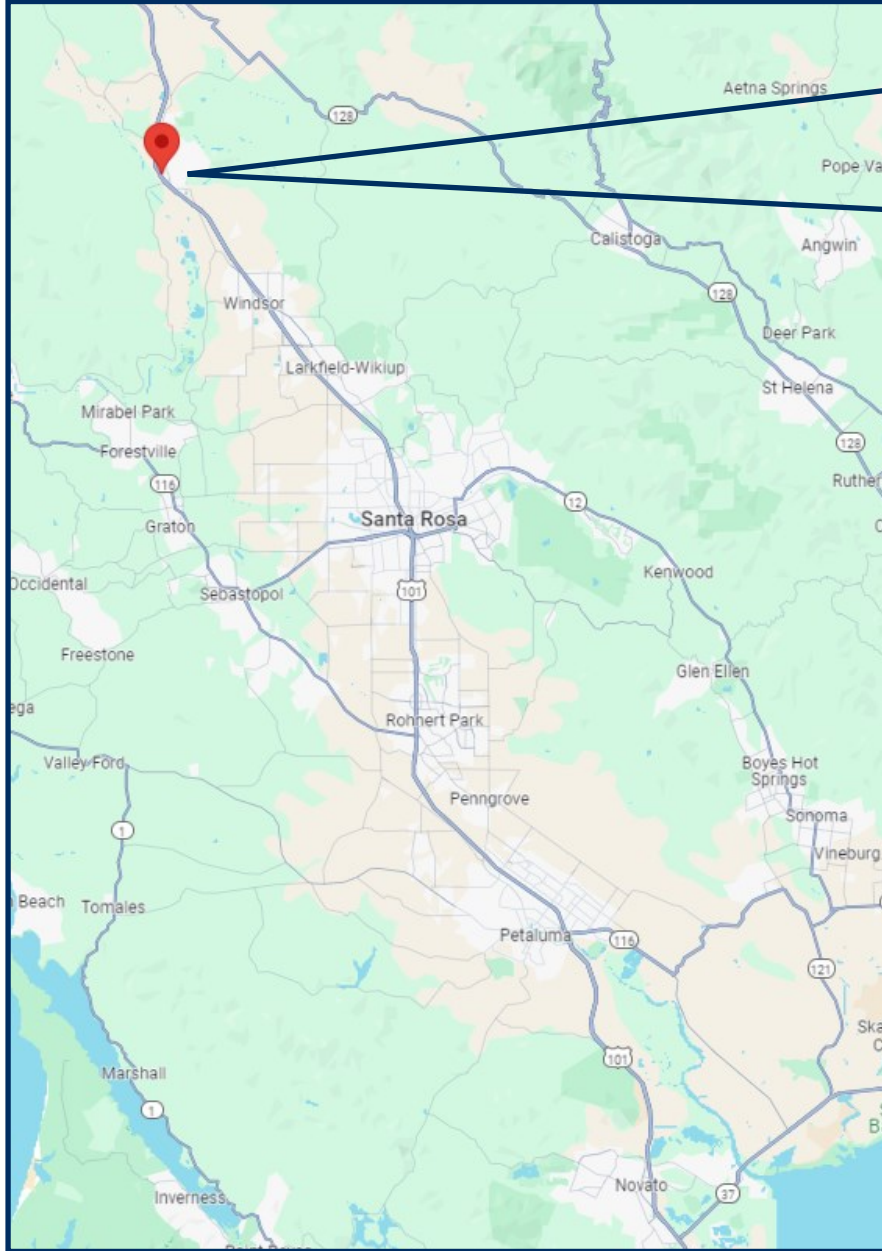
427 ALLAN COURT PHOTOS



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