

MULTI-USE INDUSTRIAL BUILDING FOR SALE

±4,456 SF

\$1,495,000 (\$336/SF)

2835 SEBASTOPOL ROAD
SANTA ROSA | CALIFORNIA



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office highlights

1st floor ±900 sf

- Heat and air conditioning
- Waiting room
- Two private offices

2nd floor mezzanine ±816 sf

- Large open meeting room or back office

warehouse highlights

±2,100 sf

- 16.5 ft - 17.5 ft. clear height
- Six grade-level roll-up bay doors; including two drive through doors
- Two gas heaters
- Six skylights
- Restrooms
- Storage area

Back building ±640 sf metal warehouse

- Two grade level roll-up doors

- APN 035- 251 047

- Lot size: For ±26,571 sf

- Parking: Front of building 40 cars

Back of building 17 cars

- Built in 1995

- Steel Structured Varco-Pruden Building with metal siding

- Roof: Metal

- Zoned : IL Light industrial with use permit for used car sales, and allowed use with permits for cannabis manufacturing, distribution dispensary and cultivation

- Fenced yard on three sides (fences do not represent property lines)

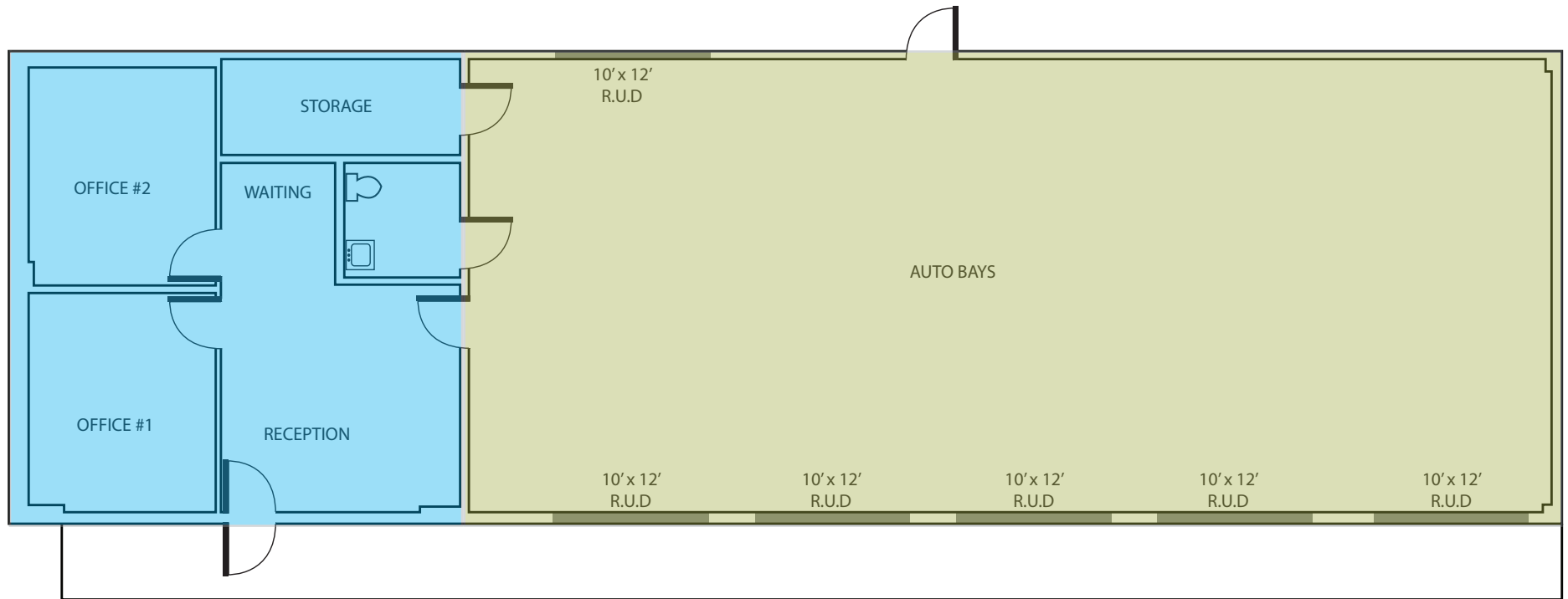


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2835 Sebastopol Rd.
Santa Rosa



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