

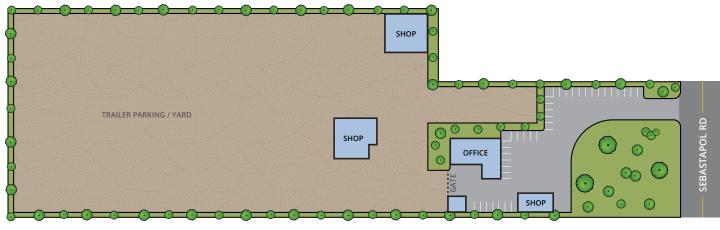
3309 SEBASTOPOL ROAD

±6.17 ACRES

INDUSTRIAL LAND DEVELOPMENT OPPORTUNITY

- >> Land Area: ±6.17 Acres (±268,765 SF), Divisible
- >> ±8,670 SF of Rentable Building Area
- >> Fully Fenced & Gated with Paved Employee Parking Area
- >> Property is Located in the City of Santa Rosa Jurisdiction
- >> RR-40, Rural Residential District Zoning
- >> Click HERE For More Zoning Information

- >> Average Daily Traffic Count: ±42,000 Vehicles Per Day
- >> Excellent Visibility & Signage Opportunities
- >> Immediate Access to Highway 12
- >> Close Proximity to Highway 101
- » Sale Price: \$4,000,000.00
- >> Lease Rate: \$0.15 psf/mo (IG)



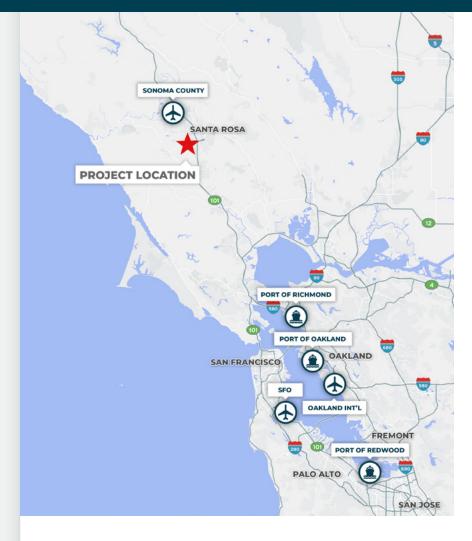


12

Parking spaces are approximate and to be verified.



±6.17 ACRES









LOCATION HIGHLIGHTS



2.5 mi to Highway 101



50 mi to Port of Richmond



68 mi to San Francisco Int'l Airport (SFO)



10 mi to Sonoma County Airport



61 mi to Port of Oakland



68 mi to Oakland Int'l Airport (OAK)



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