

# 24200 ARNOLD DRIVE, SONOMA, CA

±7.17 ACRE SITE | ±4,000 SF + 5,000 SF WAREHOUSE BLDGS | ±3.20 ACRES OF STORAGE YARD

## FOR SALE OR LEASE



Conceptual Retail Rendering



**SALE PRICE: \$4,000,000**

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### OFFERING HIGHLIGHTS:

- Site is situated on  $\pm 7.17$  acres
- Excellent visibility & access to Hwy 121 5 miles away from Hwy 37
- Average daily traffic count:  $\pm 22,000$  vehicles
- Served by PG&E, private well, & septic systems
- Zoning (LC): Limited Commercial

### ASKING PRICE FOR SALE:

**\$4,000,000**

### ASKING PRICE FOR LEASE ON LAND:

**\$.14/PSF/MO IG**

### ASKING PRICE FOR LEASE ON BUILDING:

**\$1.40/PSF/MO IG**

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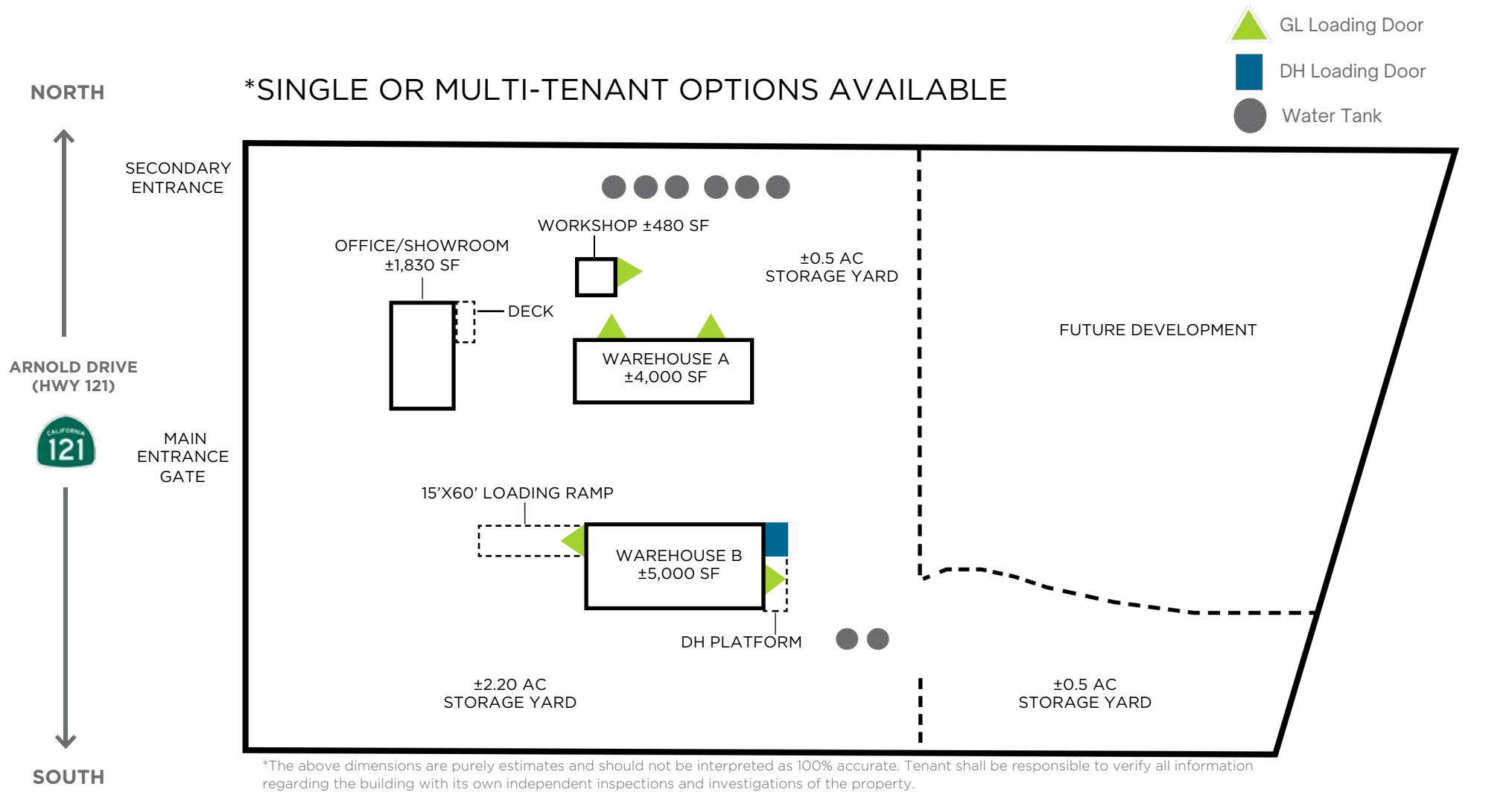
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**±3.20 ACRES OF YARD STORAGE (DIVISIBLE TO 0.5 ACRES) AVAILABLE. PLEASE INQUIRE WITH BROKER FOR MORE DETAILS.**

**WAREHOUSE A: ±4,000 SF**

- (2) grade-level loading doors
- 400 amps, 480/277V, 3-phase
- 14'-21' clear height
- Restroom included

**WAREHOUSE B: ±5,000 SF**

- (2) grade-level loading doors,
- (1) with 15'x60' loading ramp
- (1) dock-high loading door
- 400 amps, 208/120V, 3-phase
- 16'-24' clear height

**OFFICE/SHOWROOM: ±1,830 SF**

- Mix of private offices and open space
- Large employee break room with locker room
- Large exterior deck
- Frontage/visibility on Hwy 121, zoning allows retail sales on-site

**WORKSHOP: ±480 SF**

- (1) grade-level roll-up door
- 100 amps, 208/120v, 3-phase

**PROPERTY OFFERS THE ABILITY TO ADD AN ADDITIONAL 1 ACRE OF YARD OR 18,000 SF OF WAREHOUSE.**



**LIMITED COMMERCIAL (LC) ZONING ALLOWS FOR:**

- Warehouse storage/distribution
- Contractor outdoor storage yard
- Heavy equipment storage, sales & rentals
- RV/vehicle/boat storage, sales & rentals
- Vehicle repair & maintenance
- Retail nursery
- General retail
- Indoor recreational sports facility
- Commercial kennel/veterinary clinic

Click **HERE** for more  
zoning information

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WAREHOUSE A + WORKSHOP:



OFFICE / SHOWROOM:



WAREHOUSE B:



WAREHOUSE A INTERIOR:



OUTDOOR STORAGE YARD:



WAREHOUSE B INTERIOR:



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RETAIL USE RENDERING



SELF STORAGE



TRUCKING TERMINAL



ANCILLARY AIRPORT USES



AS-IS REPURPOSE



INDUSTRIAL OUTDOOR STORAGE



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# SONOMA VALLEY HIGHLIGHTS

Sonoma Valley, a 17-mile stretch of California paradise just 45 miles north of San Francisco, offers an ideal blend of business opportunity and quality of life. Nestled between picturesque mountains, this region boasts over 100 wineries and a diverse economy that fosters innovation across sectors. Businesses benefit from strategic accessibility, modern amenities, and a skilled workforce, all set against a backdrop of natural beauty. The area's rich history, exemplified by the iconic Sonoma Plaza, complements its forward-thinking business culture. Beyond work, Sonoma Valley offers farm-to-table cuisine, outdoor adventures, and a vibrant arts scene. Whether you're establishing a company, relocating talent, or seeking a balanced lifestyle, Sonoma Valley provides the perfect environment for professional success and personal fulfillment.



# CENTRAL NORTH BAY LOCATION IN THE HEART OF WINE COUNTRY



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