

For Sale

±25,680 SF WAREHOUSE BUILDING

3281 DUTTON AVENUE | SANTA ROSA, CA

3 DOCK-HIGH AND 2 GRADE-LEVEL LOADING DOORS



BUILDING REMODELED IN 2020 WITH INSULATED METAL PANELS

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SALE PRICE: \$6,150,000

PROPERTY HIGHLIGHTS



±25,680 SF WAREHOUSE BUILDING
ON ±1.85 ACRES SECURED WITH NEW
FENCING & ELECTRONIC GATES



±3,680 SF OF CONTIGUOUS OFFICE
AREA PLUS 2 WAREHOUSE OFFICES
(±450 SF AND ±392 SF)



3 DOCK-HIGH DOORS (10' x 20')
- WITH 6 LOADING POSITIONS
2 GRADE-LEVEL DOORS (14' x 14')



POWER: 600 AMPS @208V



COLUMN SPACING: 25' x 40'



CLEAR HEIGHT: ±14' - 22'



SPRINKLERS: .21 GPM OVER 1,500 SF



PARKING: 38 ON-SITE SPACES
FENCED AND SECURED YARD AREA



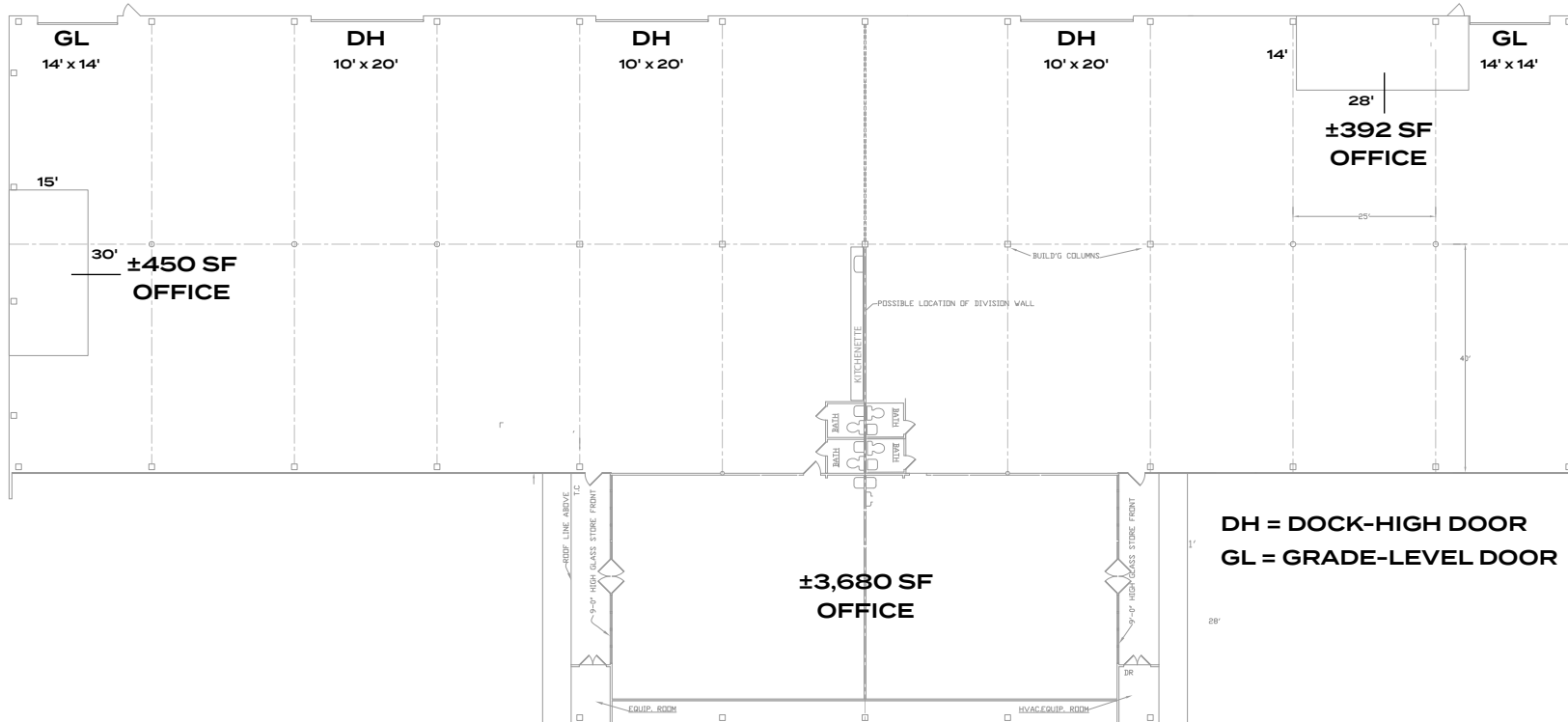
ZONING: M1 LIGHT INDUSTRIAL



Ownership completed an extensive building restoration in 2020, resulting in a Class A quality facility featuring insulated metal panels, electronic grade-level and dock-high loading doors, and epoxy floor finishes. Four new restrooms and a breakroom were installed as part of the renovation. The building features a new roof, high-quality interior finishes, and new LED lighting throughout. Recently installed stainless steel electronic gates and fencing secure the entire property.



FLOOR PLAN

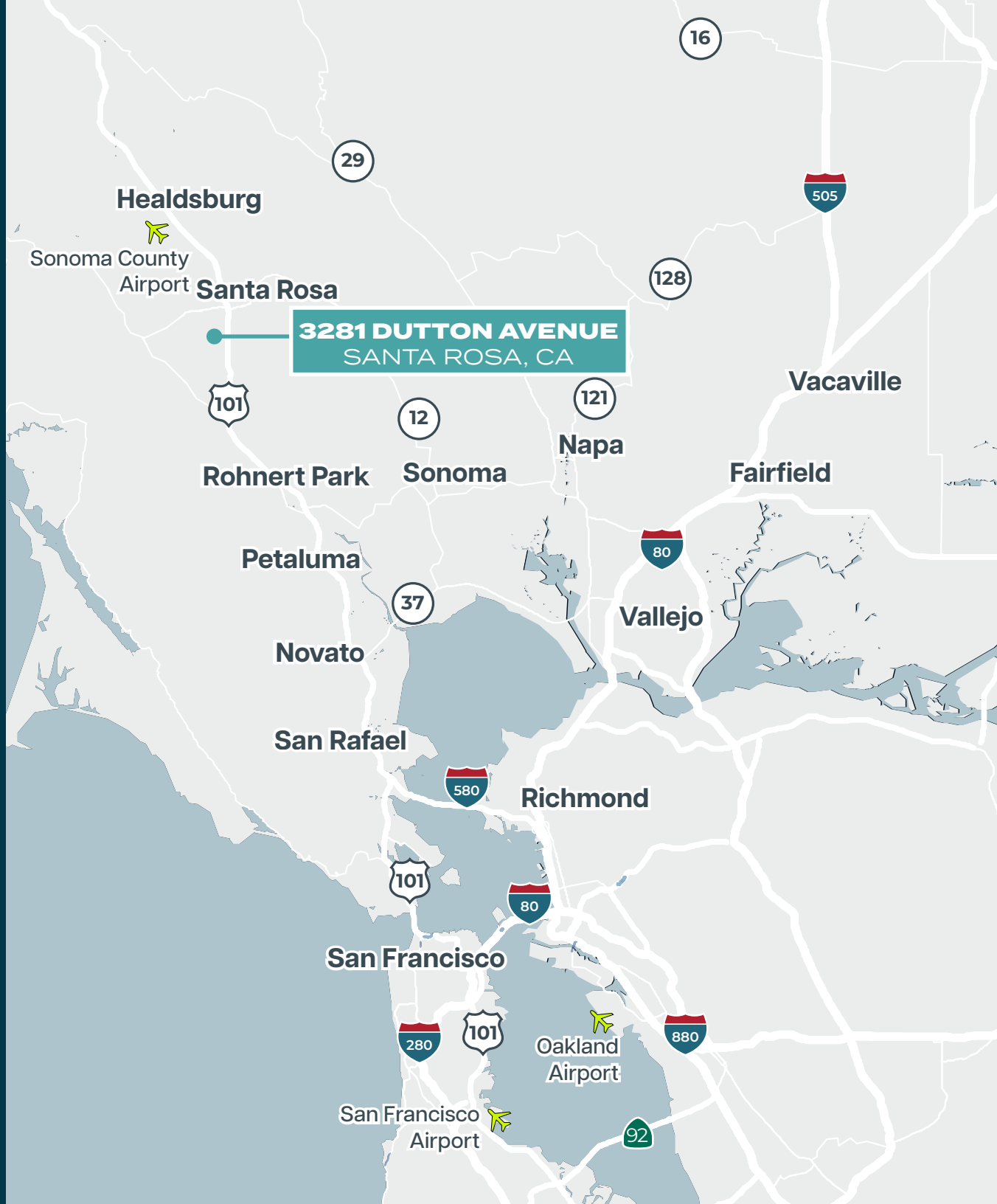


BAY AREA CONNECTIVITY

ROHNERT PARK	11 MINS
PETALUMA	17 MINS
NOVATO	25 MINS
SONOMA	40 MINS
NAPA	47 MINS
FAIRFIELD	65 MINS
RICHMOND	50 MINS
OAKLAND	53 MINS
SAN FRANCISCO	47 MINS
SACRAMENTO	93 MINS

AIRPORTS

- Sonoma County Airport
- Oakland Airport
- SFO Airport



NEIGHBORING TENANTS



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