

VACANT INDUSTRIAL FOR SALE



±31,626 SF



CUSHMAN & WAKEFIELD **TCP**
FOR SALE
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3541 REGIONAL PARKWAY, SANTA ROSA

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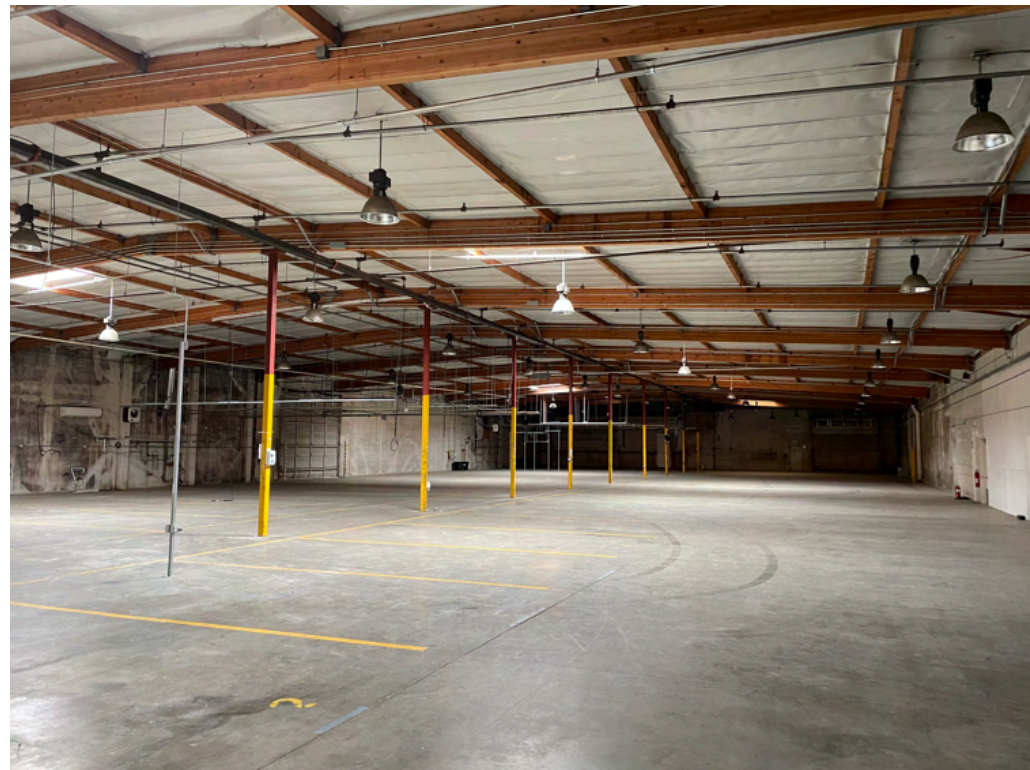
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PROPERTY HIGHLIGHTS

3541 Regional Parkway is a rare opportunity to acquire a well located industrial building in the Santa Rosa Airport Industrial Park. The building has a large parking and secured yard area for trucks and equipment. The building provides excellent street frontage and identity with signage potential. There have been many recent improvements to the building including fire protection, new office and warehouse lights, new interior paint, newly redone ceilings, a newly redone parking lot, a new roof, and new HVAC.

Price:	Call for details
Building Area:	±31,626 SF
Site Area:	±2.06 AC
Building Type:	Concrete tilt up warehouse
Stories:	1
Clear Height:	±19'
Parking:	85 surface spaces (2.68/1000)
Year Built:	1991
Sprinklers:	Yes
Grade Level Doors:	9
Power:	600 Amp/3 Phase



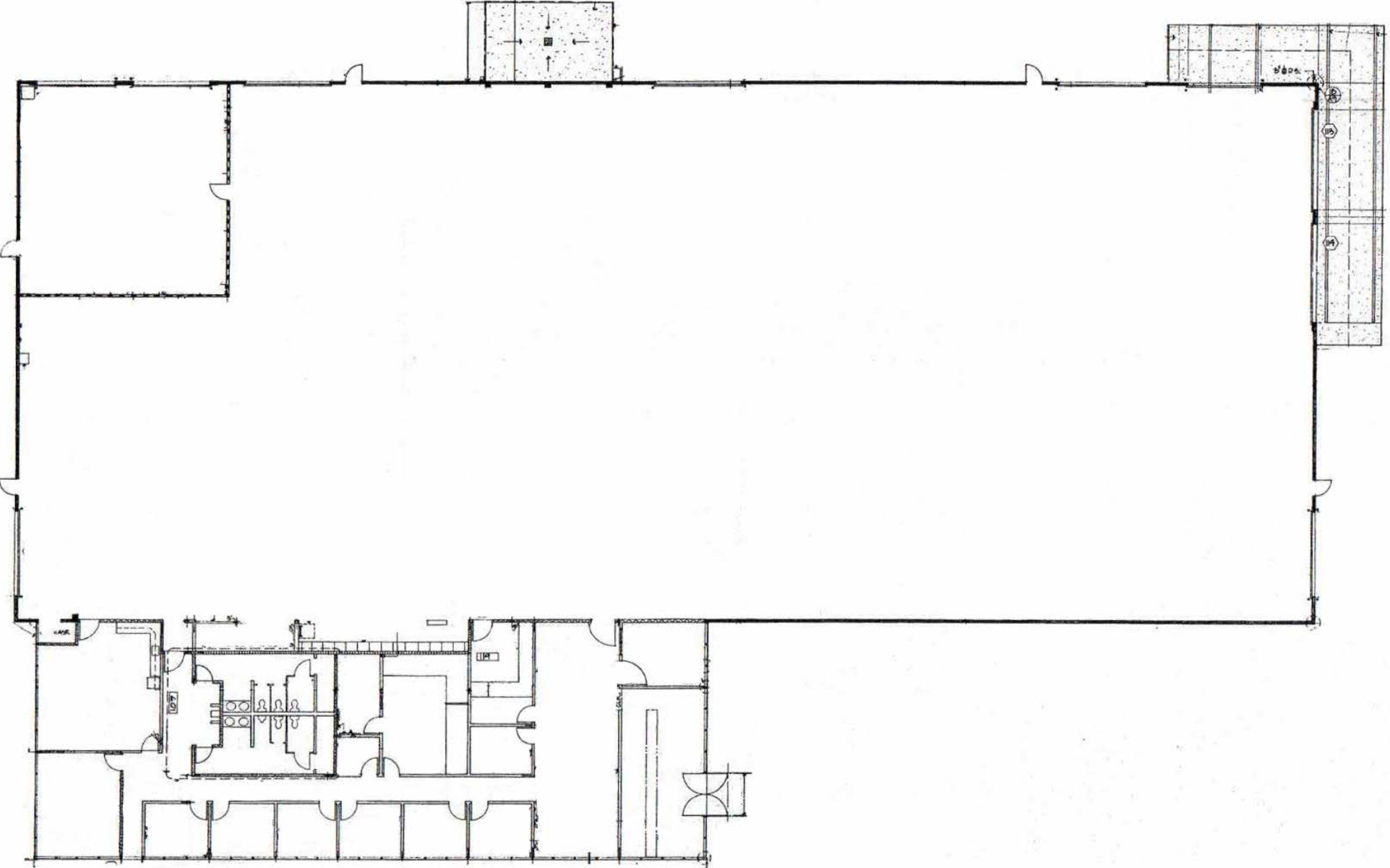
DRONE VIEW

3541 REGIONAL PKWY



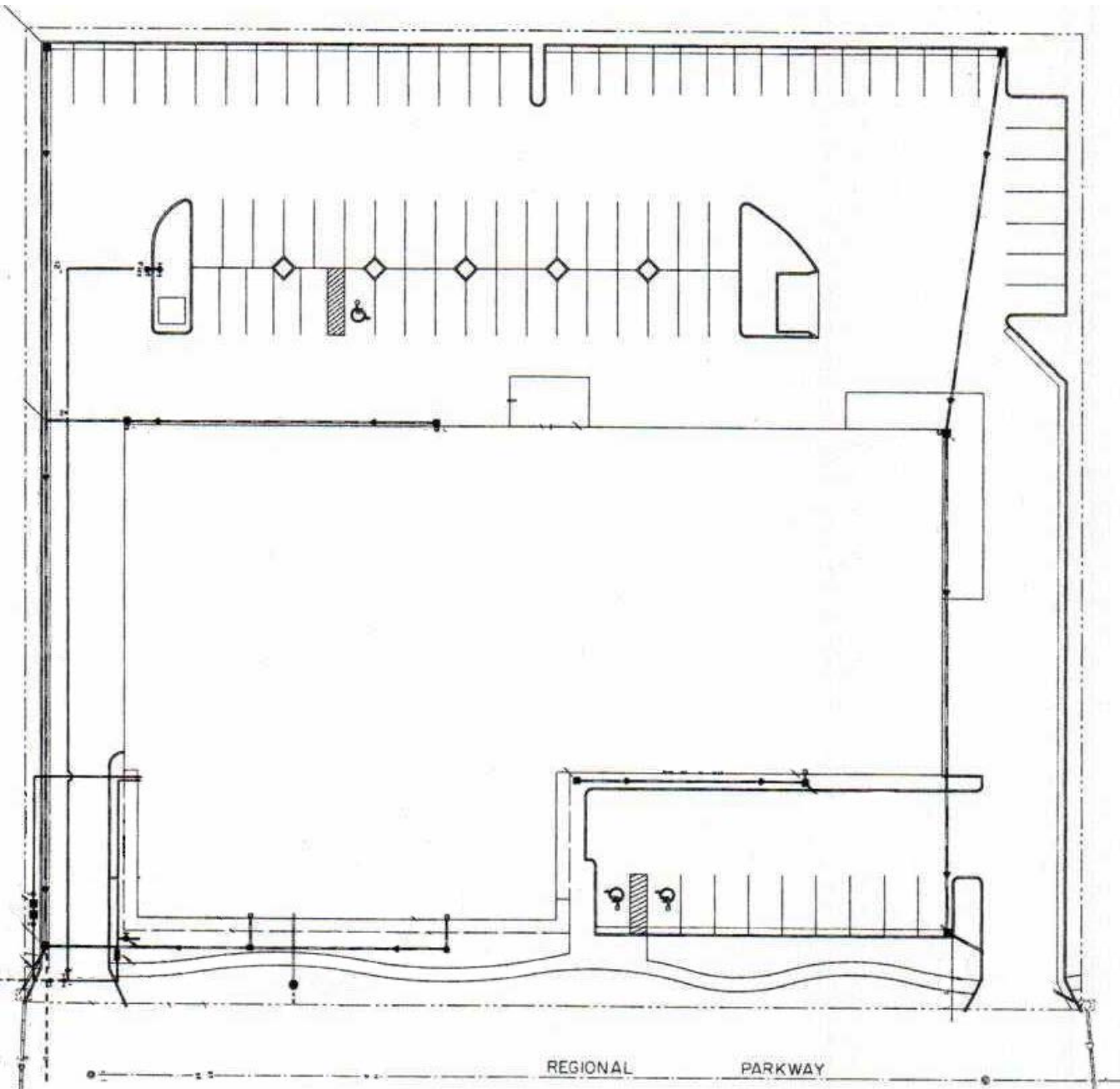
FLOOR PLAN

±31,626 SF



SITE PLAN

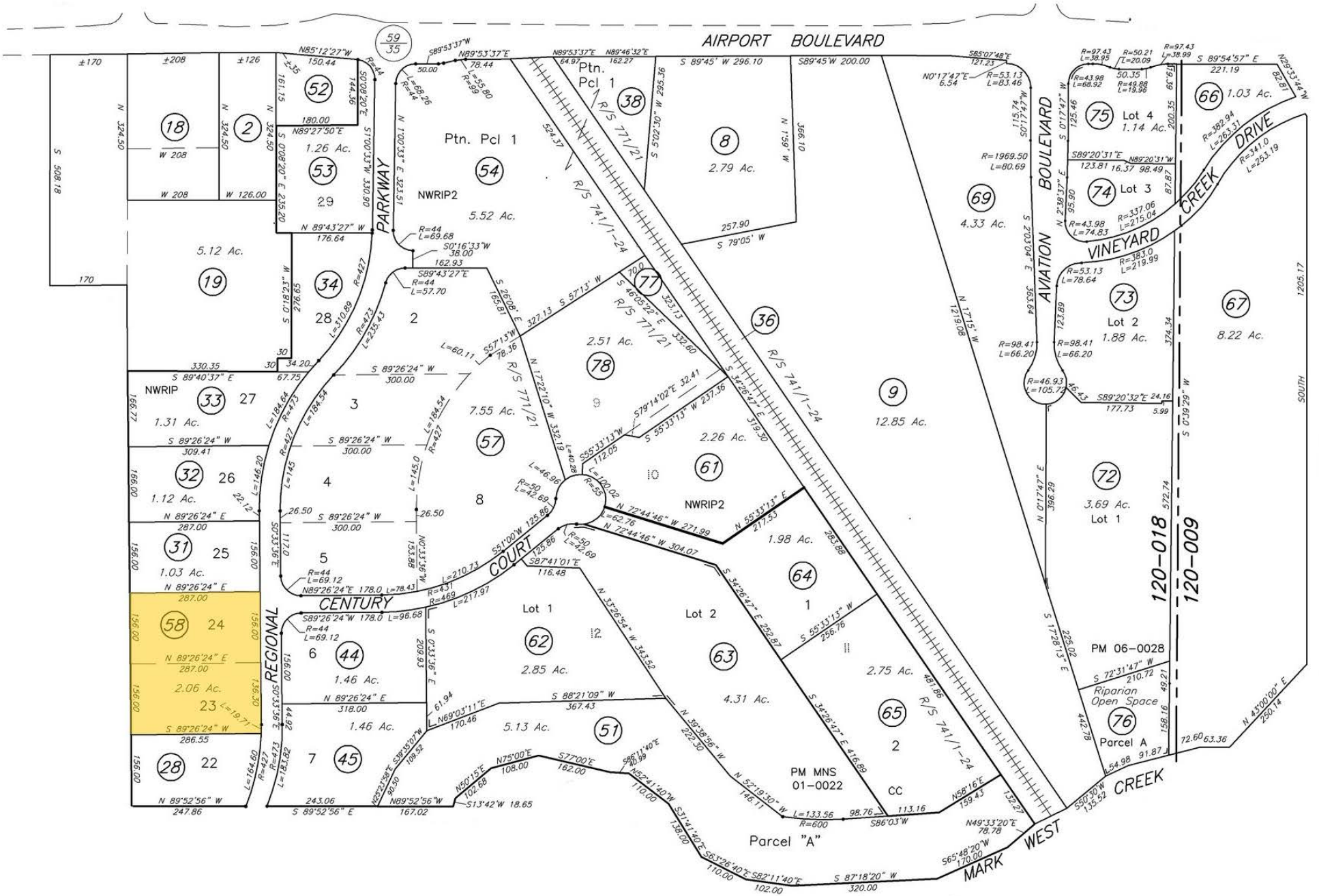
±2.06 AC



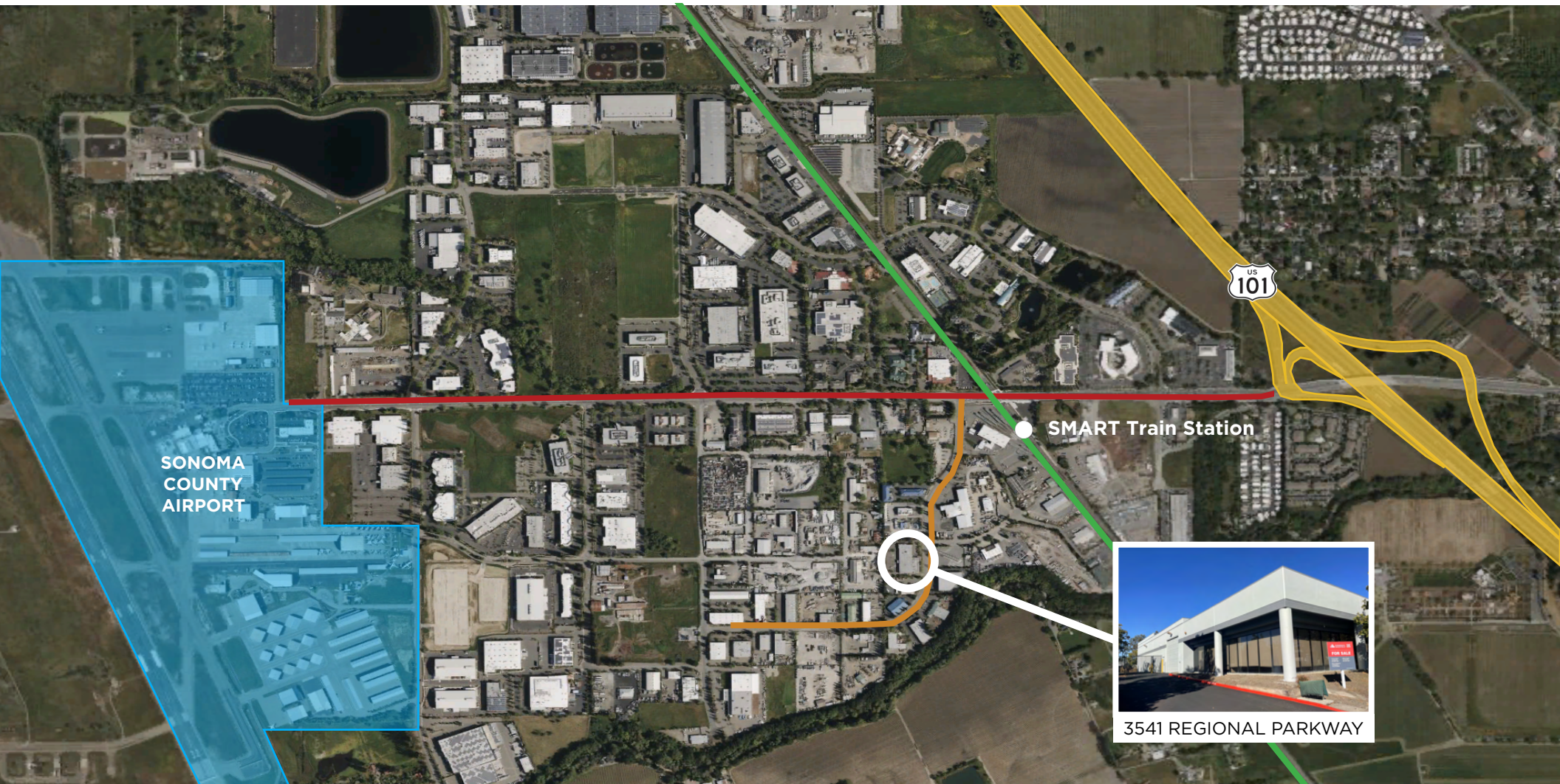
PARCEL MAP



APN: 059-240-058



3541 REGIONAL PKWY







NEIGHBORING TENANTS

- FedEx
- Redwood Toxicology Laboratory
- Redwood Biotech
- M.A. Silva USA
- Greentech Renewables
- John Owens Services, Inc
- Golden State Building Materials

- Sonoma County Human Services
- Sonoma County Farm Bureau
- InterWest Insurance Services
- Alluxa
- Apria Healthcare
- Symmetricom
- Pacific Coast Air Museum
- K Prime Inc

- Redwood Toxicology Lab
- Starbucks
- Medtronic
- Endologix
- Sonoma County Water Agency
- Kaffe Mocha & Grill
- Jackson Family Wines
- Carls Jr.

-  REGIONAL PKWY
-  AIRPORT BLVD
-  SMART TRAIN
-  US HWY 101

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INDUSTRIAL BUILDING AVAILABLE

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