

400 Morris St

SEBASTOPOL, CA 95472



Property Description

Presenting 400 Morris Street, a $\pm 23,690$ SF multi-tenant industrial warehouse on ± 1.48 acres, ideally located adjacent to The Barlow dining and entertainment district. The property blends functional industrial space with best-in-class lifestyle amenities, appealing to both owner-users seeking a unique corporate campus and investors pursuing stable cash flow in a supply-constrained market. Built in 1988, the building features 20' clear heights, multiple semi-truck loading doors, strong parking (2.0/1,000 SF), and recent capital improvements, including new insulation. A diversified tenant mix includes a long-term lease providing stable in-place income, while flexible delivery options allow for partial or full vacancy to meet buyer needs. The location offers exceptional employee amenities at The Barlow and strong regional access via SMART Rail (11 minutes) and Sonoma County Airport (21 minutes), presenting a rare opportunity to acquire a well-positioned industrial asset with both investment and owner-user optionality in Sebastopol.

Offering Summary

Sale Price:	\$6,400,000
Price/SF:	\$270
Building Size:	23,690 SF
NOI:	\$415,552
Cap Rate:	6.5%
Market Cap Rate:	8.5%



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Memorandum



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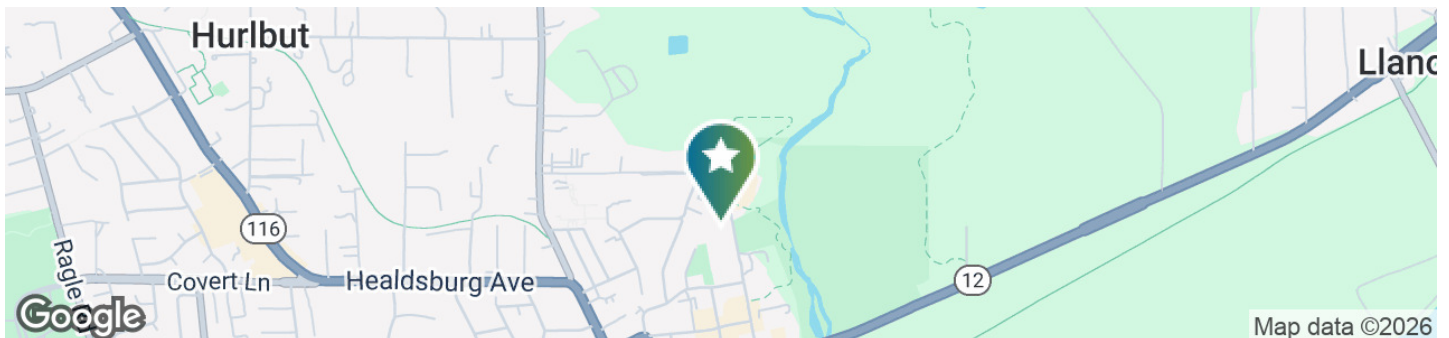
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Additional Photos



Location Information



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