

# 2475

**BLUEBELL DRIVE**  
SANTA ROSA, CALIFORNIA

**FOR LEASE ±3,735 SF**  
**FREE STANDING**  
**LIGHT INDUSTRIAL WAREHOUSE WITH FENCED YARD**

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# SUMMARY

2475 Bluebell Drive offers a rare opportunity to lease a freestanding industrial warehouse with a secure, fully fenced and gated yard in one of Santa Rosa's established industrial corridors. The  $\pm 3,735$  SF building is designed for efficient operations and features two grade-level roll-up doors, three-phase heavy power, LED lighting throughout, and an office/reception area with restroom. The IL (Light Industrial) zoning accommodates a variety of industrial and automotive-related uses, providing flexibility for a wide range of businesses.

The property's paved yard provides valuable outdoor storage, vehicle parking, equipment staging, or contractor support space. With convenient access to Bluebell Drive and Highway 101, tenants can efficiently serve customers throughout Sonoma County, the North Bay, and the greater Bay Area. The combination of warehouse functionality, secured yard area, and strategic location creates an ideal solution for contractors, automotive users, service businesses, distributors, and light manufacturing companies seeking a highly functional industrial facility.



$\pm 3,735$  SF  
**Available**



2  
**Roll-Up Doors**



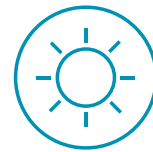
18'  
**Clear Height**



Automotive  
**Uses**



3-Phase Electric Service  
**Heavy Power**



LED Throughout  
**Lighting**



# PROPERTY OVERVIEW

## BUILDING INFORMATION

Address 2475 Bluebell Drive | Santa Rosa, CA

Lease Rate \$2.00 PSF IG

Warehouse Size ± 3,735 SF

Office Office, reception and restroom

Yard Fully paved, fenced & gated

Sprinklered No

Number of Stories 1

Parking On-site

Zoning IL - Light Industrial  
(Automotive uses allowed)

Lighting LED throughout

Clear Height 18'

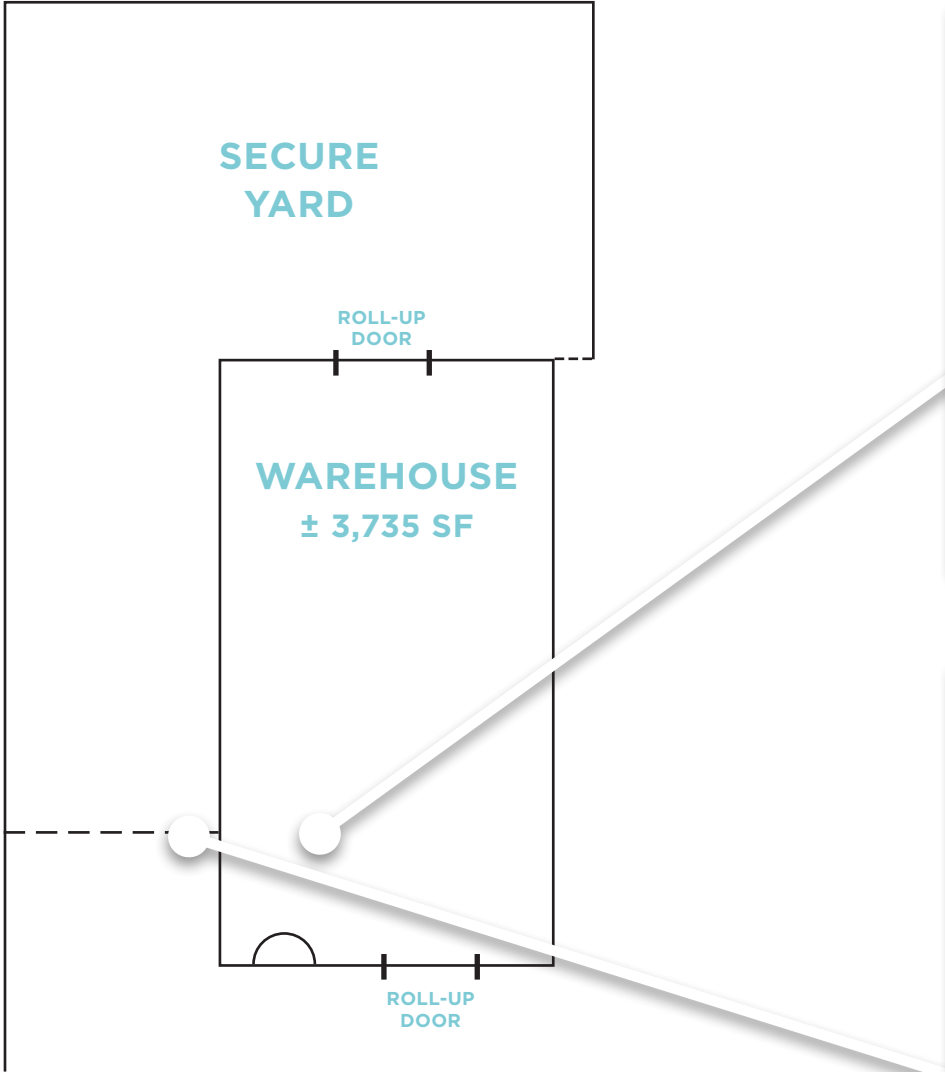
Roll-Up Doors 2 grade-level

Power 3-phase heavy

Access 24/7



# Site Plan



2475 BLUEBELL DR





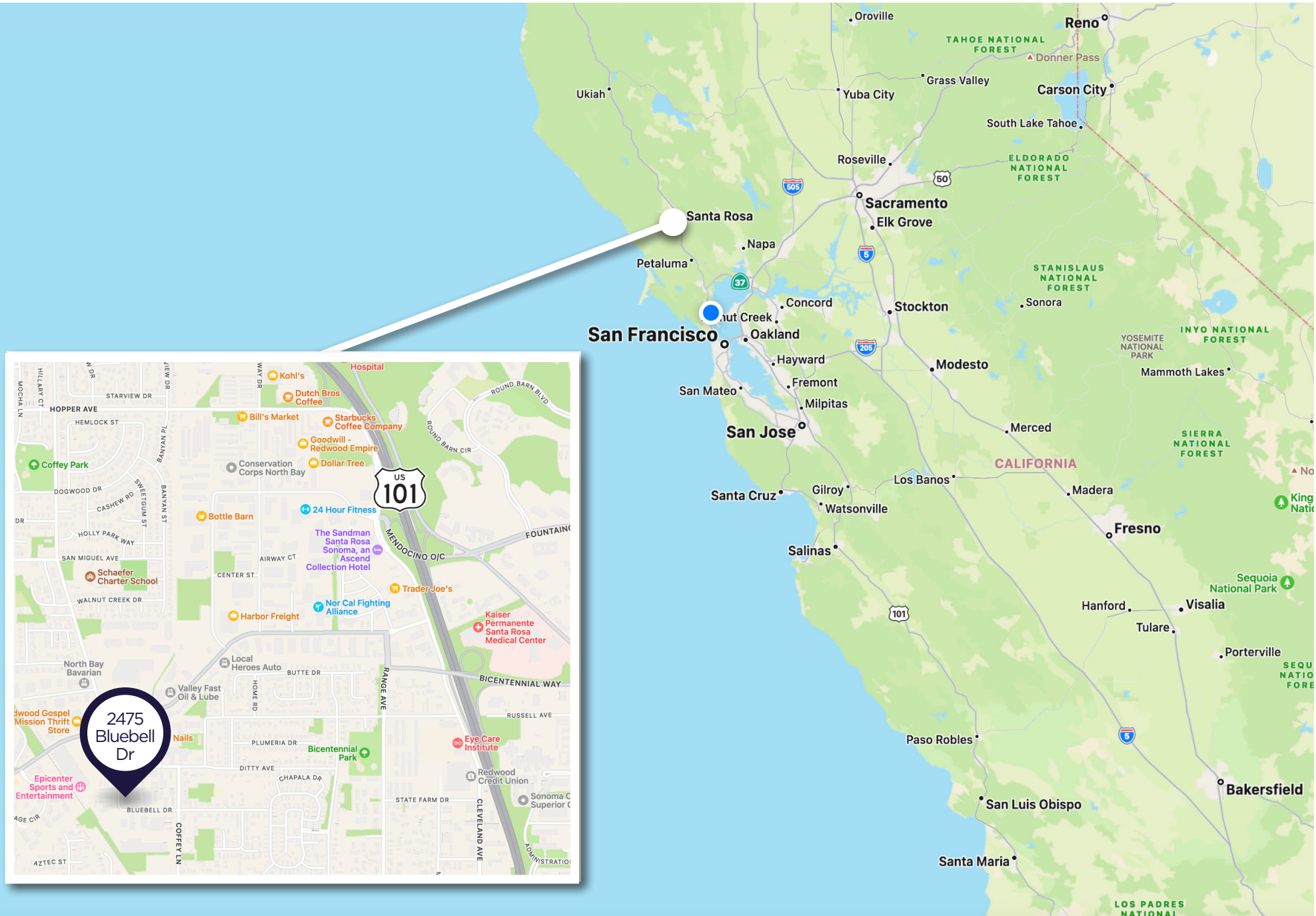
# SANTA ROSA

## MARKET OVERVIEW

Santa Rosa offers a strategic North Bay location built for efficient industrial operations. Positioned directly along U.S. Highway 101, the city delivers immediate access to a critical north-south corridor connecting the greater Bay Area to Northern California and coastal markets. State Route 12 provides seamless east-west connectivity to Interstate 80, enabling efficient regional distribution and access to key population centers.

For warehouse, logistics, and manufacturing users, Santa Rosa combines strong infrastructure with operational efficiency. The proximity to Charles M. Schulz-Sonoma County Airport supports regional business travel and time-sensitive operations, while access to freight rail enhances bulk shipping capabilities.

Located within close reach of Napa, Marin, and the greater San Francisco Bay Area, Santa Rosa allows companies to service major markets while benefiting from a more cost-effective operating environment. With a business-friendly climate and established industrial base, the city is an ideal choice for distribution, food production, advanced manufacturing, and logistics users seeking speed to market, connectivity, and long-term scalability.





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