



FOR LEASE : Industrial / Warehouse  
3330 N LAUGHLIN RD, SANTA ROSA  
\$1.05 psf NNN | 48,100 +/- Sq Ft

*Northern California's Premier Commercial Real Estate Firm*



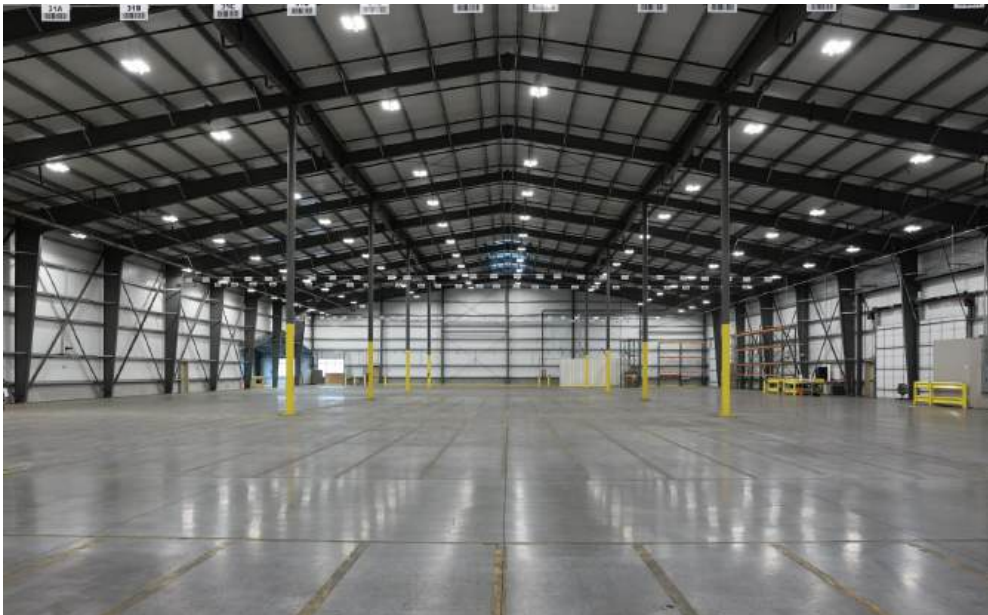
The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



# OVERVIEW

LOADING	RENTABLE SQ.	LEASE RATE	NNN COST	Height	PARKING
2 Dock 4 Grade level	24,050 - 48,100+/- Square Feet	\$50,505 (\$1.05 PSF)	\$19,240 (\$0.40 PSF)	24' - 30 ' Clear Height	88 Parking Spaces

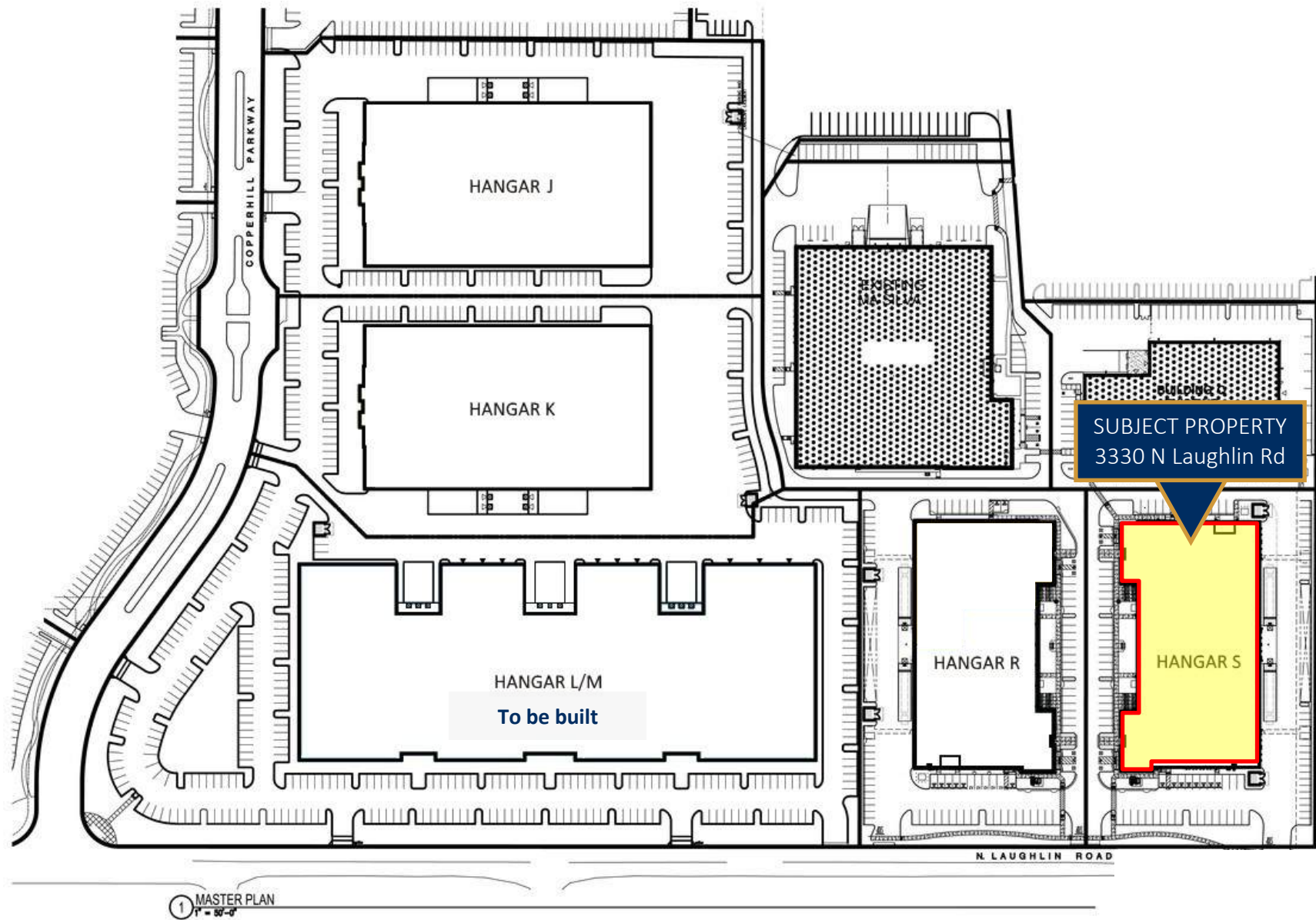
Brand new industrial building, referred to as Hanger S in the new Billa Landing development. Building is located on N. Laughlin, directly east of Sonoma County Airport. The building offers approximately 48,100 sq. ft. The warehouse is sprinklered, has 2 ADA restrooms, and features a clear height of 30' with column spacing every 48'. There is 1,920+/- Square Feet of office and It includes 2K amps of power. The building shell is constructed with metal insulated panels on a 4' concrete perimeter stemwall. The space has exclusive access to 2 covered loading dock and a total of 4 grade level doors. Property is zoned MP County and allows for a wide range of industrial uses. Please note the pricing referenced is for the full building as a single tenancy; however, if the building were to be demised into two separate spaces, the pricing would be subject to change depending on configuration.



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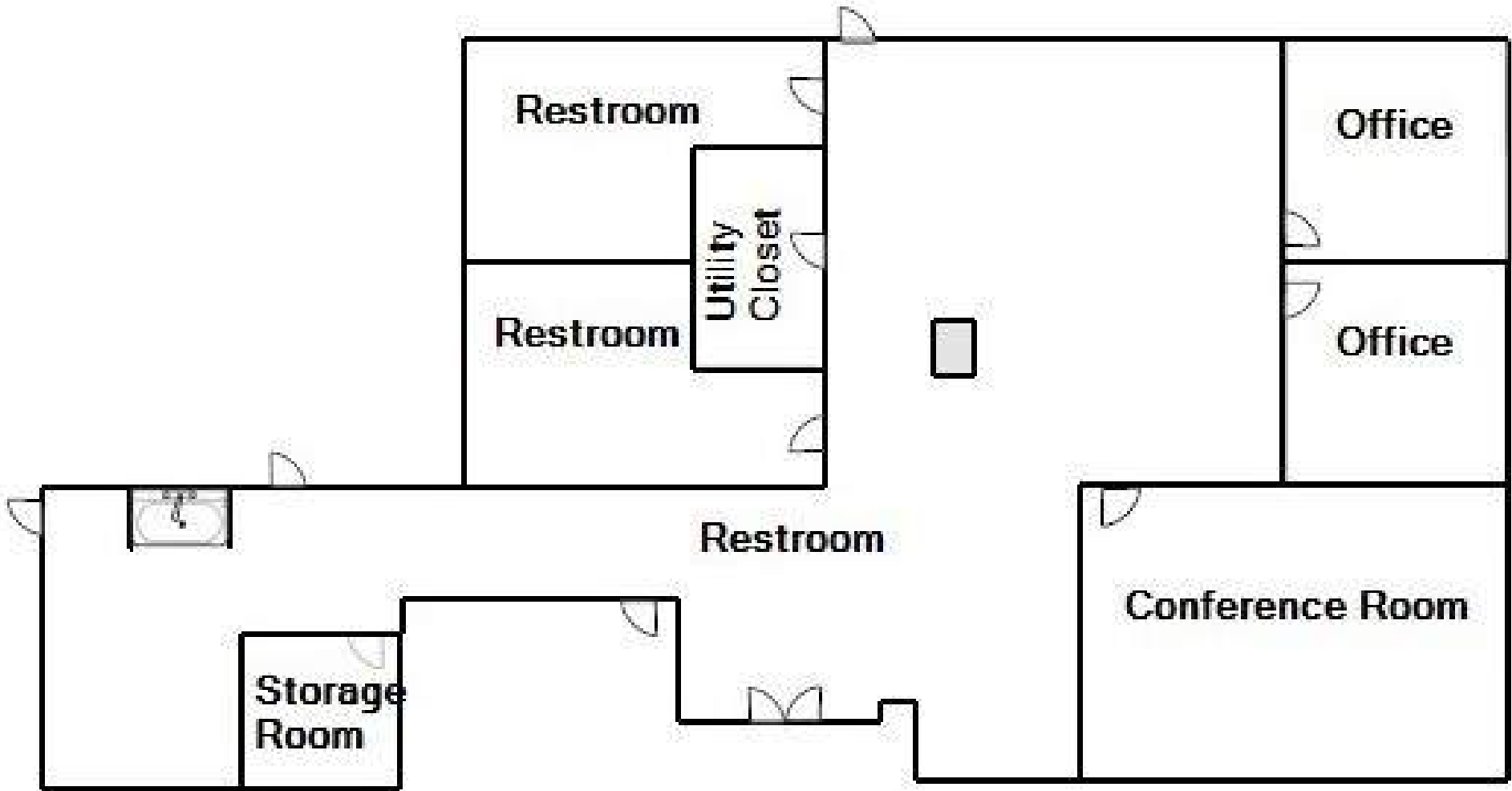
# SITE MAP



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# OFFICE FLOOR PLAN





# STREET MAP



SUBJECT PROPERTY  
3330 N Laughlin Rd

Copperhill Pkwy

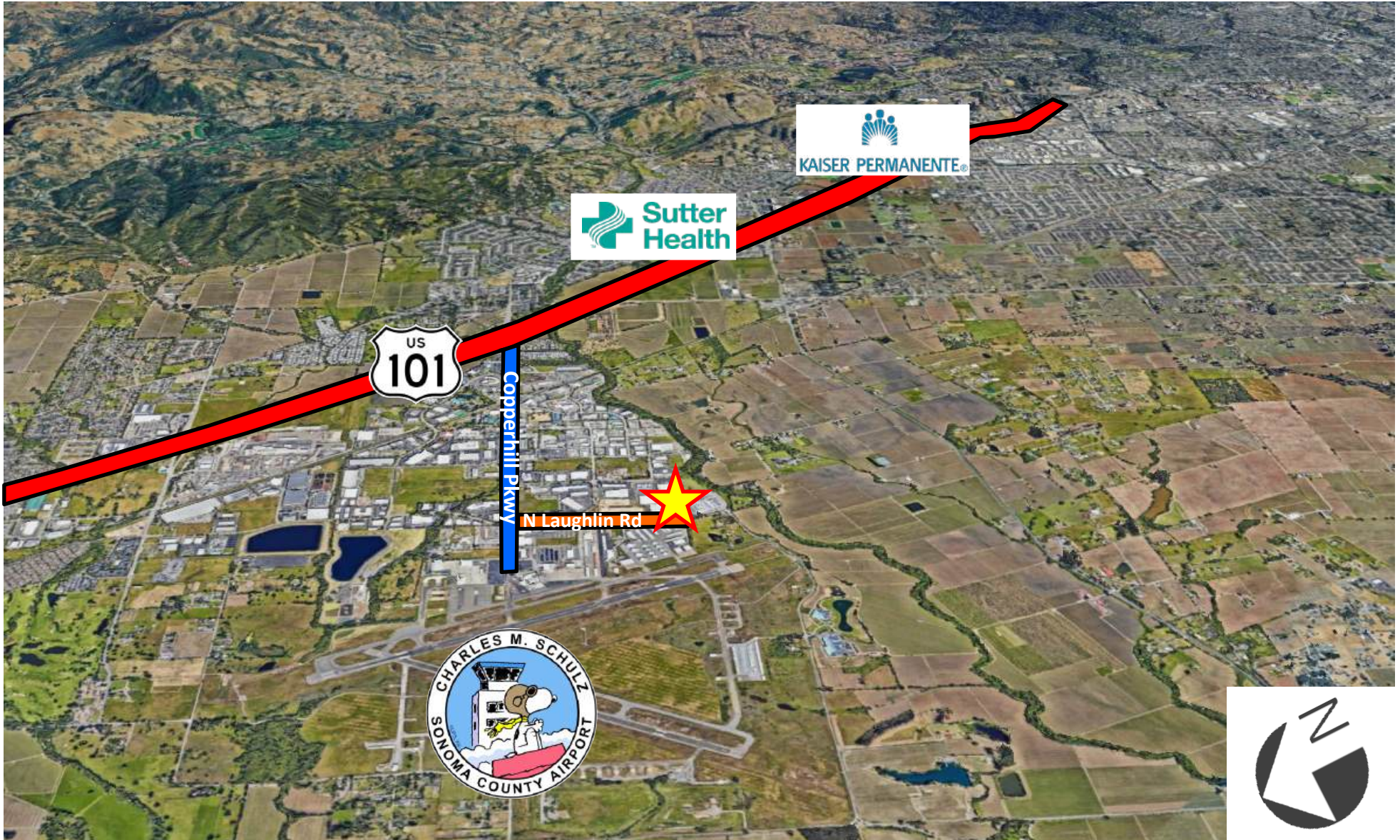
N Laughlin Rd



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# AERIAL MAP



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# PHOTOS



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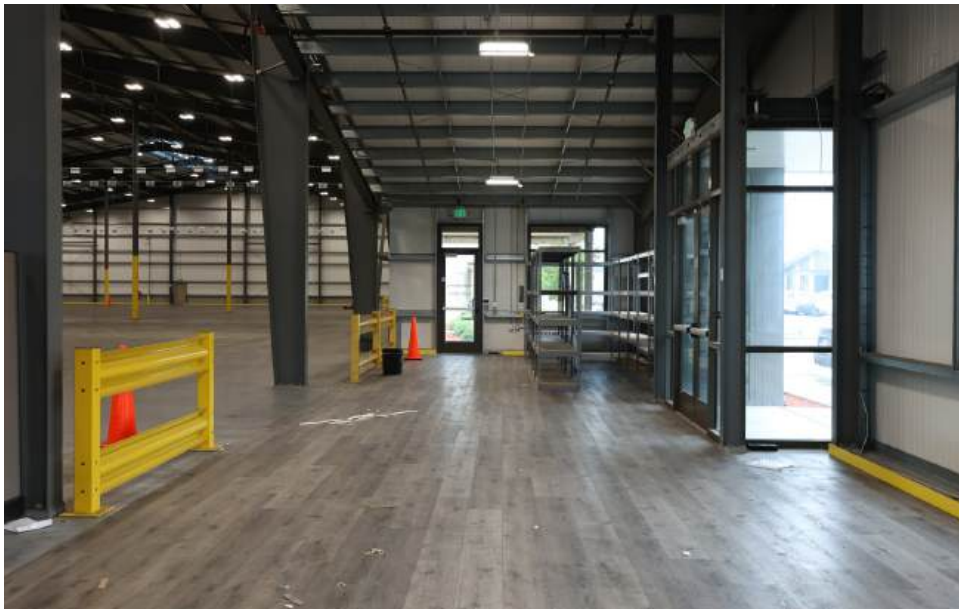
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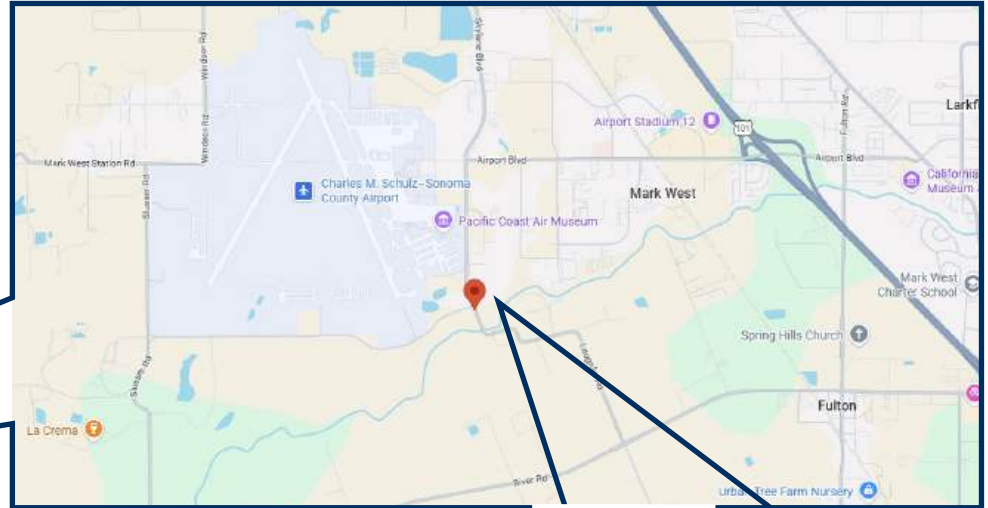
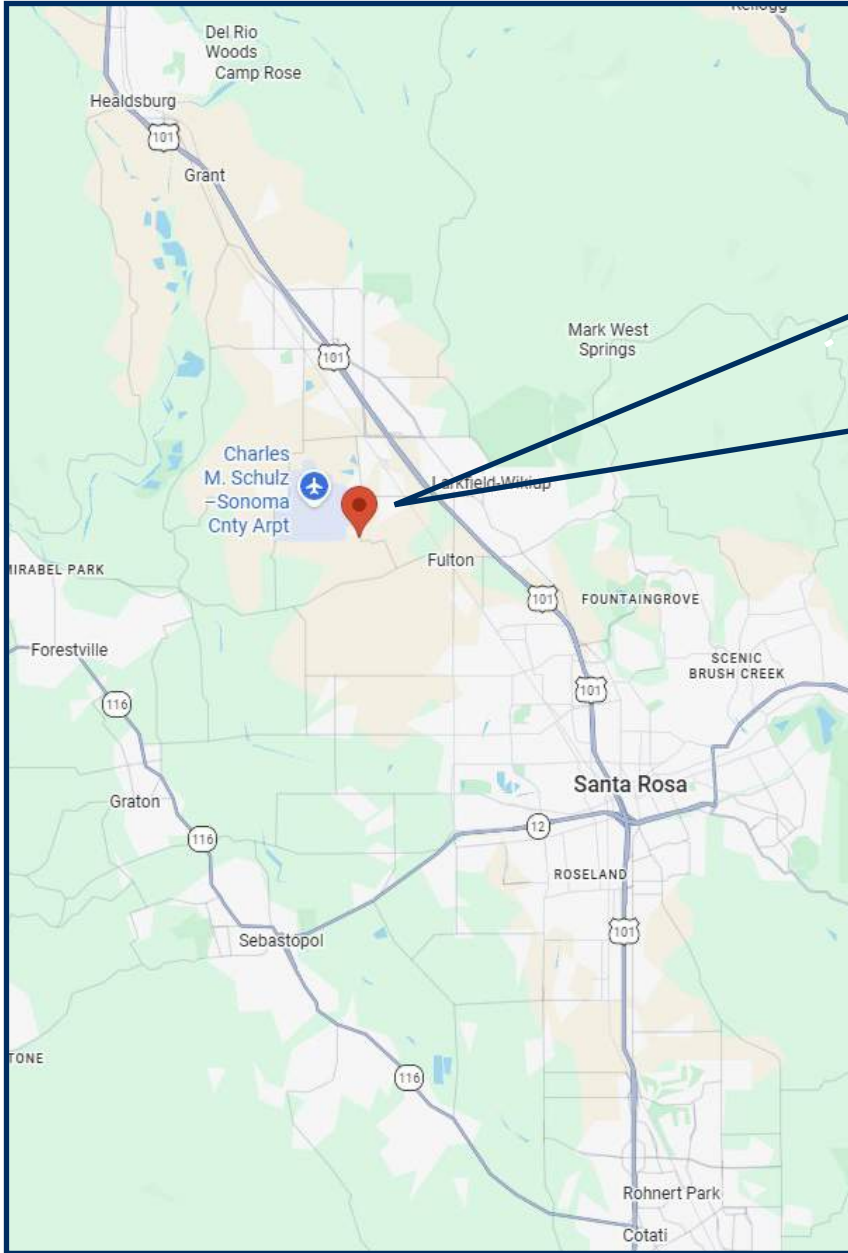
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# MAPS



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# LISTING TEAM



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