



FOR LEASE

SHOWROOM, WAREHOUSE & MEZZANINE OFFICE 464 KENWOOD CT UNIT E, SANTA ROSA 95407

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.



PROPERTY SUMMARY

PRICING

Asking Monthly Rent:	\$4,375/ Month
Rent Per Sq. Ft.:	\$1.25/Sq. Ft./Month
Lease Type:	Industrial Gross

SITE

Lot Size:	47,916+/- Sq. Ft.
Signage:	Monument on Kenwood Court
Parking:	29+/- Parking Spaces
Zoning:	IL—Light Industrial
Water & Sewer	City of Santa Rosa
Gas & Electric	PG&E

BUILDING

Size:	Showroom	817+/- Sq. Ft.
	Warehouse	2,683+/- Sq. Ft.
	Mezzanine Office	<u>870+/- Sq. Ft.</u>
	Total:	4,370+/- Sq. Ft.
Rentable Square Feet:		3,500+/- Sq. Ft.
Stories:		One (With Mezzanine)
Grade Level Roll Up Door:		12' x 12'
Fire Suppression:		Yes
Interior Warehouse Clearance:		16'- 18'
Power:		400 Amps / 3 Phase

464 Kenwood Ct, Unit E, Santa Rosa

Unit E offers 3,500± sq. ft. of rentable space, with a total of 4,370± sq. ft. including the mezzanine office, within a concrete industrial building. The layout includes approximately 2,683± sq. ft. warehouse with 16'-18' clearance and a 12' x 12' roll-up door, approximately 817± sq. ft. showroom, and approximately 870± sq. ft. mezzanine office, supported by 400 Amps / 3 Phase power and a fire suppression system.

Previously occupied by Elk Fence Distillery, a Santa Rosa craft distillery known for small-batch American single malt whiskey, botanical gin, and vodka made with local ingredients, this unit is ideal for manufacturing, distribution, or small operations. The distillery's specialized equipment, including production tools, may be available for purchase from tenant, offering a unique opportunity for similar businesses. The warehouse supports storage or production, the showroom accommodates customer interactions, and the mezzanine office provides space for administrative tasks. Leased under an Industrial Gross term, this is a practical option in a convenient location. Contact us to view or learn more about Unit E and equipment availability.



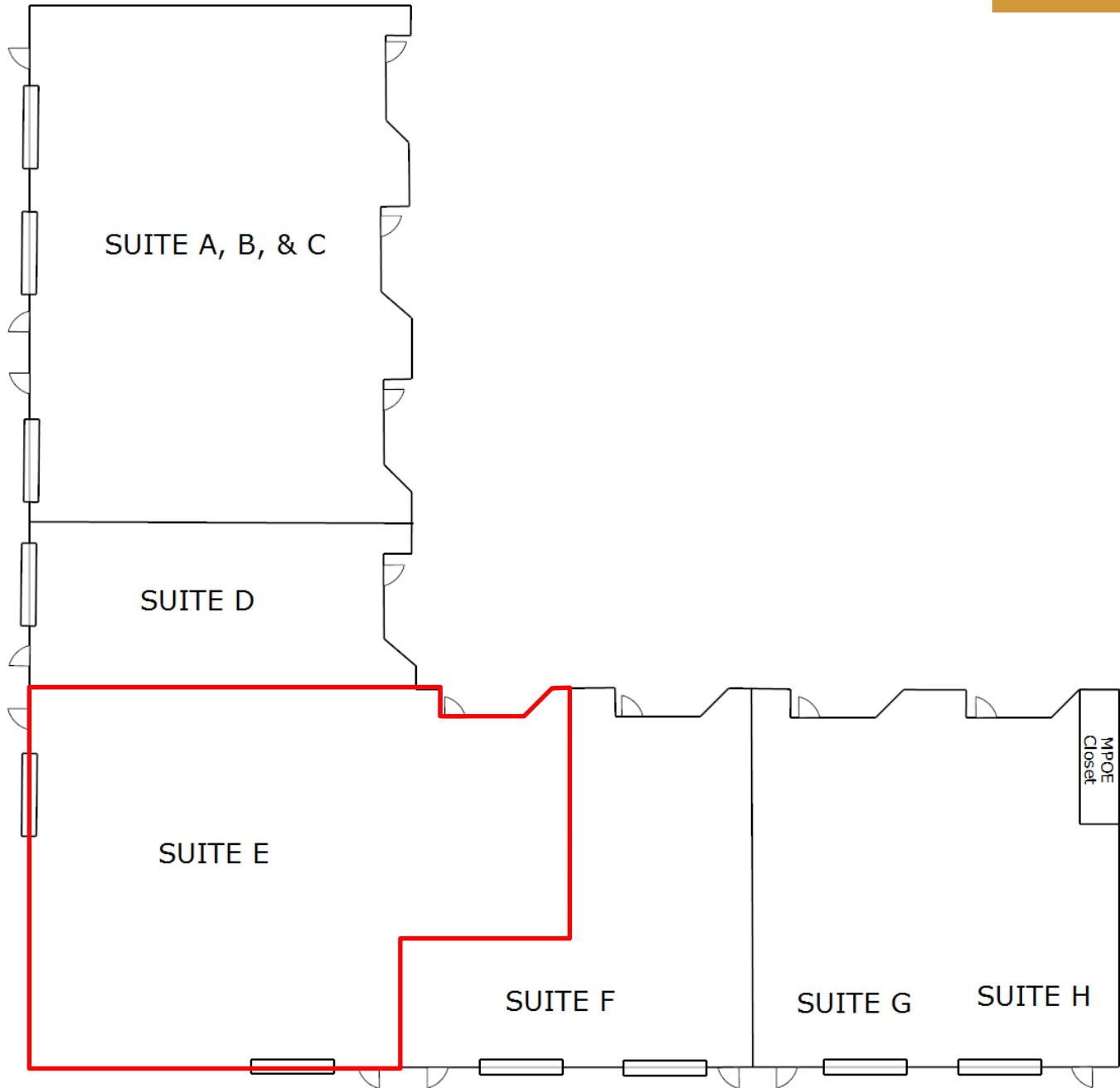
AERIAL MAP



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SITE PLAN

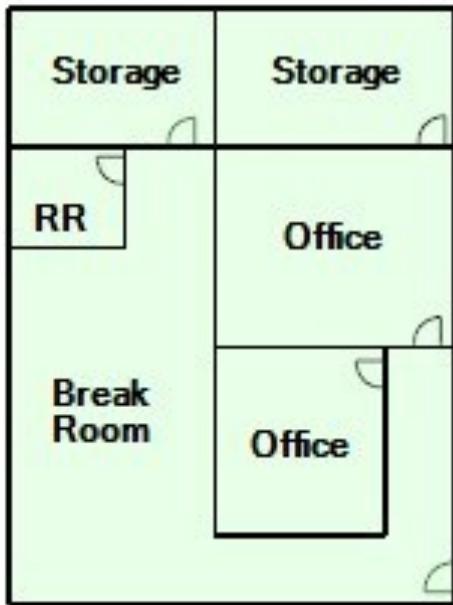


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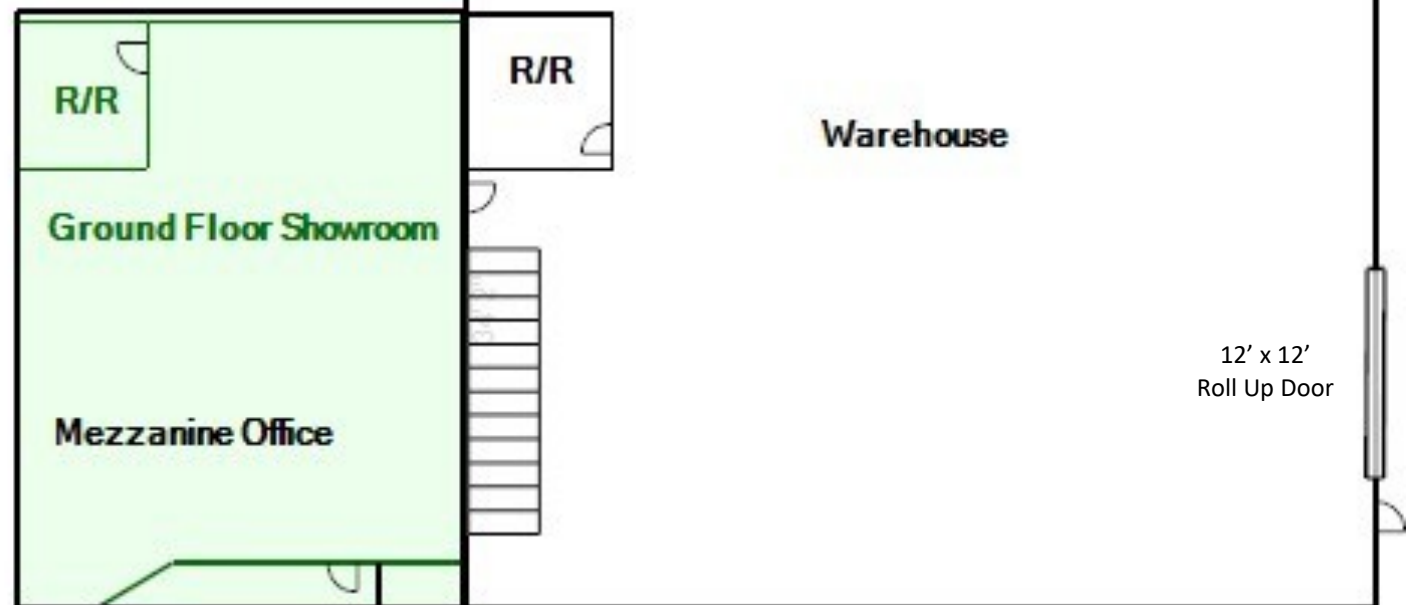



FLOOR PLAN

Mezzanine Floor Plan:



Unit E Floor Plan:



 = Mezzanine Office Space

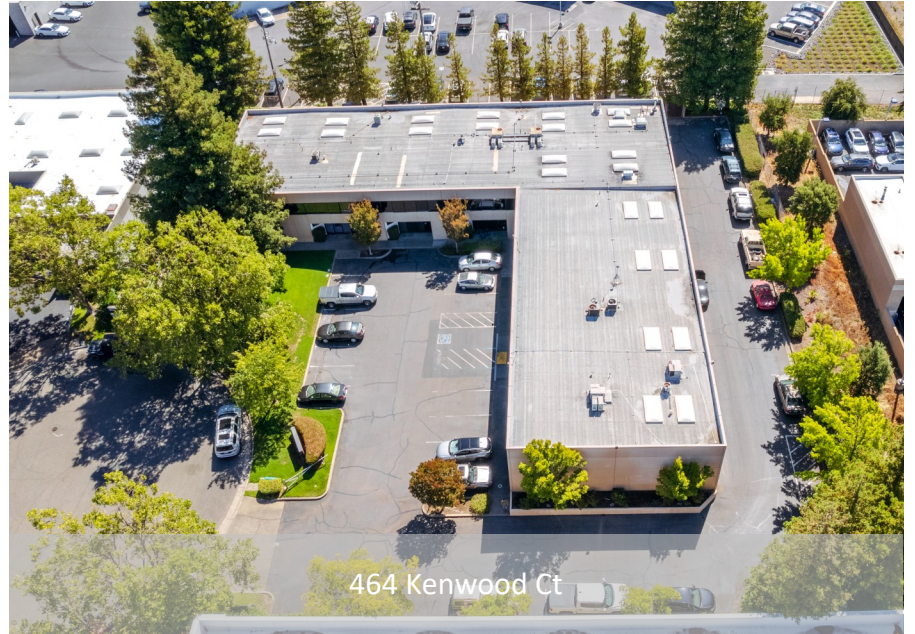




UNIT E PHOTOS



464 Kenwood Ct



464 Kenwood Ct



464 Kenwood Ct



Unit E Exterior

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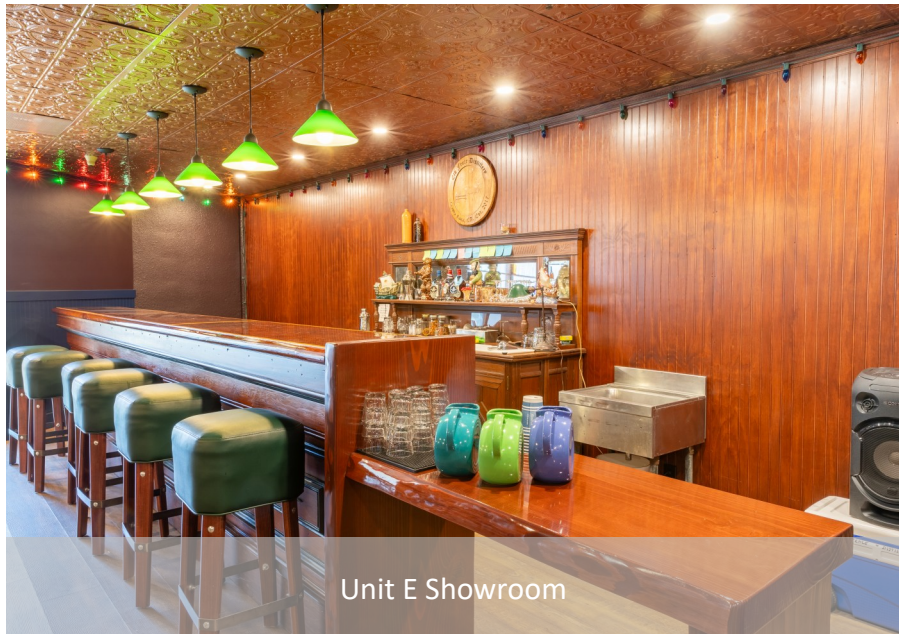
UNIT E PHOTOS



Unit E Showroom / Entrance



Unit E Showroom



Unit E Showroom



Unit E Showroom

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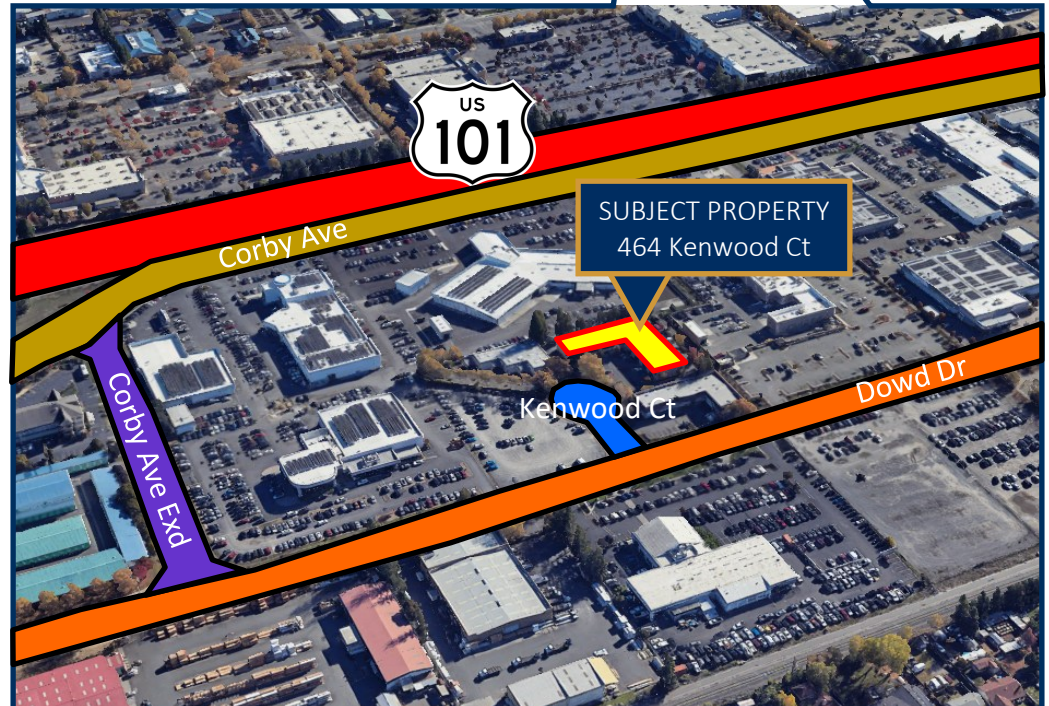
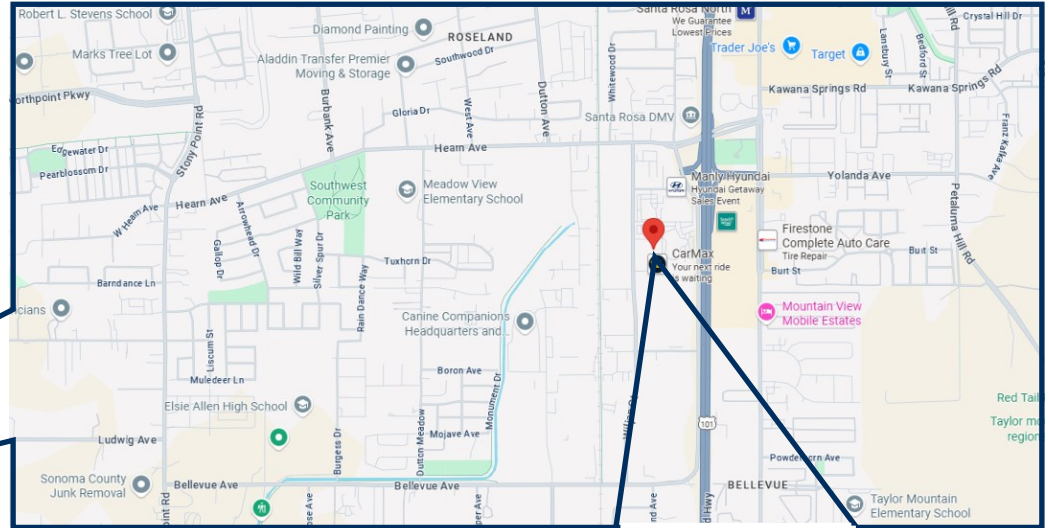
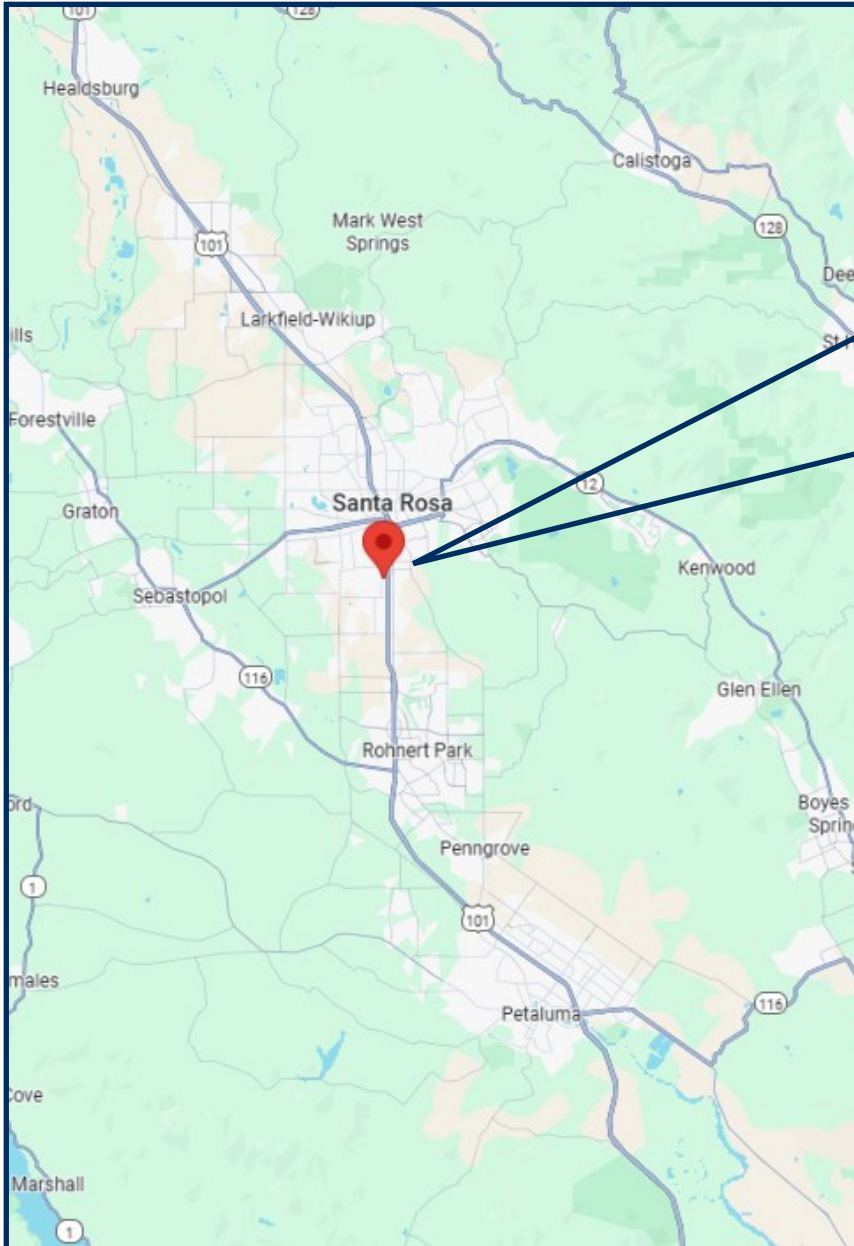
UNIT E PHOTOS



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MAPS



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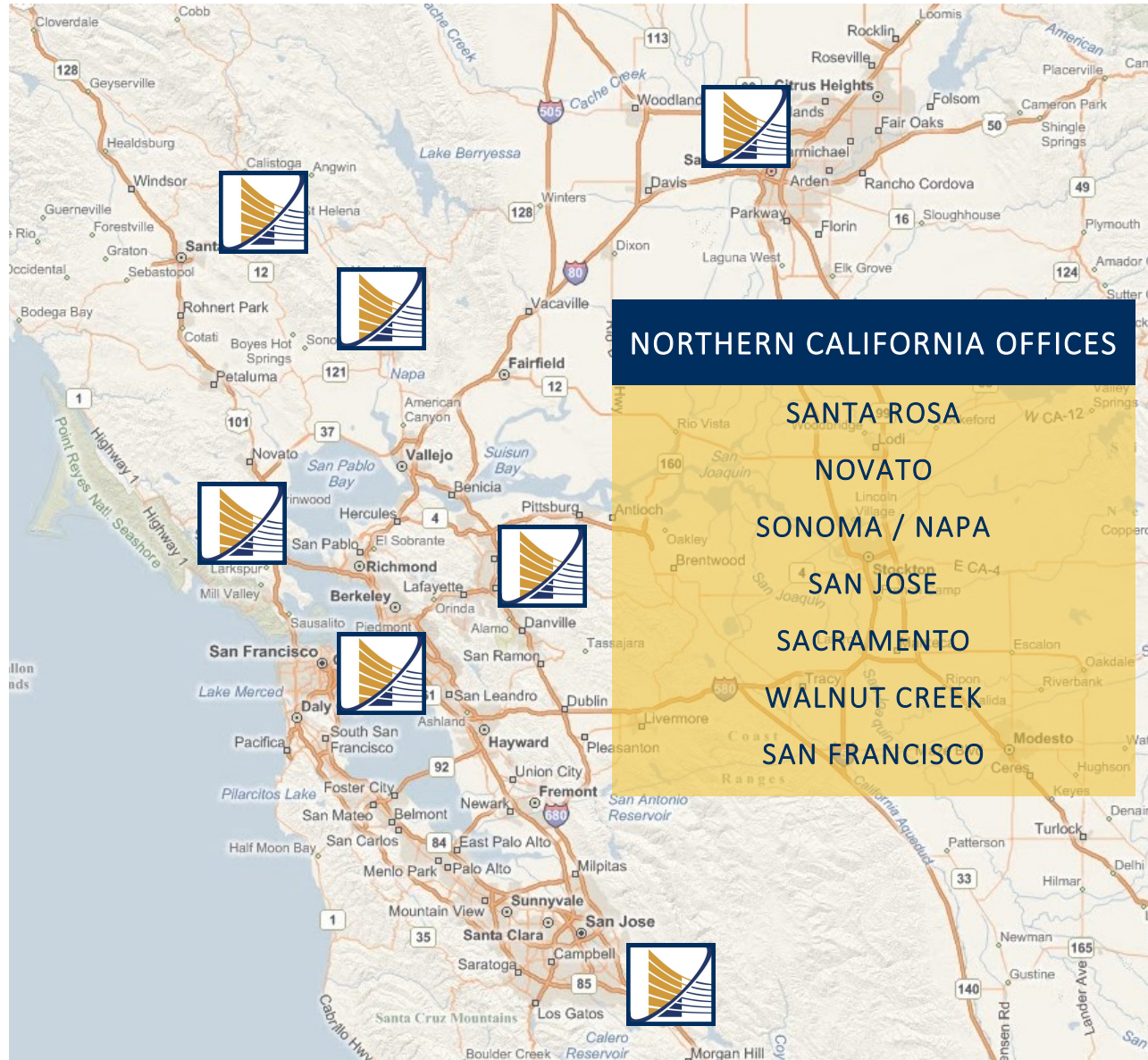
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