

400 Morris St

SEBASTOPOL, CA 95472



Property Description

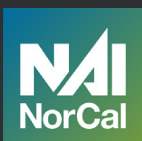
Presenting 400 Morris Street, a $\pm 23,690$ SF multi-tenant industrial warehouse on ± 1.48 acres, ideally located adjacent to The Barlow dining and entertainment district. The property blends functional industrial space with best-in-class lifestyle amenities, appealing to both owner-users seeking a 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:	\$6,100,000
Price/SF:	\$257
Building Size:	23,690 SF
NOI:	\$373,655
Cap Rate:	6.1%
Market Cap Rate:	8.3%



Click/Scan for Offering
Memorandum



James Kilpatrick
President
james@nainorcal.com
510.290.9647
CalDRE #01277022

Seth Hubbert
Investment Advisor
shubbert@nainorcal.com
510.332.9389
CalDRE #02158135

Damon Gerstein
Investment Advisor
dgerstein@nainorcal.com
415.465.4907
CalDRE #02268840

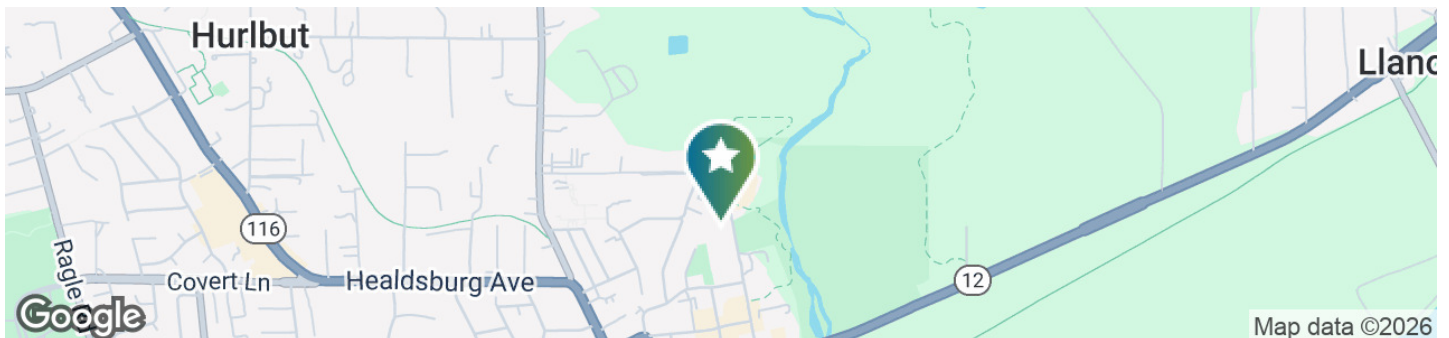
Tim Marshall
Investment Advisor
tmarshall@nainorcal.com
408.502.5363
CalDRE #02325164

Ian Cruda
Investment Advisor
icruda@nainorcal.com
408.204.2287
CalDRE #02250093

Additional Photos



Location Information



For More Information

James Kilpatrick

President
james@nainorcal.com
510.290.9647
CalDRE #01277022

Seth Hubbert

Investment Advisor
shubbert@nainorcal.com
510.332.9389
CalDRE #02158135

Damon Gerstein

Investment Advisor
dgerstein@nainorcal.com
415.465.4907
CalDRE #02268840

Tim Marshall

Investment Advisor
tmarshall@nainorcal.com
408.502.5363
CalDRE #02325164

Ian Cruda

Investment Advisor
icruda@nainorcal.com
408.204.2287
CalDRE ##02250093