



FOR SALE - \$720,000

**3,000 SQ. FT. LIGHT INDUSTRIAL WAREHOUSE CONDO
311 WEST 9th STREET, SANTA ROSA CA**

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.



KEY DETAILS & FEATURES



Location and Development Overview: Situated in the centrally located Land Smith Business Park in the City of Santa Rosa. The development comprises 12 separate light industrial condominium units totaling approximately 23,912 square feet on a 1.38-acre site (60,130 square feet), with common areas encompassing approximately 36,218 square feet.

Construction and Condition: Steel frame construction with metal exterior. Built in 2003. All units are owner-occupied, reflecting strong pride of ownership and a professionally managed development.

Unit 311 Specifications: Approximately 3,000 square feet of building area, with two exterior access doors and two 12x14 roll up doors, all on a dedicated 3,000 square-foot lot. Represents approximately 12.5% of the overall development. Includes an undivided ownership interest in the common area equivalent to approximately 4,545 square feet. Additional interior improvements consist of an office and restroom area of approximately 275+/- square feet.

Zoning and Permitted Uses: Zoned MMU (Maker Mixed Use), supporting a wide range of light industrial, production, fabrication, storage, and similar operations.

Infrastructure and Utilities: Two electrical supply panels providing 3-phase, 208V, 200-amp service each. Electric and gas service provided by PG&E. City water and sewer services provided by Santa Rosa Water District. Flexible interior layout suitable for full owner-user occupancy or potential split configuration (approximately 1,500 square feet each), subject to installation of a demising wall and associated improvements.

Parking: Four on-site parking spaces allocated to the unit.

Owners Association and Financials: Robust operational history with comprehensive financial reserves of approximately \$163,000. Monthly contribution of \$480.00 covers landscape maintenance, trash removal, common water and sewer, fire alarm and systems, property management, building insurance, and contributions to the capital improvement reserve.

Overall Investment Appeal: Offers a turnkey light industrial condominium with prime central location, functional infrastructure, flexible layout, and strong association support, making it well-suited for owner-users seeking a stable and professionally managed business park environment.



NARRATIVE PROPERTY SUMMARY

The Subject Property is located in the Land Smith Business Park which is centrally located in the City of Santa Rosa and comprises 12 separate light industrial condominium units totaling approximately 23,912 square feet on a 1.38-acre site (60,130 square feet). All the units are steel frame construction and metal exterior. The common area encompasses approximately 36,218 square feet. This professionally managed development features all owner-occupied units, reflecting strong pride of ownership. The Owners Association maintains a robust operational history with comprehensive financial reserves currently approximating \$163,000. Complete financial details and history available upon request.

The well-managed Owners Association handles essential common expenses. The subject property contributes \$240 per unit (\$480 total per month), covering landscape maintenance, trash removal, common water and sewer, fire alarm and systems, property management, building insurance, and contributions to the capital improvement reserve.

This combination of prime location, functional infrastructure, flexible layout, and strong association support makes Unit 311 an attractive option for owner-users seeking a turnkey light industrial condominium in a stable, centrally located business park.

The Subject Property, Unit 311, built in 2003, represents approximately 12.55% of the overall development and offers an exceptional opportunity within this established business park. This light industrial warehouse condominium consists of approximately 3,000+/- square feet of building area situated on a dedicated 3,000+/- square-foot lot, along with an undivided ownership interest in the common area equivalent to an additional approximately 4,545+/- square feet. Zoned MMU (Maker Mixed Use), the property supports a wide range of light industrial, production, fabrication, storage, and similar operations.

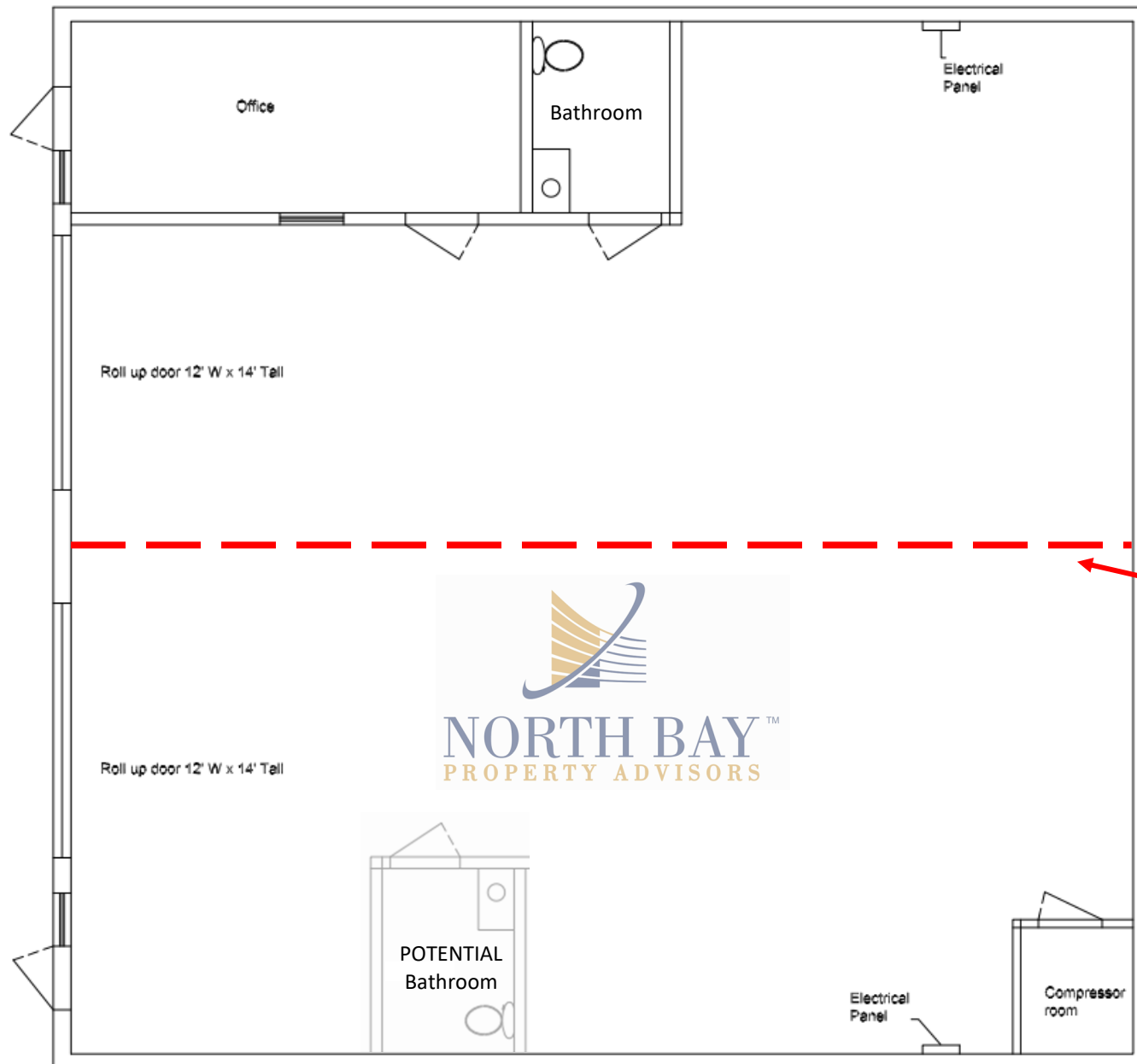
The unit is equipped with robust infrastructure, including two electrical supply panels (see included floor plan), each providing 3-phase, 208V, 200-amp service. Electric and Gas service is provided by PG&E. City water and sewer services are provided by Santa Rosa Water District. The flexible configuration readily accommodates full owner-user occupancy or a split arrangement, with an owner occupying approximately 1,500+/- square feet and leasing the remaining 1,500+/- square feet. If subdivided, a demising wall and other associated improvements would need to be made to accommodate this reconfiguration. There are Four on-site parking spaces allocated to this unit.

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FLOOR PLAN



The owner-user may occupy the entire space or construct a demising wall to lease out the remaining portion.





PARCEL MAP

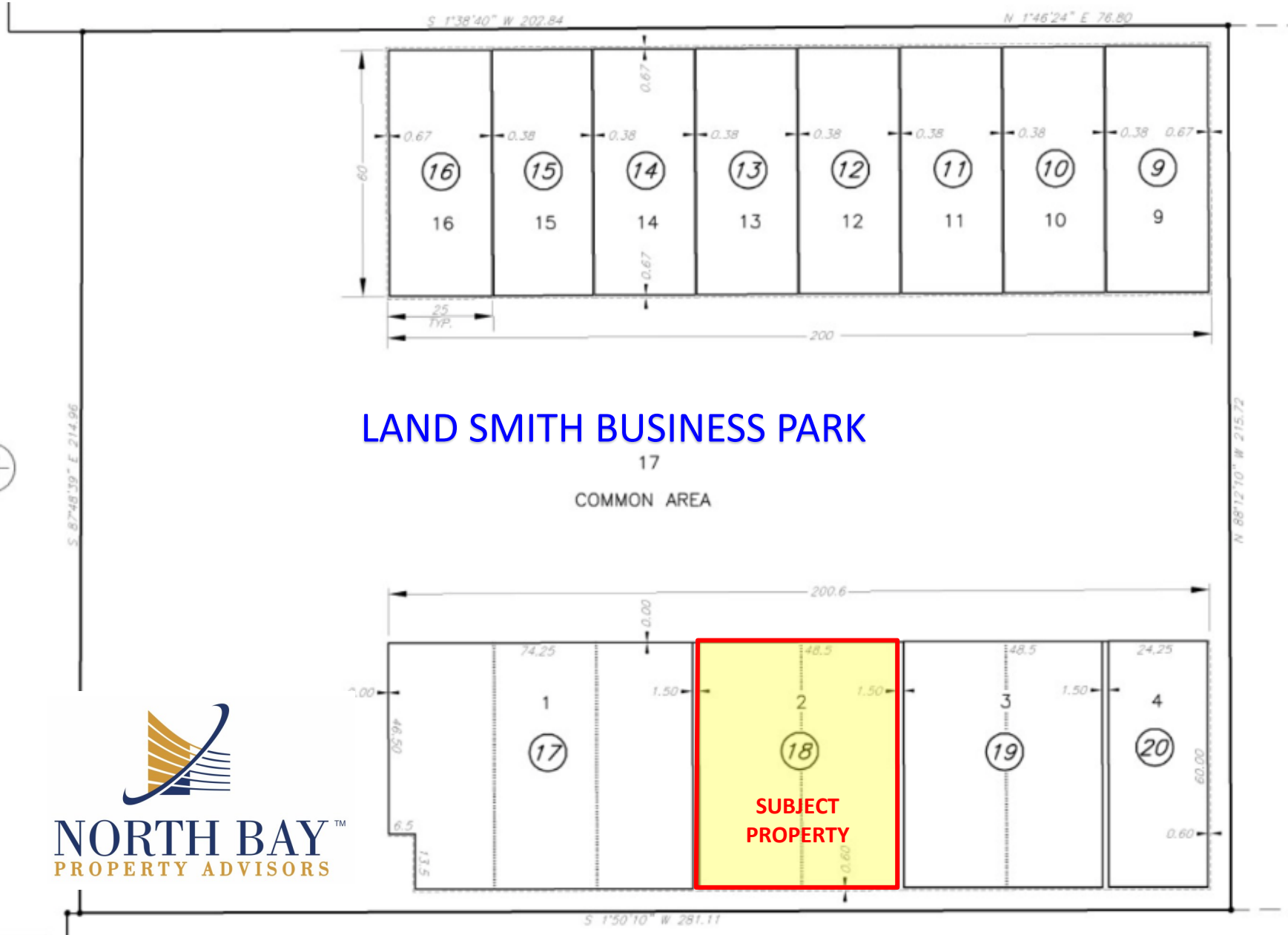
STREET

NINTH

WEST



10/14



LAND SMITH BUSINESS PARK

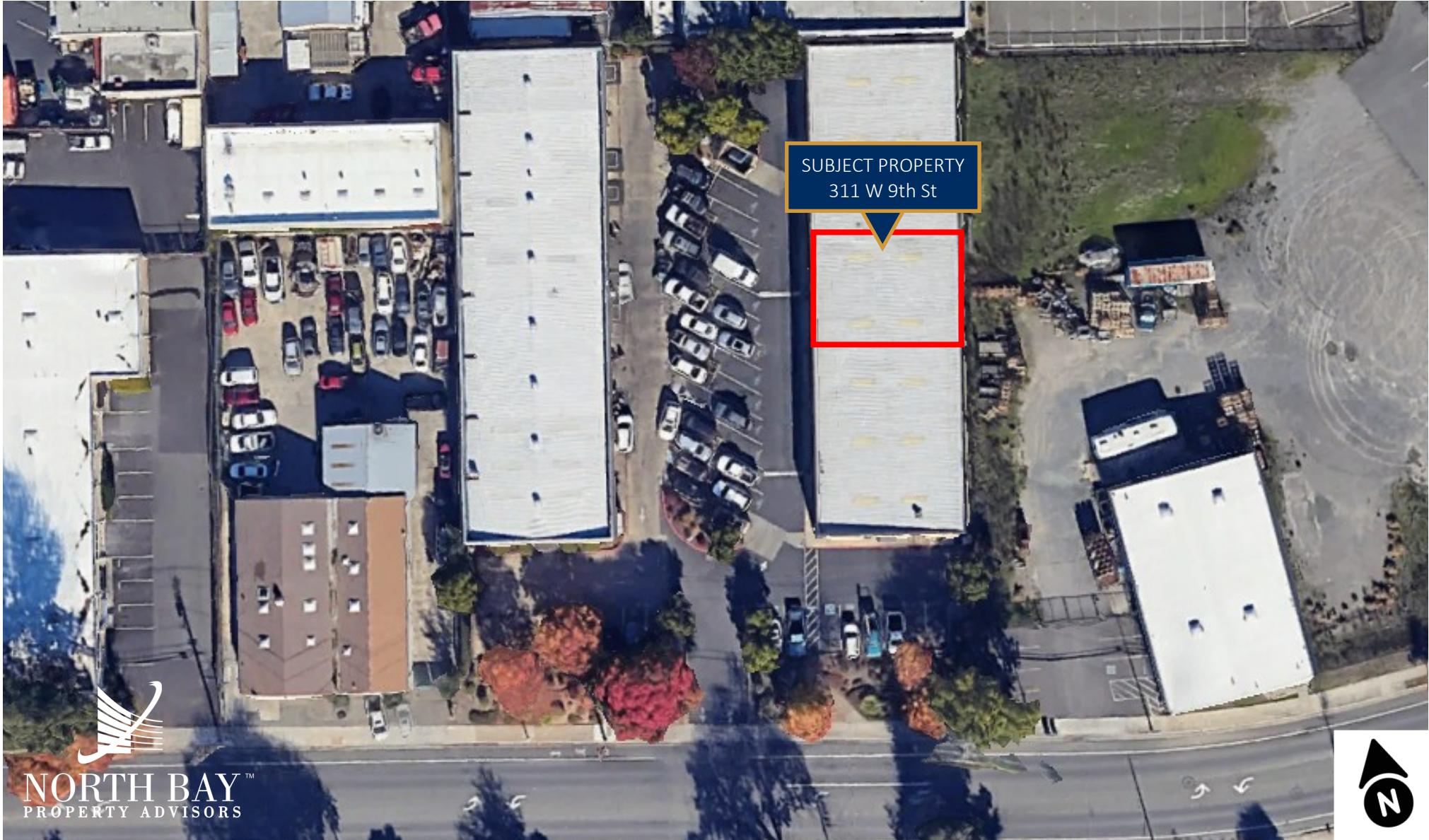
17
COMMON AREA

**SUBJECT
PROPERTY**

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SITE MAP



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STREET MAP



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PHOTOS



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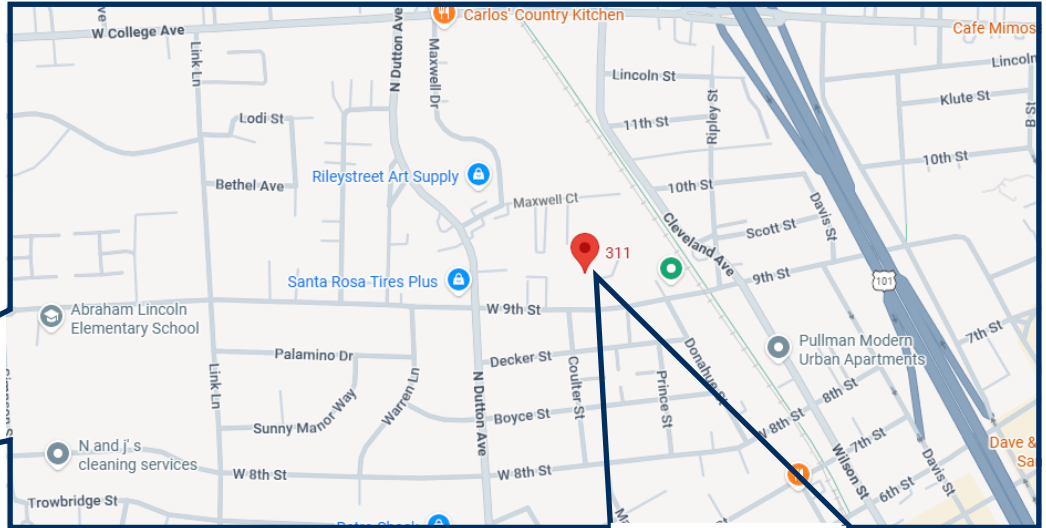
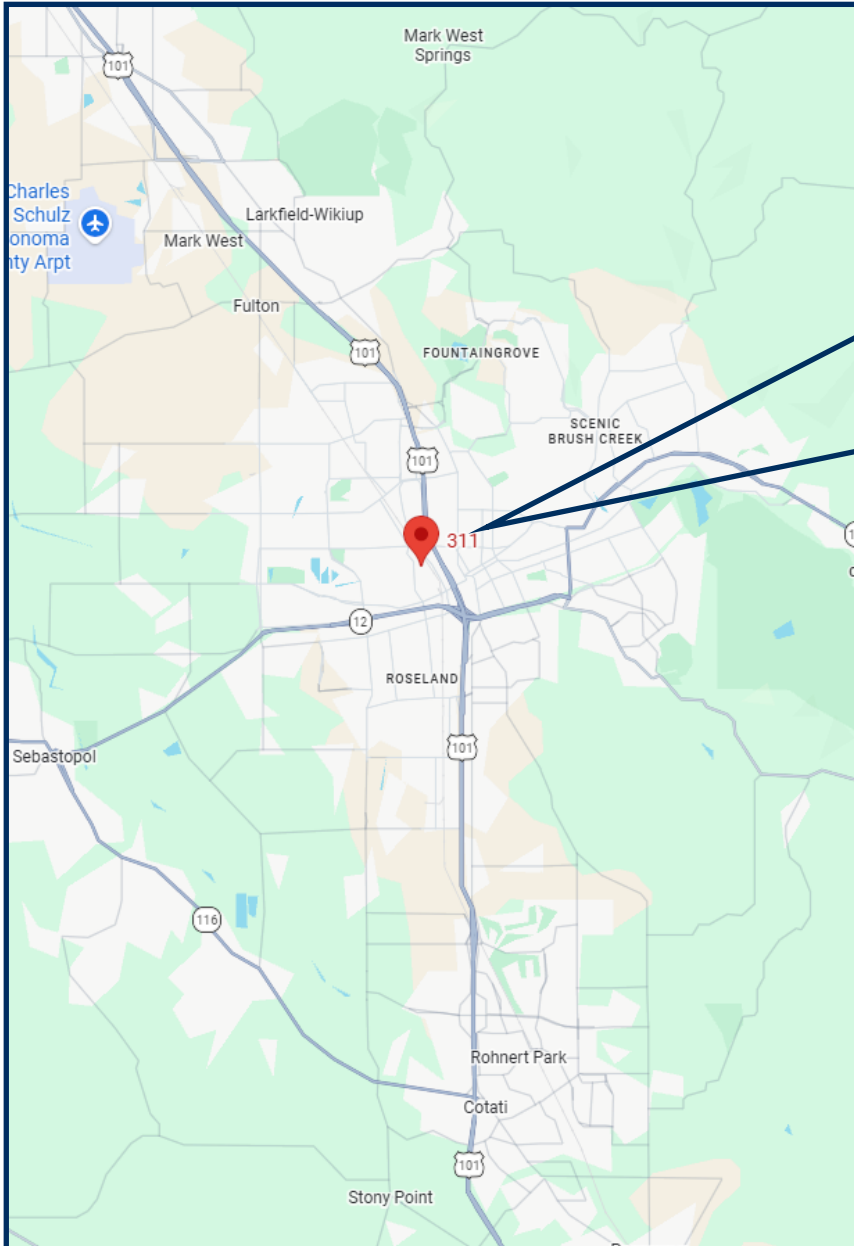
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MAPS



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LISTING TEAM



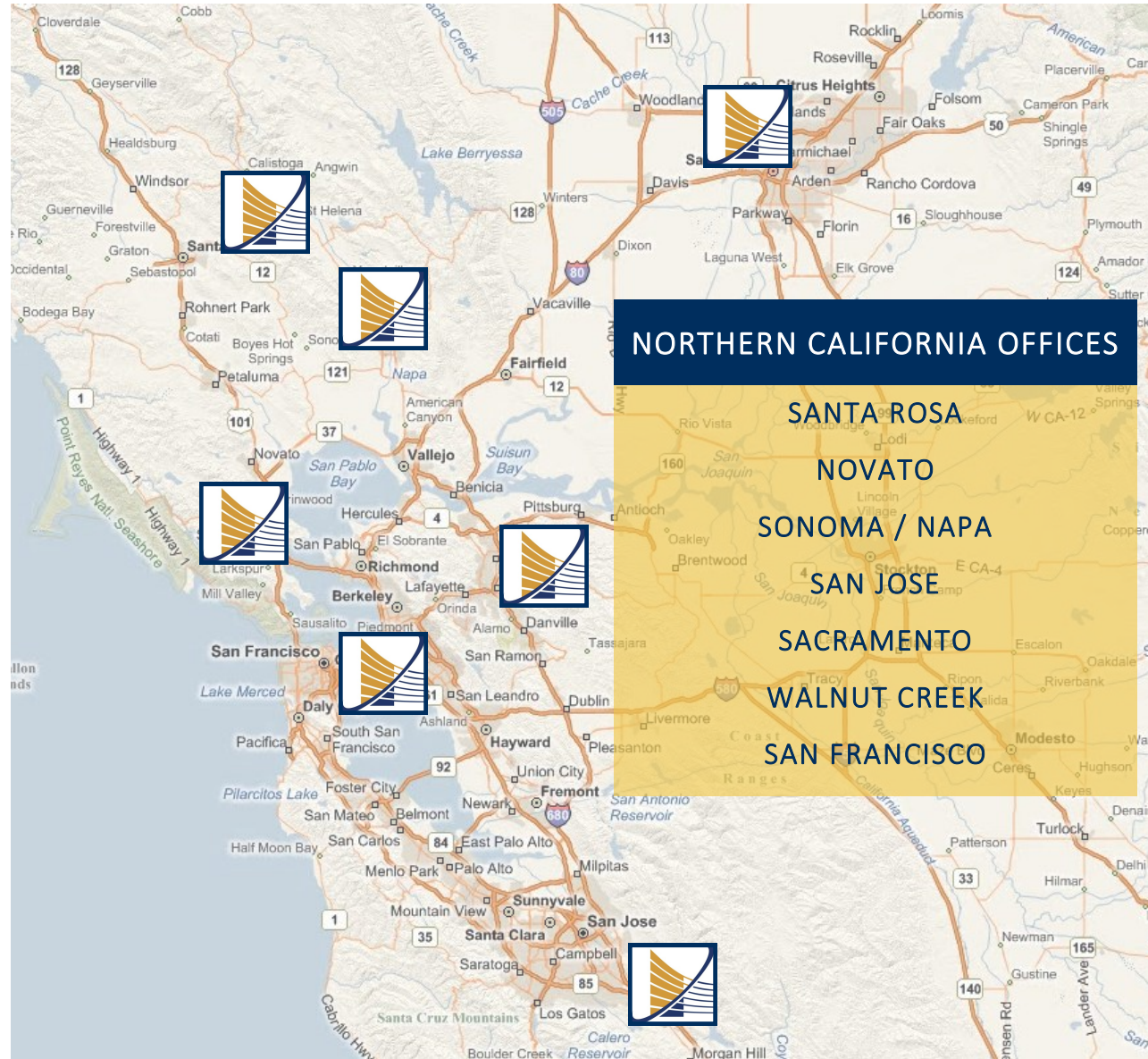
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