



**FOR LEASE – 1,200 +/- Sq. Ft.
INDUSTRIAL WAREHOUSE
20D MILL STREET HEALDSBURG, CA 95492**

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.



SITE SUMMARY

PRICING

Base Rent Price:	\$2,100/Month
Monthly NNN Cost:	\$0.12/Sq. Ft./Month

BUILDING

Building Size:	1,200+/- Sq. Ft.
Construction Type / Sliding:	Metal
Grade Level Loading Doors:	One (14' x 14')
Fire Suppression:	Yes, Sprinklered
Power:	400 Amps 3-Phase

SITE

APN:	002-251-017
Size:	35,719+/- Acres
Zoning:	IL (Light Industrial)
Water & Sewer:	City of Healdsburg
Gas & Electric:	City of Healdsburg



20D Mill Street

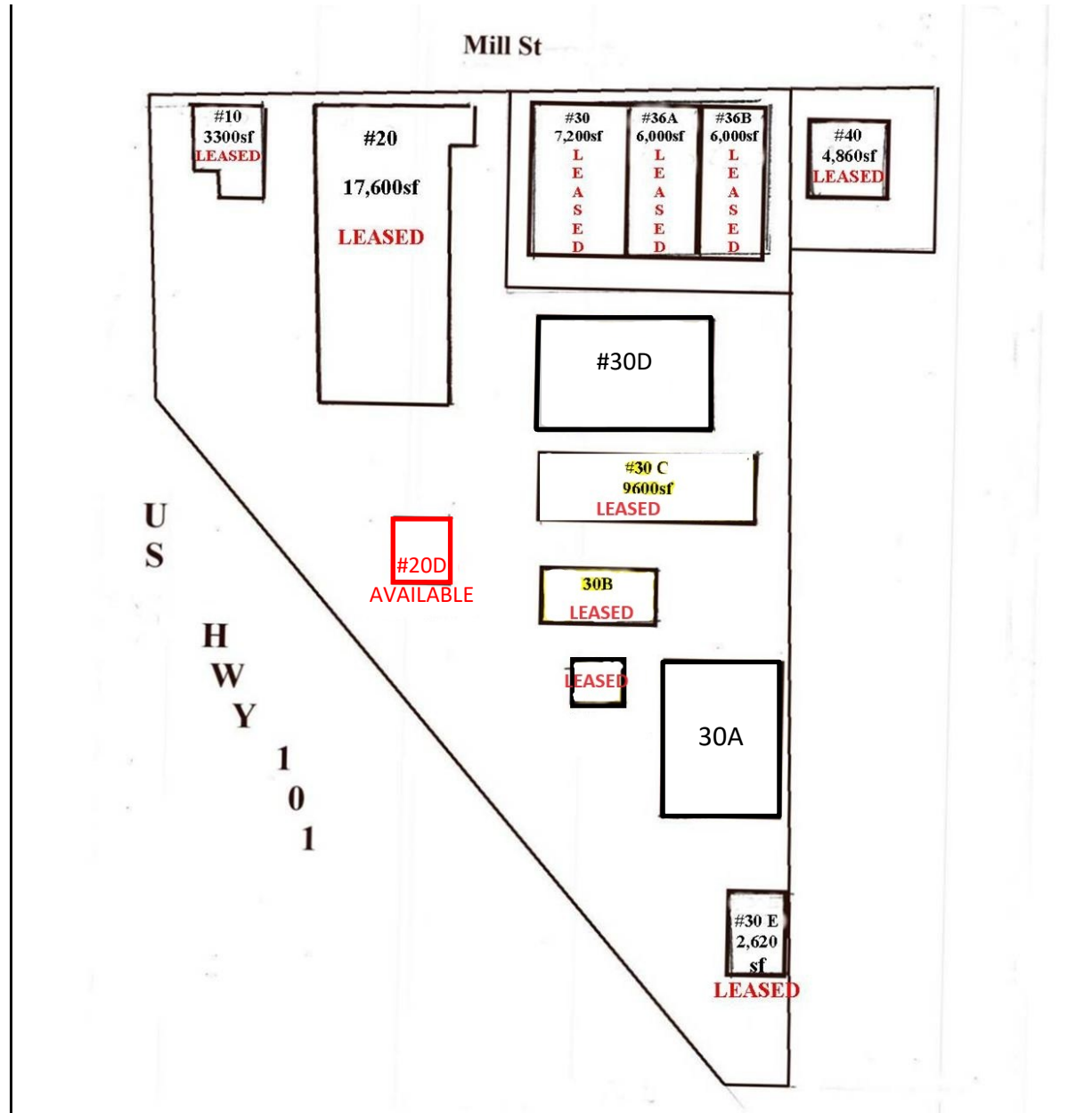
Available now, 20D Mill Street offers a clean and functional $\pm 1,200$ sq. ft. industrial shop space in a convenient central Healdsburg location. The building includes a ground-floor office, restroom, warehouse/shop area, and an upstairs mezzanine/loft area that was previously used as additional office space.

The warehouse is accessed by a grade-level roll-up door and offers approximately 16' clear height, providing efficient shop, storage, or light industrial functionality. The office and mezzanine areas have been refreshed with new paint and flooring, creating a clean and professional workspace.

Located within an active industrial park near central Healdsburg, this is a great opportunity for a small business seeking practical shop space with office functionality and easy local access.



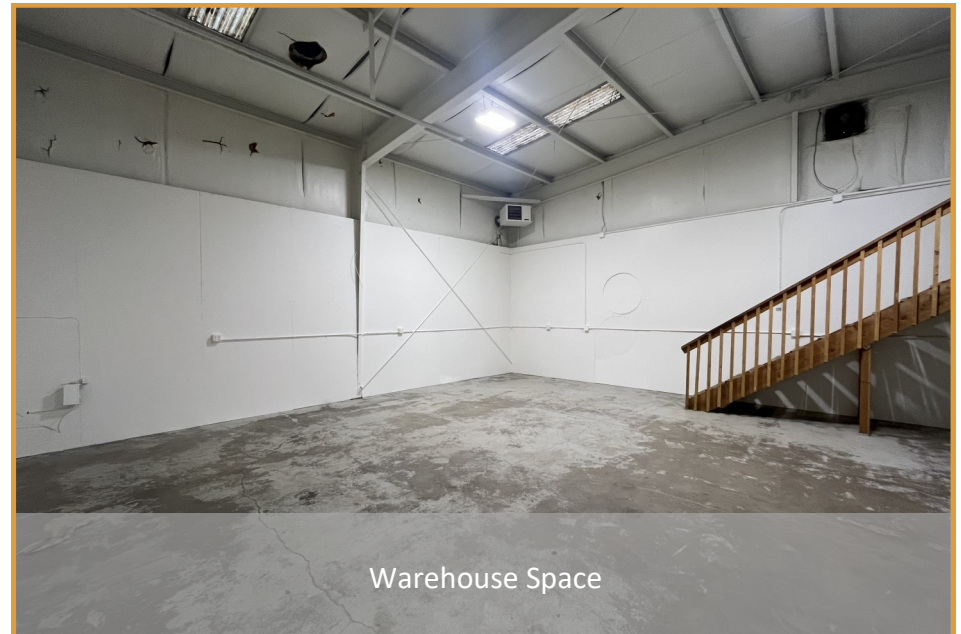
SITE PLAN



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.



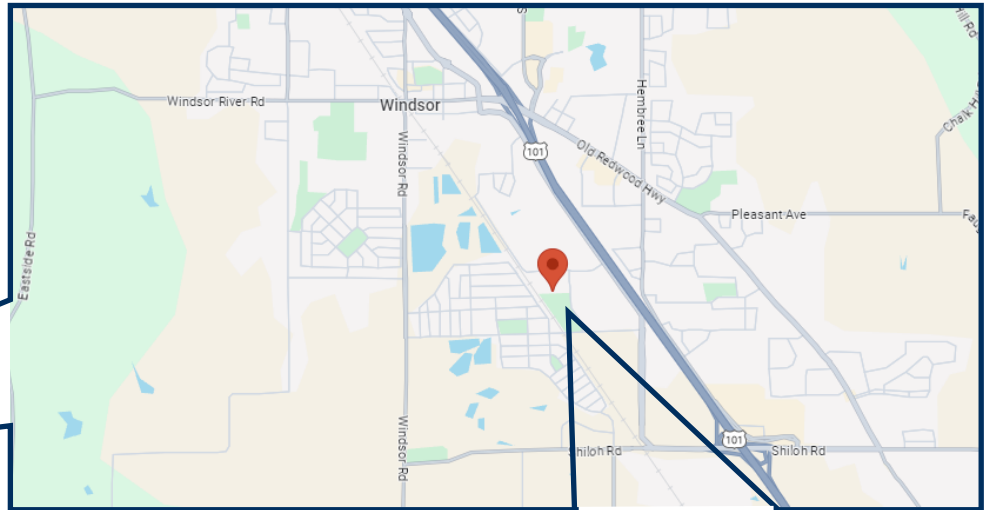
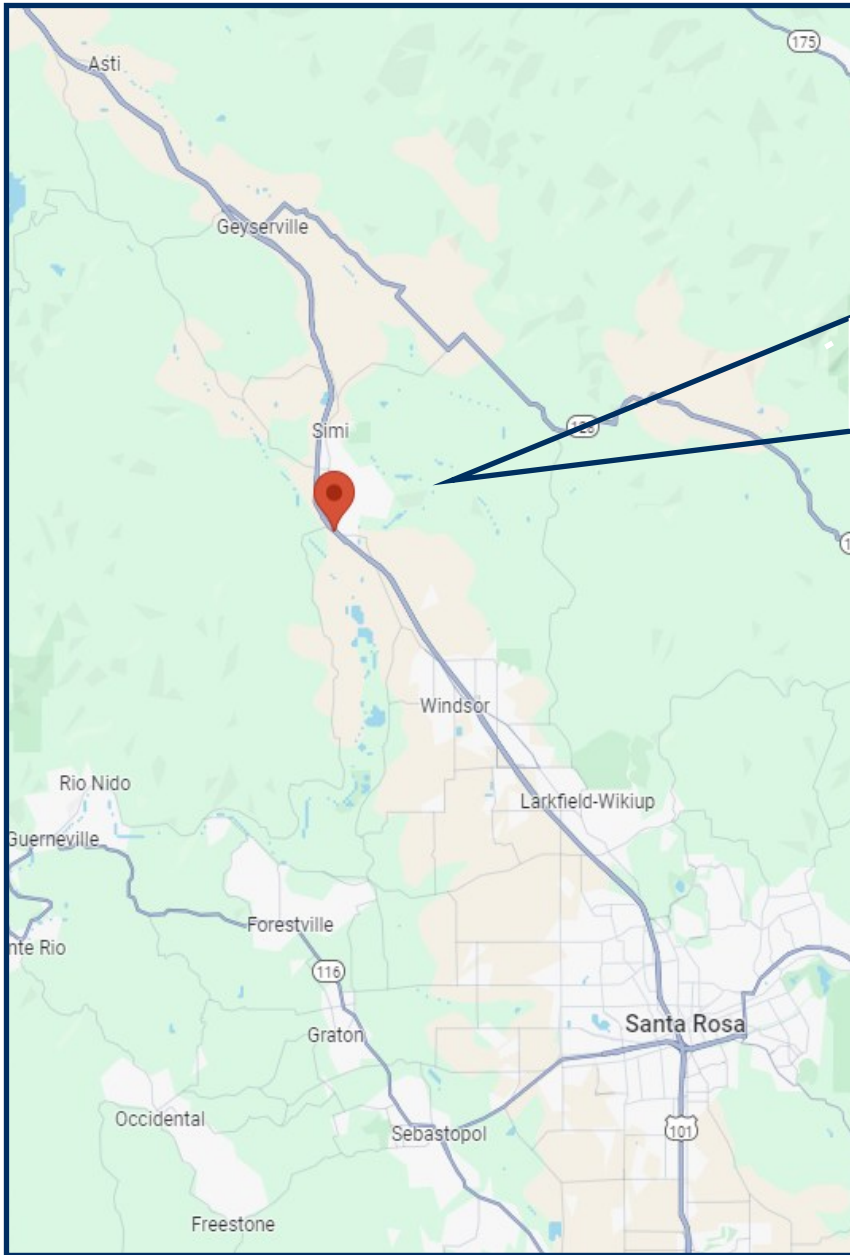
PHOTOS



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.



STREET MAP



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.



BROKER TEAM



Nick Abbott, CCIM

CA BRE # 01357548

Direct: 707-529-1722

Office: 707-523-2700

Email: Nabbott@NorthBayProp.com



William Severi, CCIM, CPM

CA BRE # 01000344

Direct: 707-360-4455

Cell: 707-291-2722

Email: William@NorthBayProp.com

North Bay Property Advisors

Santa Rosa Office

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

www.NorthBayProp.com



NORTHERN CALIFORNIA OFFICES

SANTA ROSA

NOVATO

SONOMA / NAPA

SAN JOSE

SACRAMENTO

WALNUT CREEK

SAN FRANCISCO