



**INDUSTRIAL/FLEX + YARD**



**FOR SALE ±10,210 SF ON LARGE LOT**

**3242 AIRWAY DRIVE**

**SANTA ROSA, CA 95403**



# 3242 AIRWAY DRIVE

## SANTA ROSA, CA 95403

### Property Features

Nice clean industrial flex building with large fenced and secure parking area. High end office space in move-in condition. Great signage location and close to US 101. Lot has drive-through opportunity with fence on both Airway and Pines Place.

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Lot Size:	±43,996 SF (1.01 AC)
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Building RSF:	±10,210
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Sublease:	Through January 31, 2027
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Price:	\$3,318,250 (\$325 PSF)
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Warehouse:	Warehouse / Office
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Yard:	Fenced
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Parking Ratio:	5.00/1,000 SF
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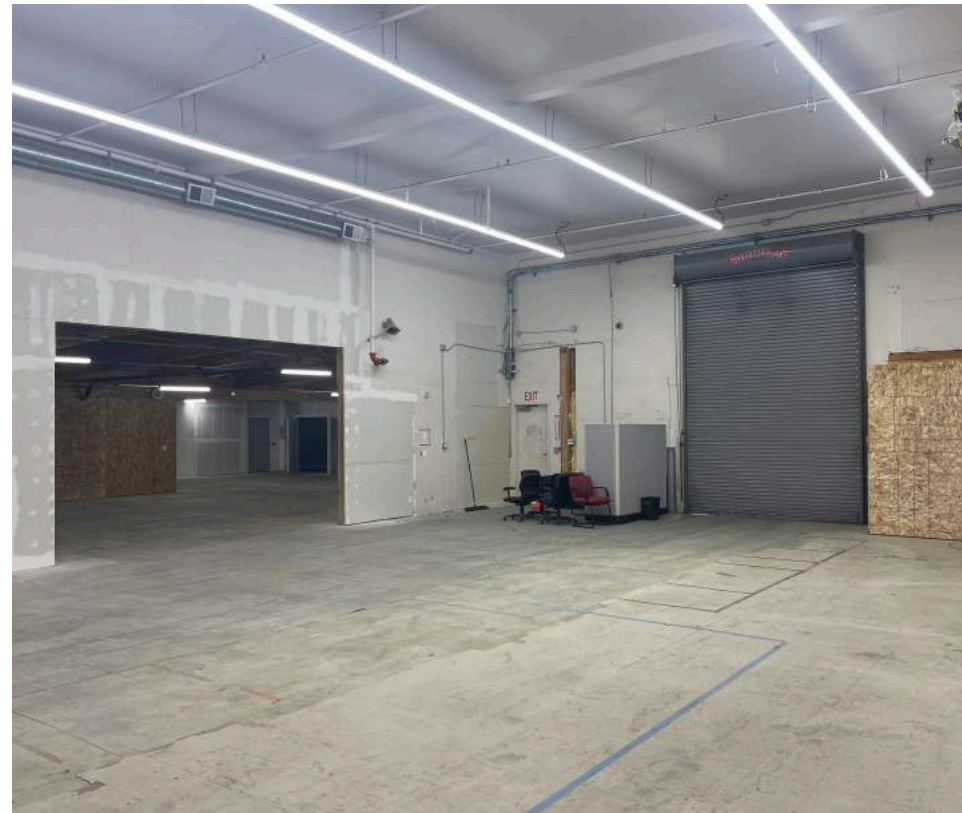
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Zoning:	<a href="#">IL - light industrial</a>
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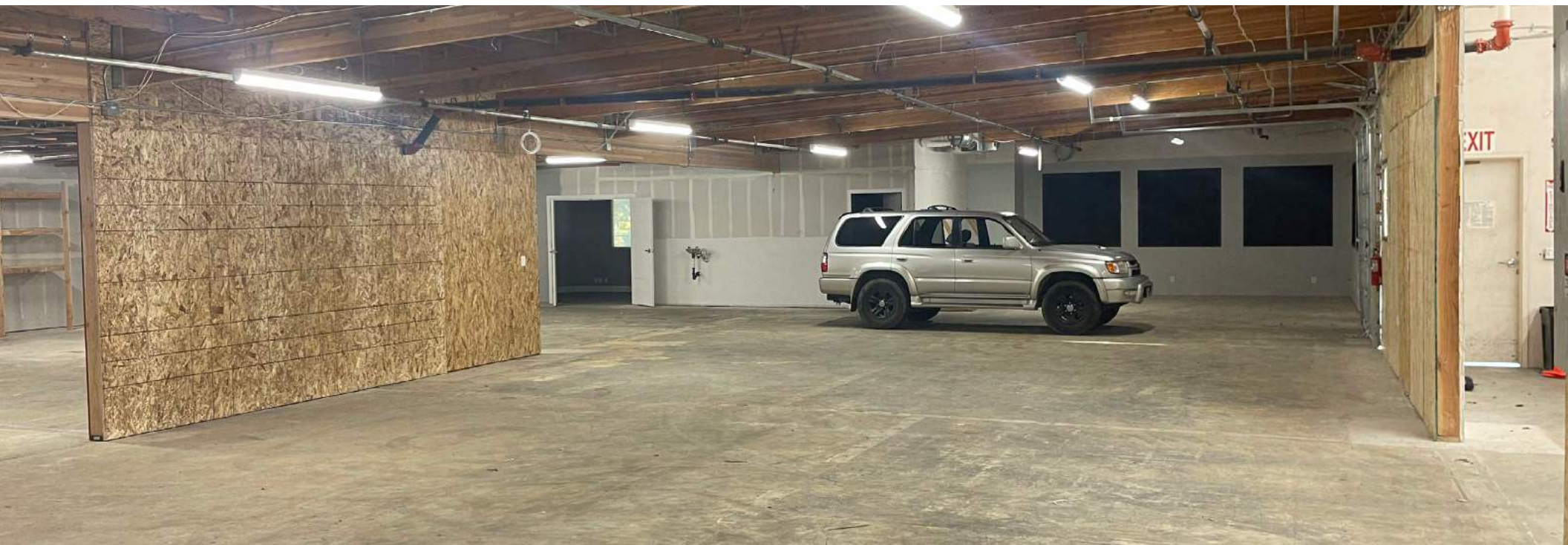
Clear Height:	±17.5' and ±11.5' varying
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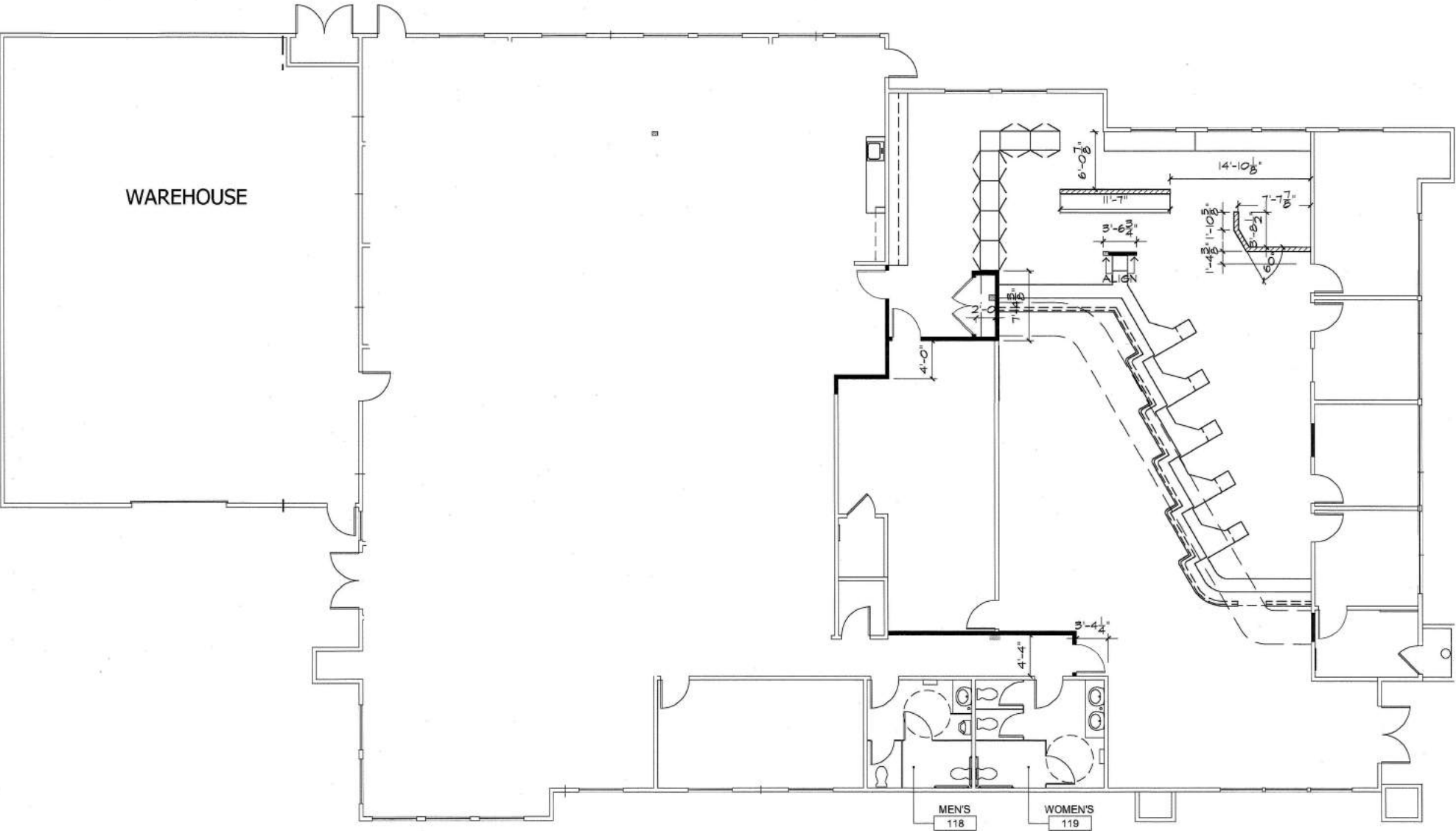




# INTERIOR PHOTOS



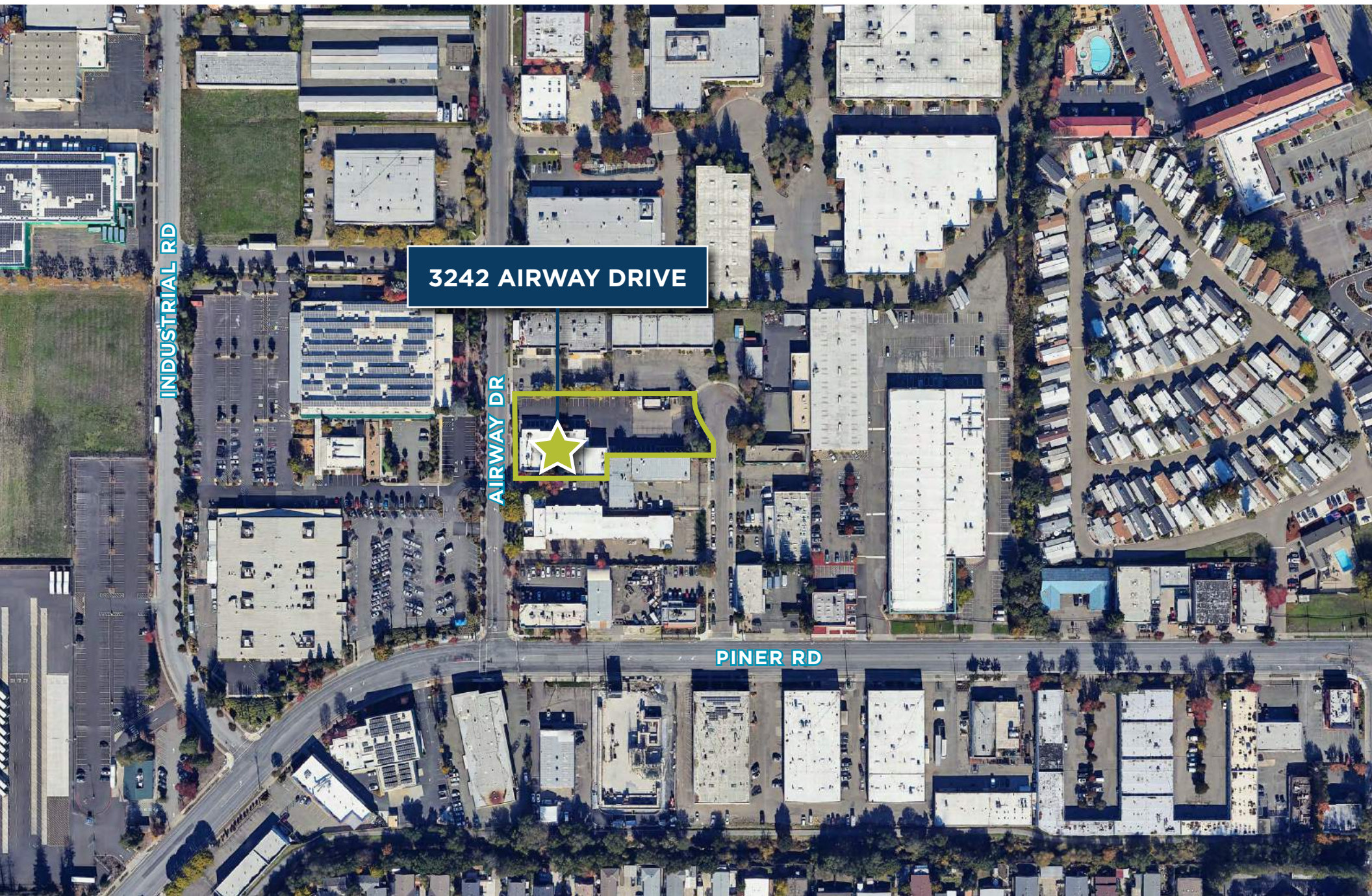
# FLOOR PLAN





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3242 AIRWAY DRIVE

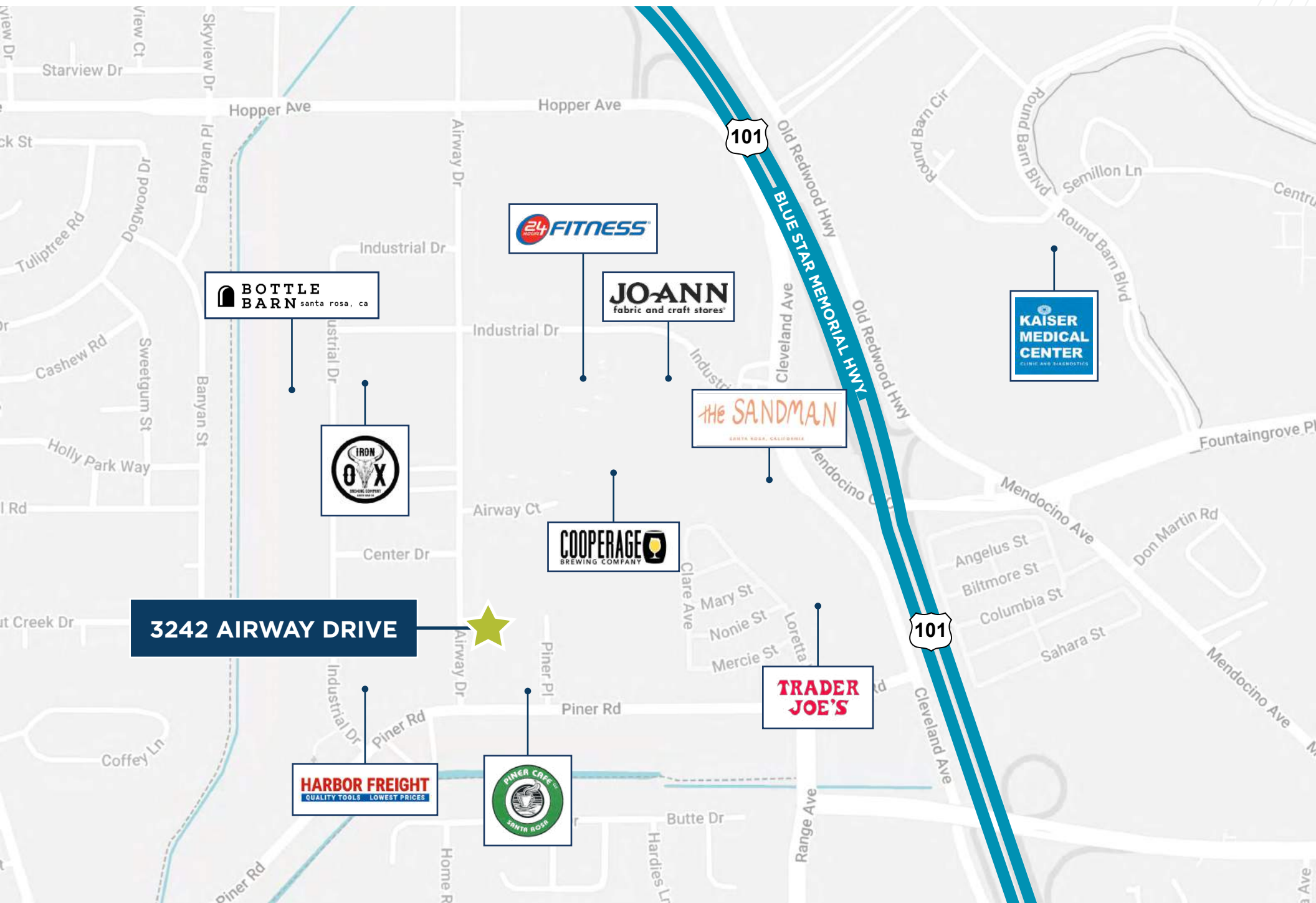
INDUSTRIAL RD

AIRWAY DR

PINER RD



# CORPORATE NEIGHBORS



**BOTTLE BARN** santa rosa, ca

**24 FITNESS**

**JO-ANN**  
fabric and craft stores

**KAISER MEDICAL CENTER**  
CLINIC AND DIAGNOSTICS

**IRON OX**  
IRON OX BREWING COMPANY

**THE SANDMAN**  
SANTA ROSA, CALIFORNIA

**COOPERAGE**  
BREWING COMPANY

**3242 AIRWAY DRIVE**

**TRADER JOE'S**

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**PINER CAFE**  
SANTA ROSA





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