



INDUSTRIAL/FLEX + YARD



FOR SALE ±10,210 SF ON LARGE LOT

3242 AIRWAY DRIVE

SANTA ROSA, CA 95403

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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.

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 - longer term avail.
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Price:	\$360 PSF
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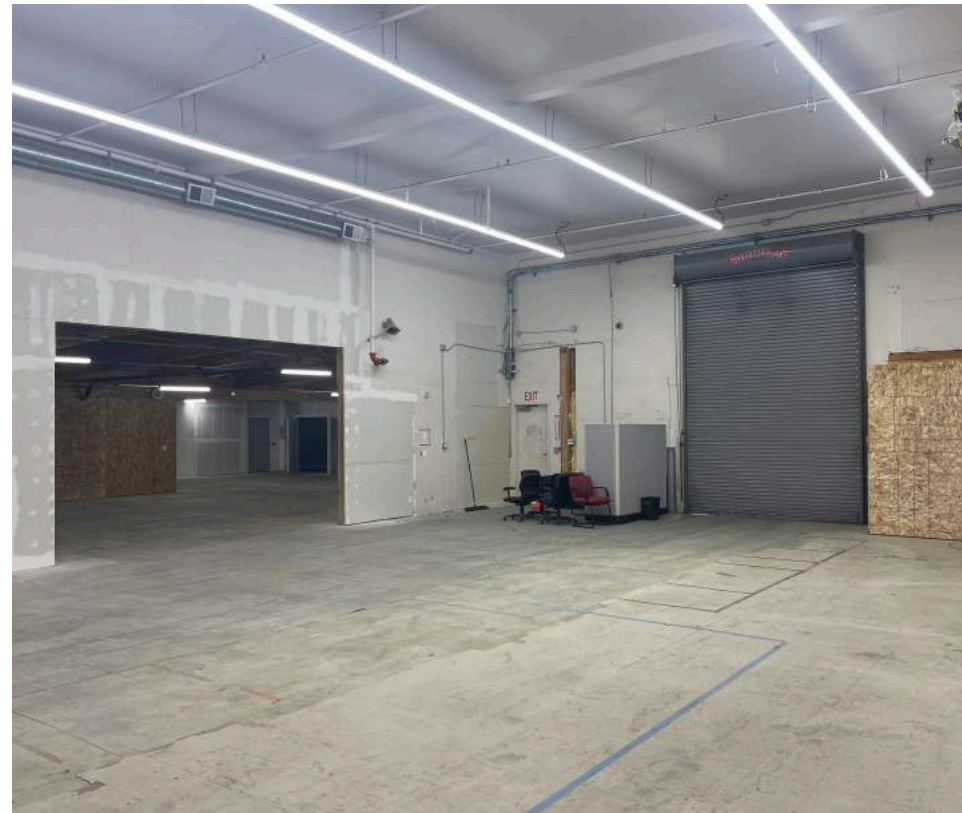
Warehouse:	Warehouse / Office
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Yard:	Fenced
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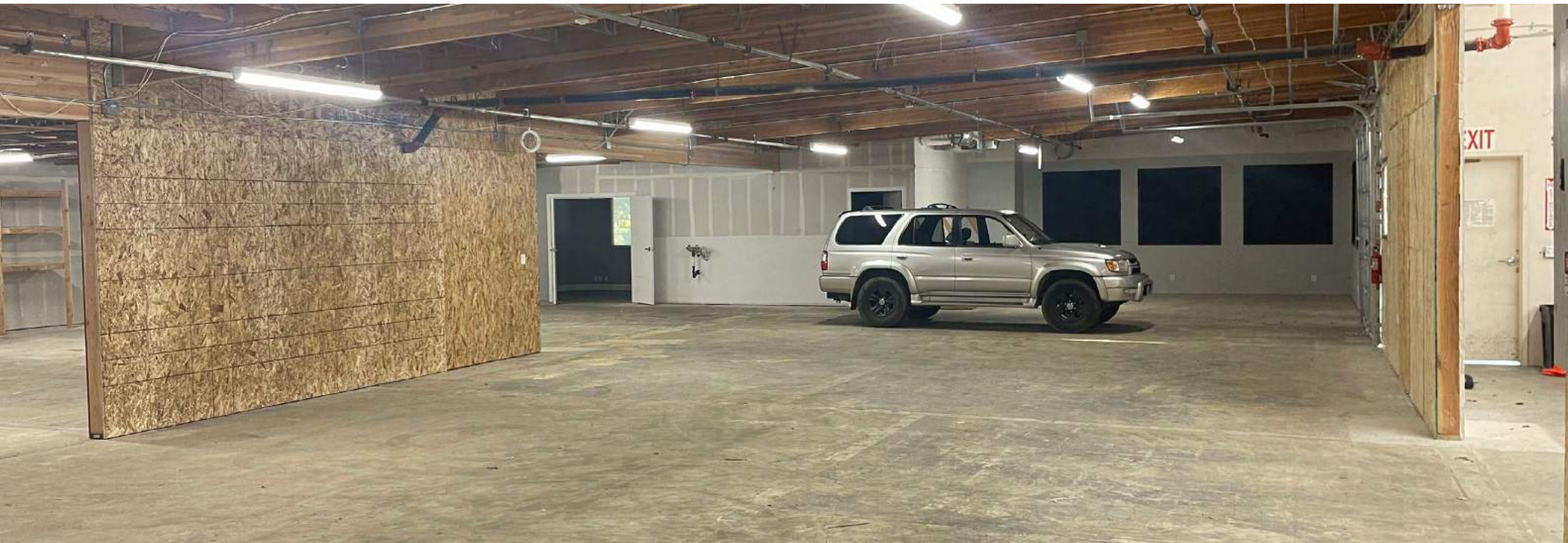
Parking Ratio:	5.00/1,000 SF
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Zoning:	IL - light industrial
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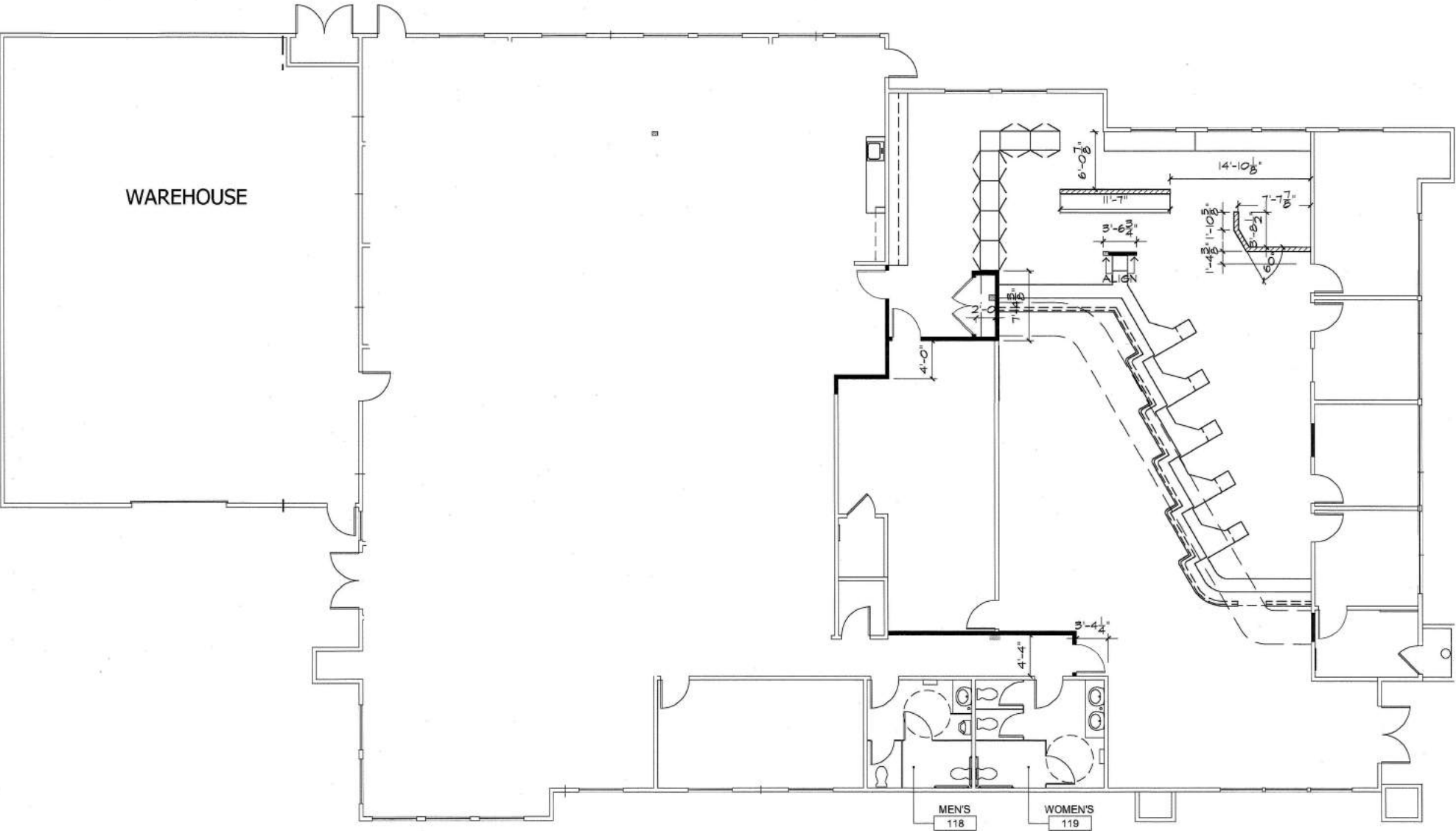
Clear Height:	±17.5' and ±11.5' varying
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INTERIOR PHOTOS

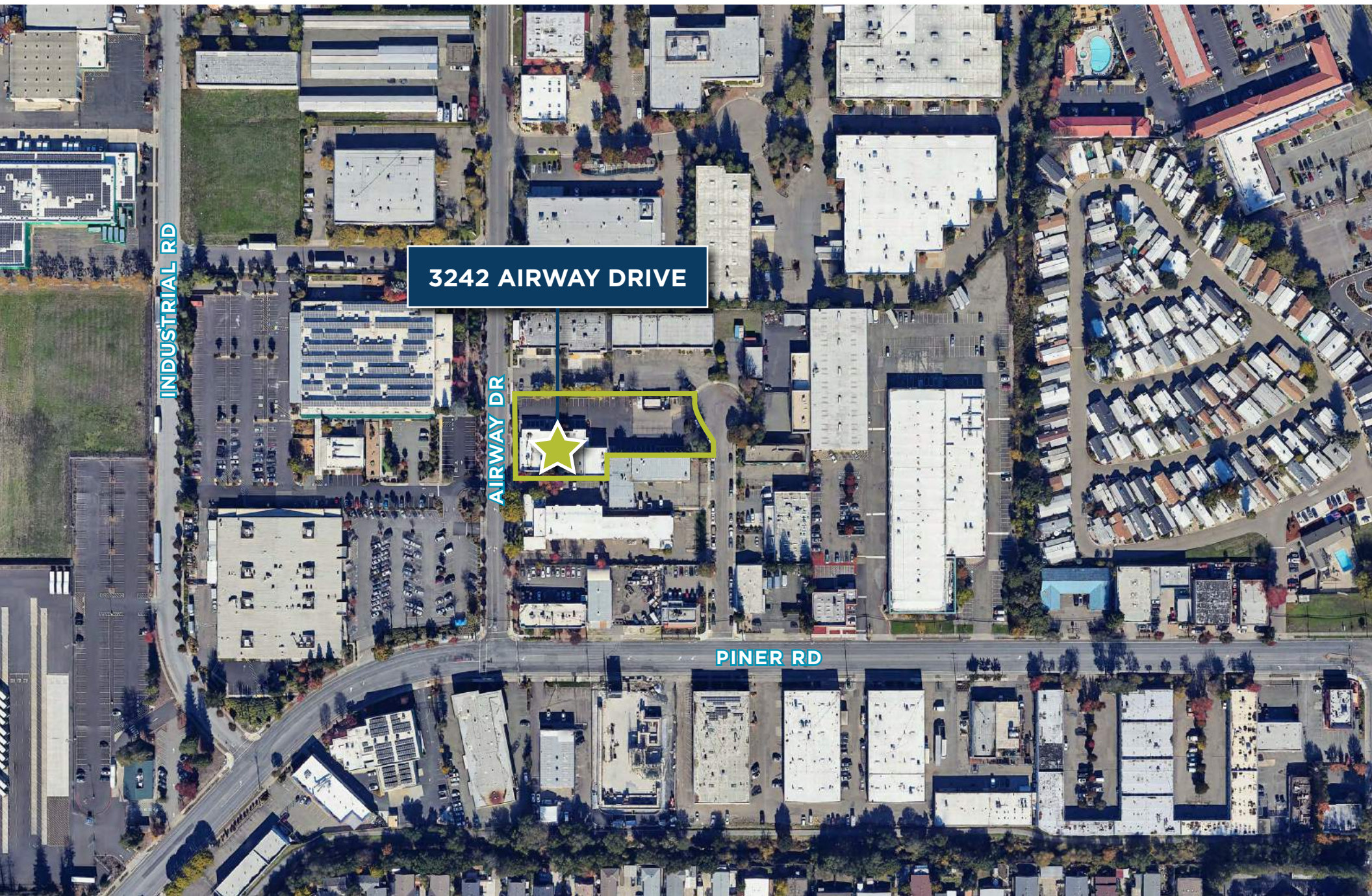


FLOOR PLAN



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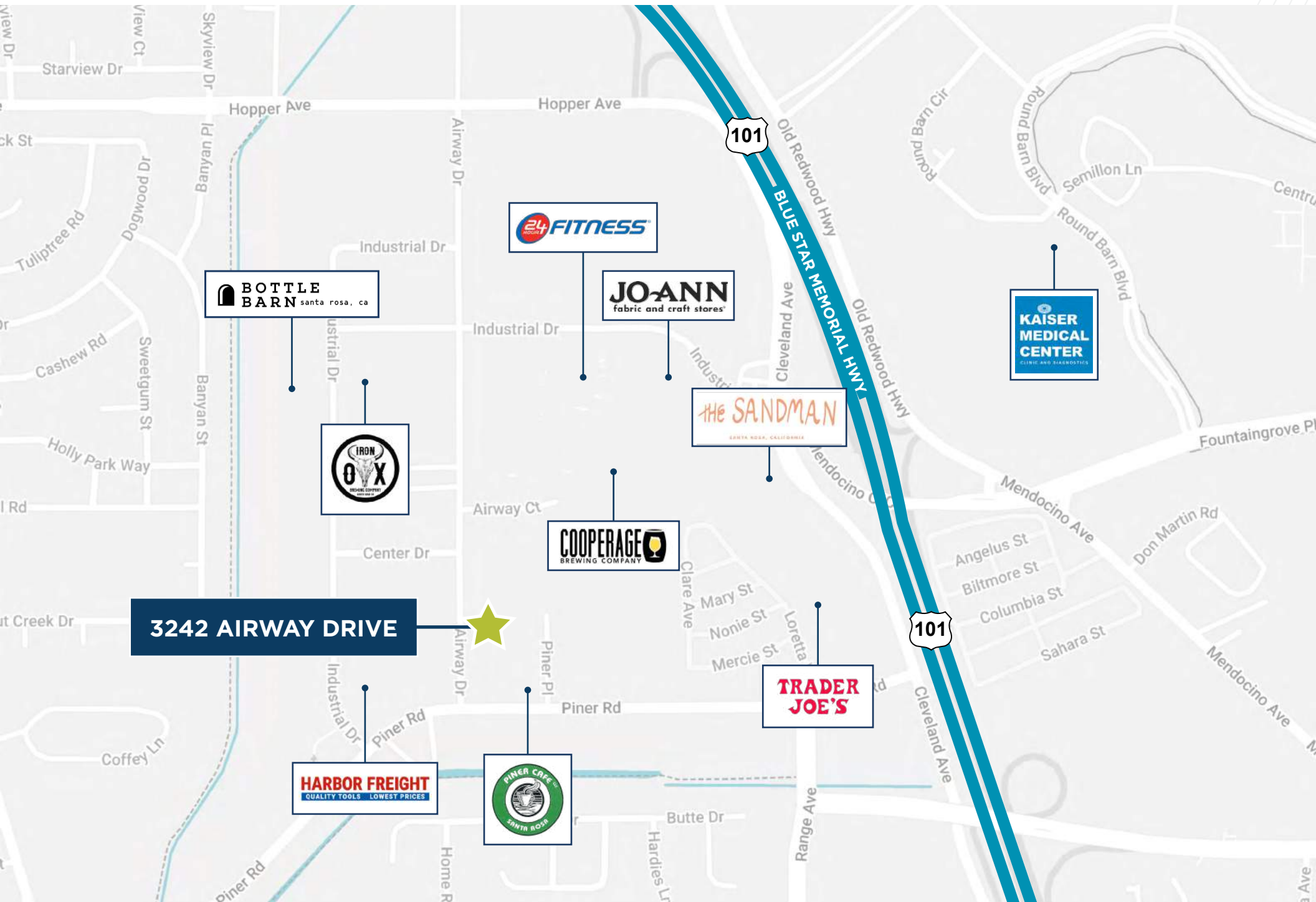
3242 AIRWAY DRIVE

INDUSTRIAL RD

AIRWAY DR

PINER RD

CORPORATE NEIGHBORS





FOR MORE INFORMATION, CONTACT:

BRIAN FOSTER

Executive Director
+1 415 451 2437
brian.foster@cushwake.com
Lic #13930549

TREVOR BUCK

Executive Managing Director
+1 415 451 2436
trevor.buck@cushwake.com
Lic #01255462

BRETT LESSMAN

Executive Managing Director
+1 949 706 6940
blessman@savills.us
Lic #01875709

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