

FOR LEASE ±151,498 SF

FOOD PRODUCTION / COLD STORAGE / WAREHOUSE / OFFICE

3000 DUTTON AVE SANTA ROSA, CA



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

Brian Foster
Executive Director
+1 415 451 2437
brian.foster@cushwake.com
Lic #: 01393059

BUILDING OVERVIEW

3000 Dutton in Santa Rosa offers a large format opportunity for warehousing, cold storage, production and freezer space close to US 101 in southern Santa Rosa.

The building is equipped with a large number of dock high loading doors, +/- 30' clear height, 2,500 amps of 3-phase power, ample truck and trailer parking and office space on two floors.

Racking equipped with in-rack sprinklers is currently in place and available for use by the next tenant.

Call for additional details.

Price	Call for more information
Available Space	± 151,498 SF <i>(includes office space)</i>
Office Space	± 11,916 SF on Second Floor
Heavy Power	2,500 amps of 277/480 3-phase service to the building
Grade Level Doors	2
Dock High Loading Doors	19
Clear Height	± 30'
Parking	Abundant on-site parking
Zoning	IL - Light Industrial



Skylights



High Pile
Sprinkler System



Large Breakroom Kitchen
Space



Male & Female Locker
Rooms



PRODUCTION HIGHLIGHTS



Freezer Space



Cooler Space



Dry goods warehouse



Floor drains



Production space with floor drains



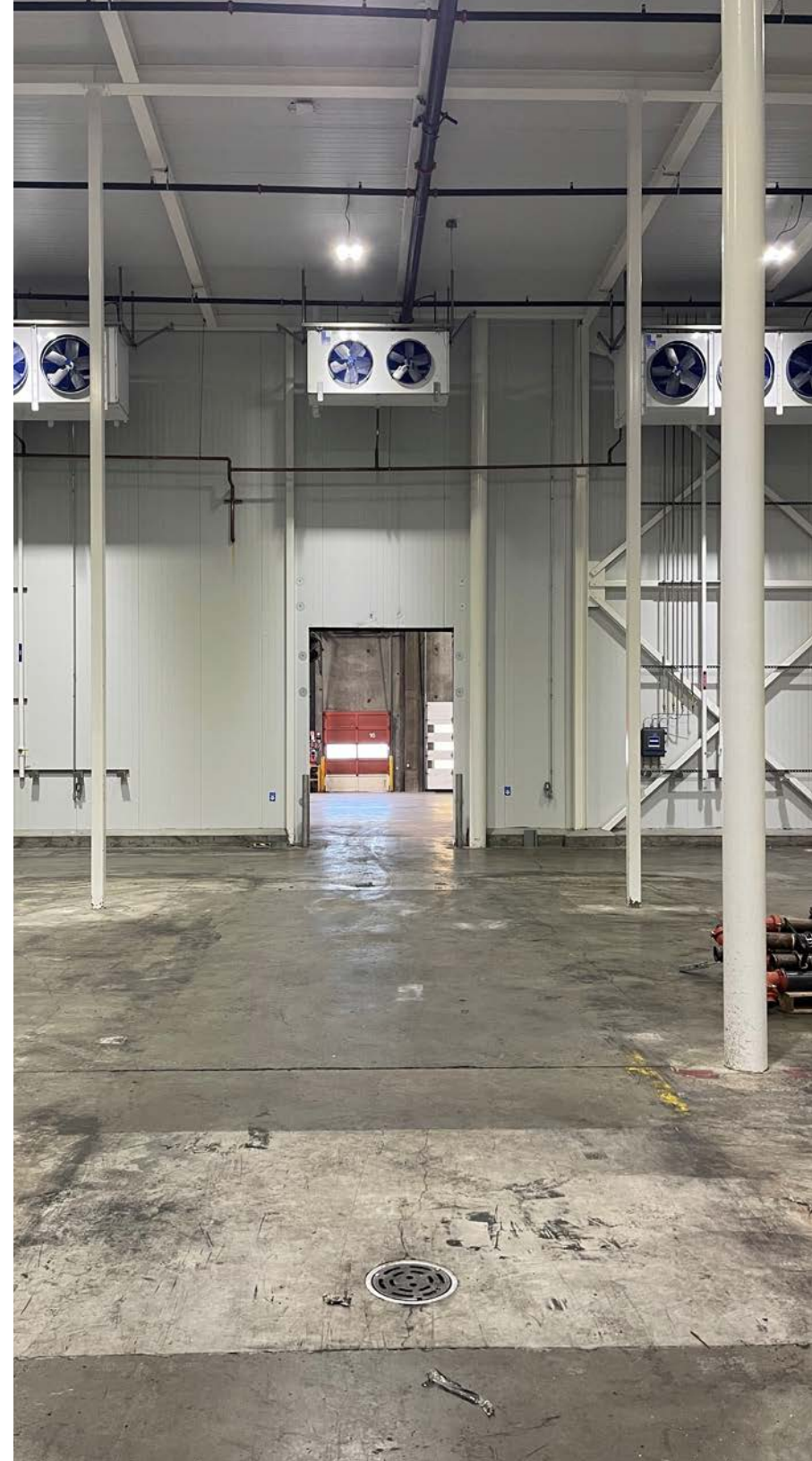
Epoxy floors



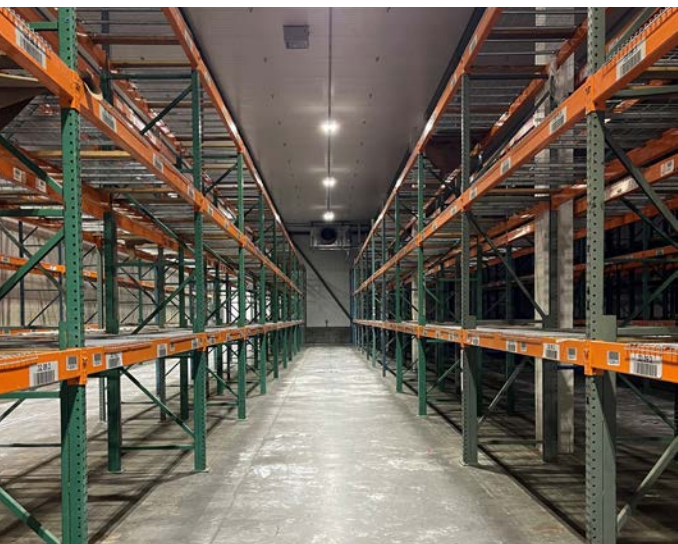
Hot water boiler system



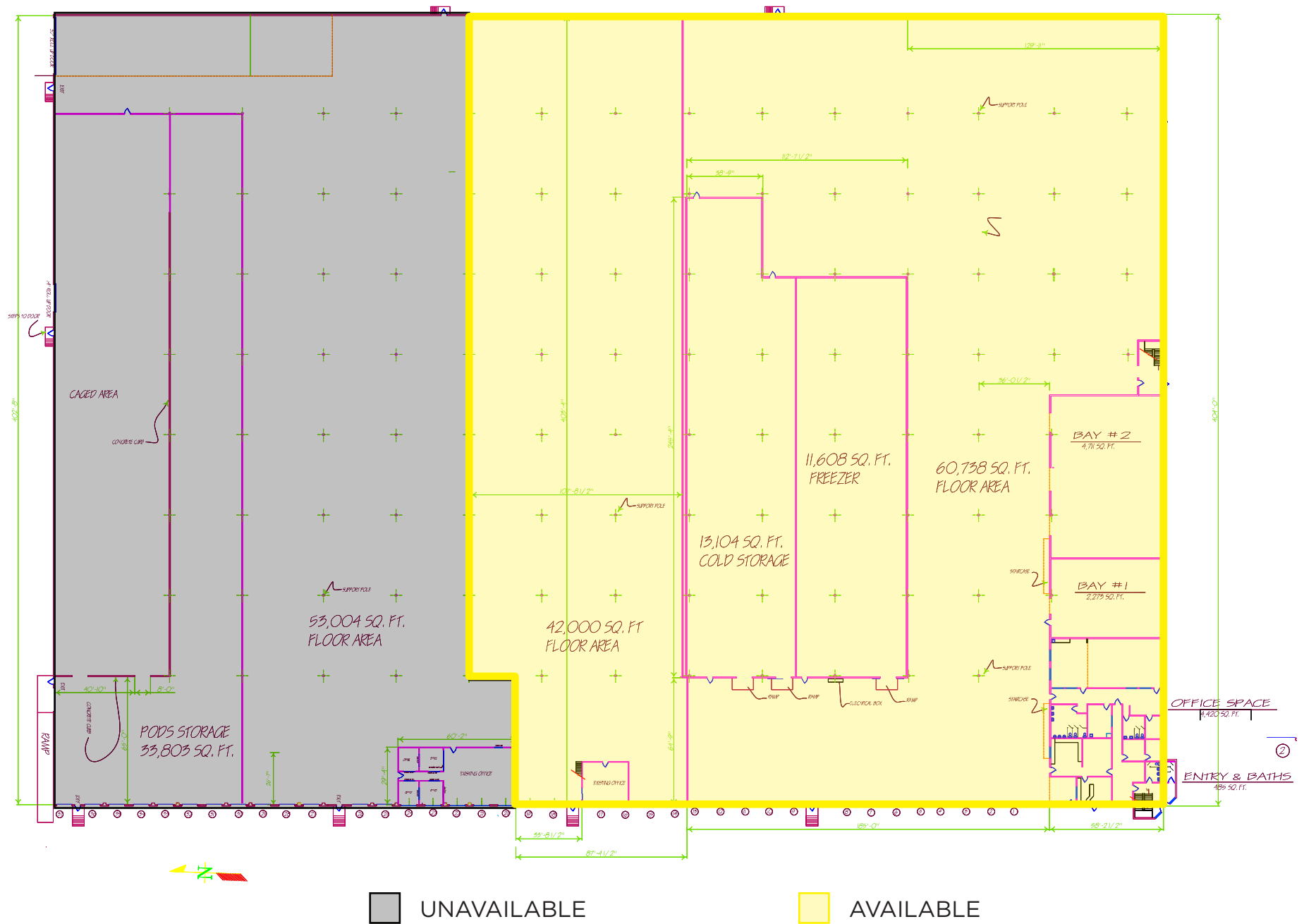
Kitchen and test kitchen space



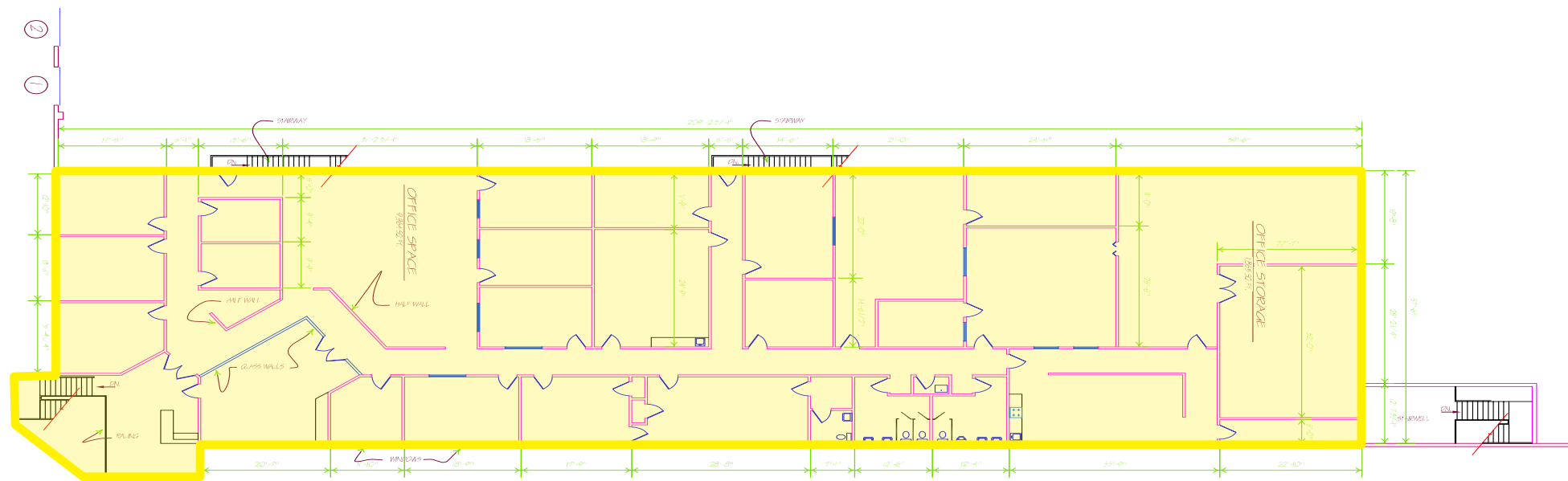
WAREHOUSE & PRODUCTION PHOTOS



FLOOR PLAN (1st FLOOR)

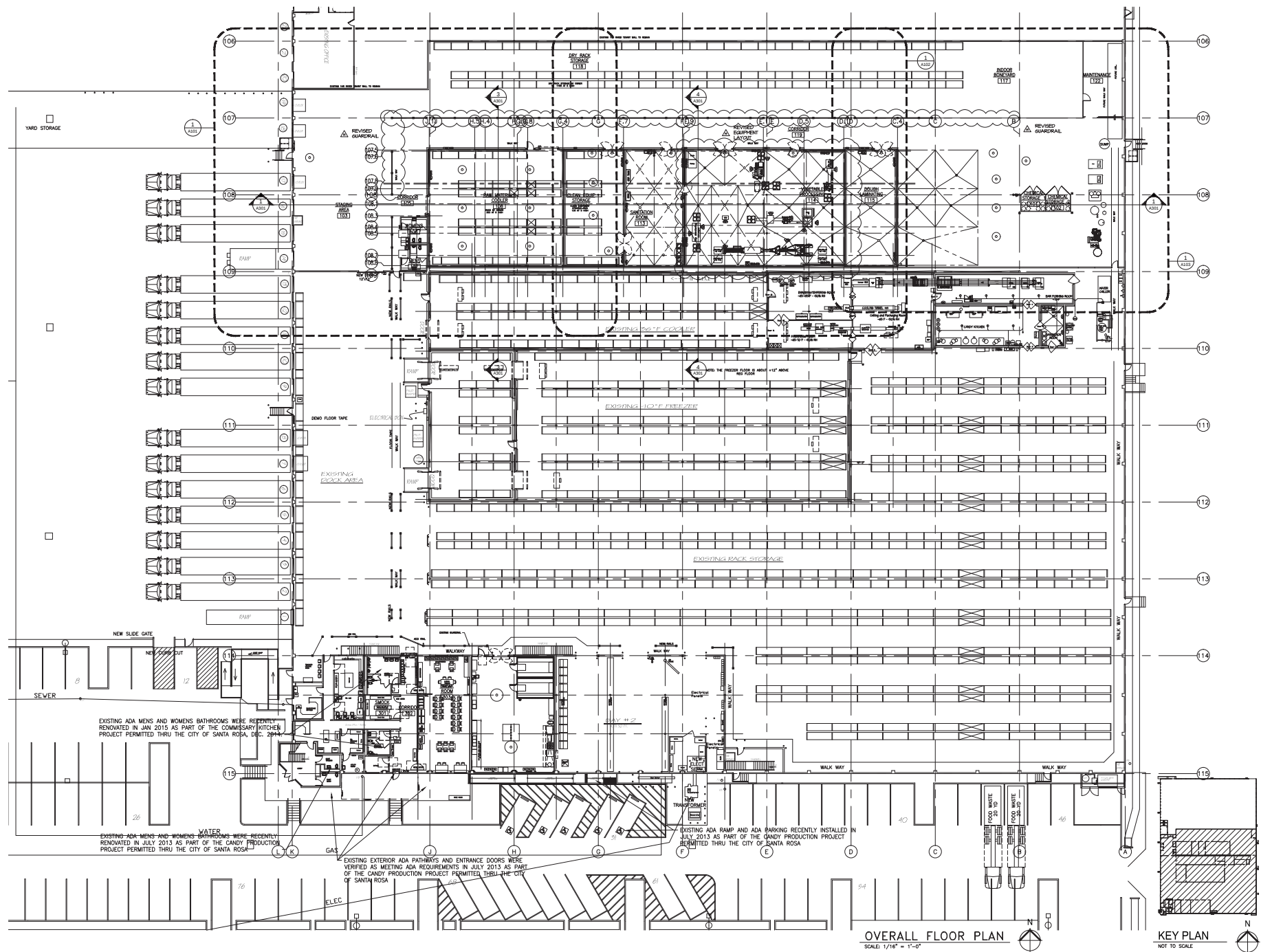


OFFICE FLOOR PLAN (2nd FLOOR)



AVAILABLE

SITE PLAN



AMENITIES MAP

FOOD/BEVERAGE

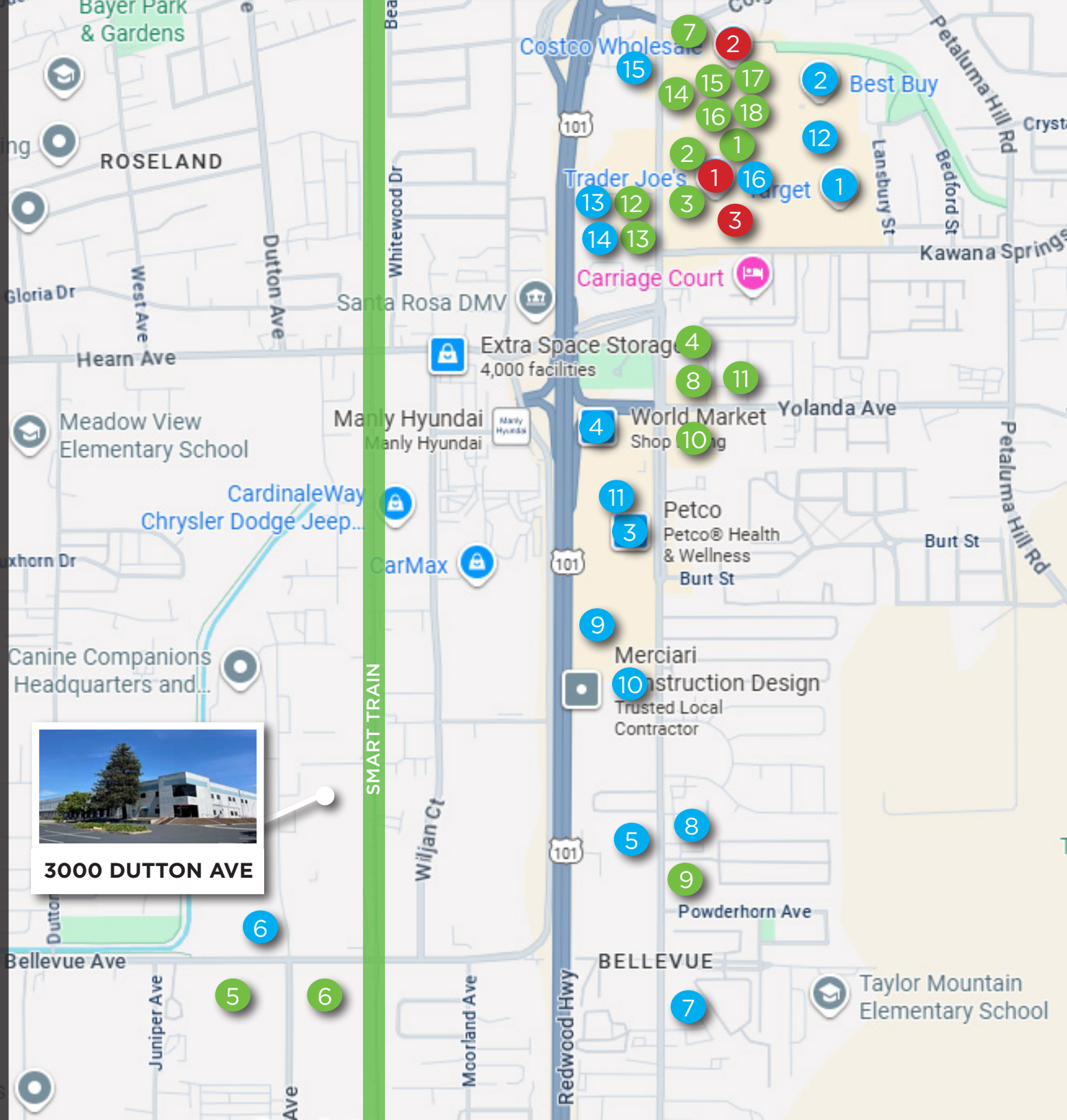
1. Teaspoon
2. Crumble
3. Applebee's Grill + Bar
4. In-N-Out Burger
5. HenHouse Brewing Company
6. Dada's Deli
7. Wendy's
8. McDonald's
9. Chilaquiles Los Compadres
10. Jersey Mike's Subs
11. Habit Burger & Grill
12. Sonic Drive-In
13. KFC
14. Taco Bell
15. Panda Express
16. Chipotle
17. ALOH-O
18. Sourdough & Co.

GROCERY/DRUG STORES

1. Trader Joe's
2. Costco Wholesale
3. BevMo!

RETAIL/LODGING

1. Target
2. Best Buy
3. Petco
4. World Market
5. Cycle Gear
6. PACE Supply
7. Smith's Rent-A-Car
8. Quality Inn & Suites
9. Scandinavian Designs
10. The Floor Store
11. REI
12. Sport's Basement
13. La Quinta Inn
14. Country Inn Santa Rosa
15. DXL Big + Tall
16. Old Navy





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