

3407 INDUSTRIAL DR. , SANTA ROSA, CA 95403

Industrial Property For Lease



PROPERTY DESCRIPTION

Pre-Permitted: This space comes fully permitted for cannabis manufacturing and distribution, saving you valuable time and streamlining your entry into the market.

Prime Location: Nestled in Santa Rosa, a renowned hub for cannabis businesses, you'll benefit from a strategic location that provides access to a thriving customer base and industry network.

Ready for Action: With all the necessary approvals in place, you can hit the ground running, minimizing delays and maximizing your operational efficiency.

High Demand: The ever-expanding cannabis industry continues to demonstrate strong growth, making this an ideal opportunity to meet the increasing demand for quality cannabis products.

Customizable Space: Tailor the layout to suit your specific needs and branding, ensuring your unique identity stands out in the competitive marketplace.

Don't miss your chance to secure this turnkey cannabis manufacturing and distribution space. Join the ranks of successful businesses in Santa Rosa's dynamic cannabis scene.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,436 SF
Lot Size:	26,572 SF
Building Size:	9,000 SF

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	625	3,956	10,297
Total Population	1,658	10,751	27,471
Average HH Income	\$86,259	\$83,420	\$85,061

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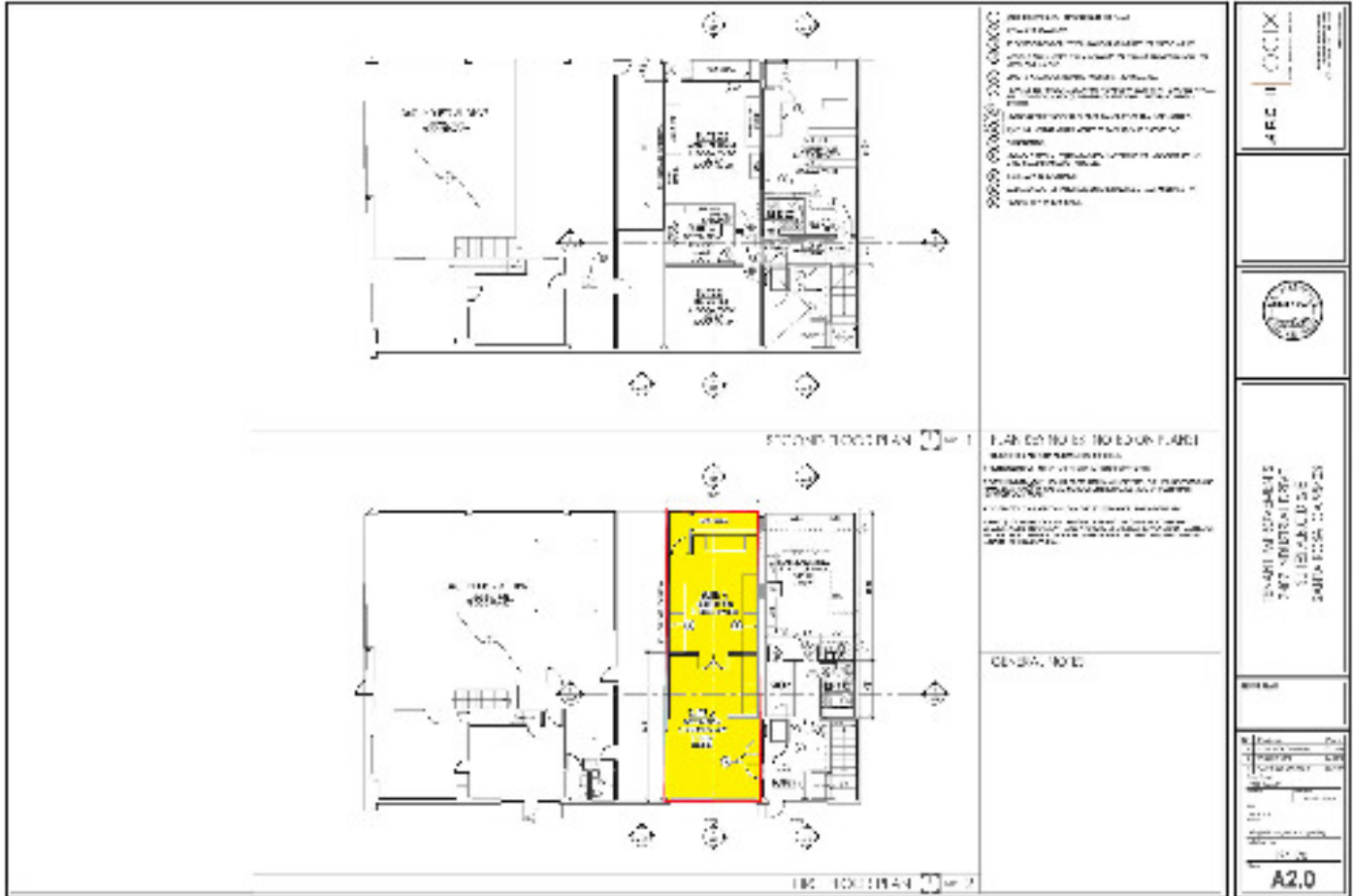
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,436 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3407 Industrial Dr.	Available	1,436 SF	NNN	Negotiable	Cannabis Distribution Space. One grade level roll up door. Separate Man door entrance. Fully Sprinklered and outfit with HVAC and floor drains. Currently a Cannabis distribution operator.

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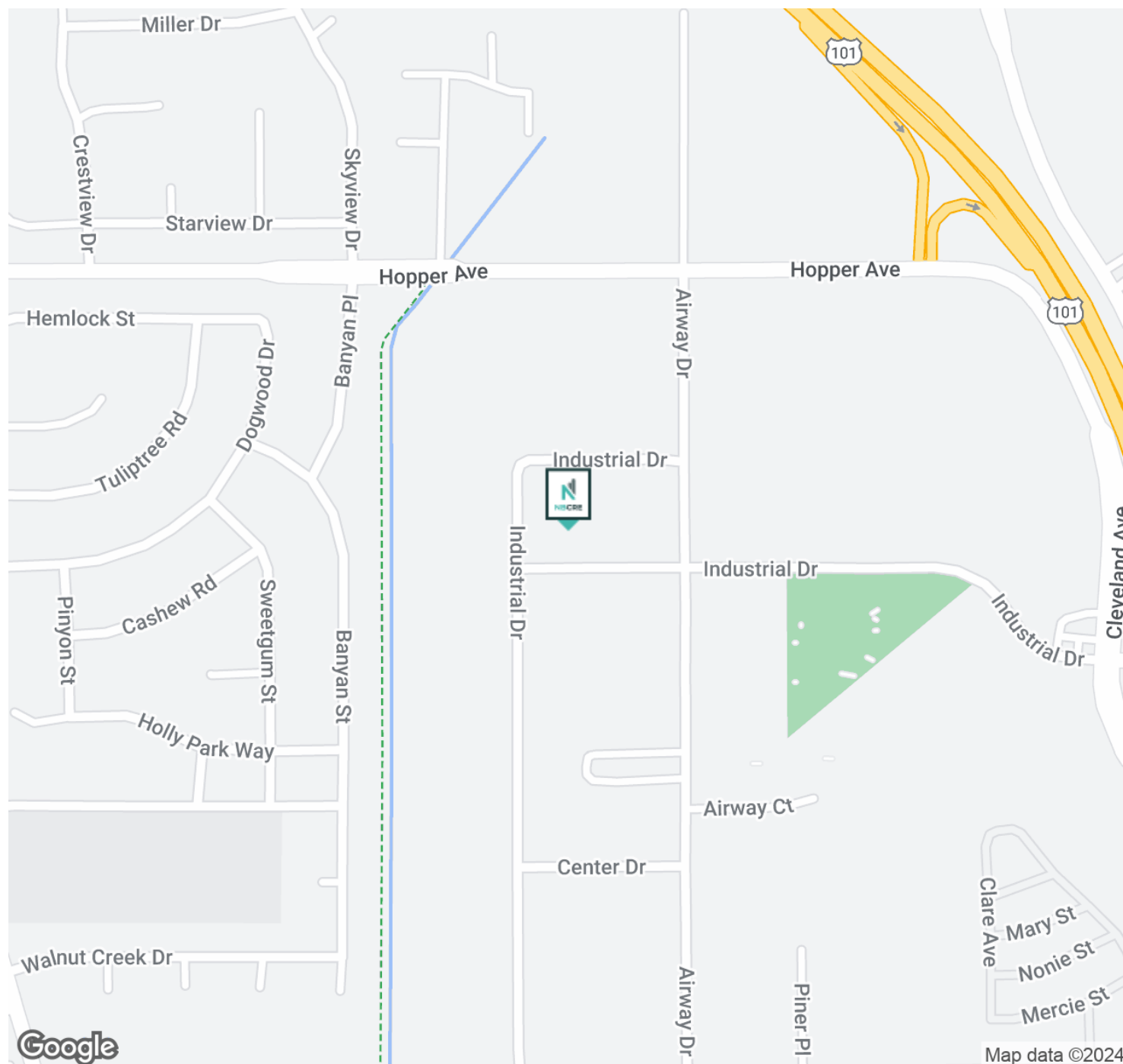
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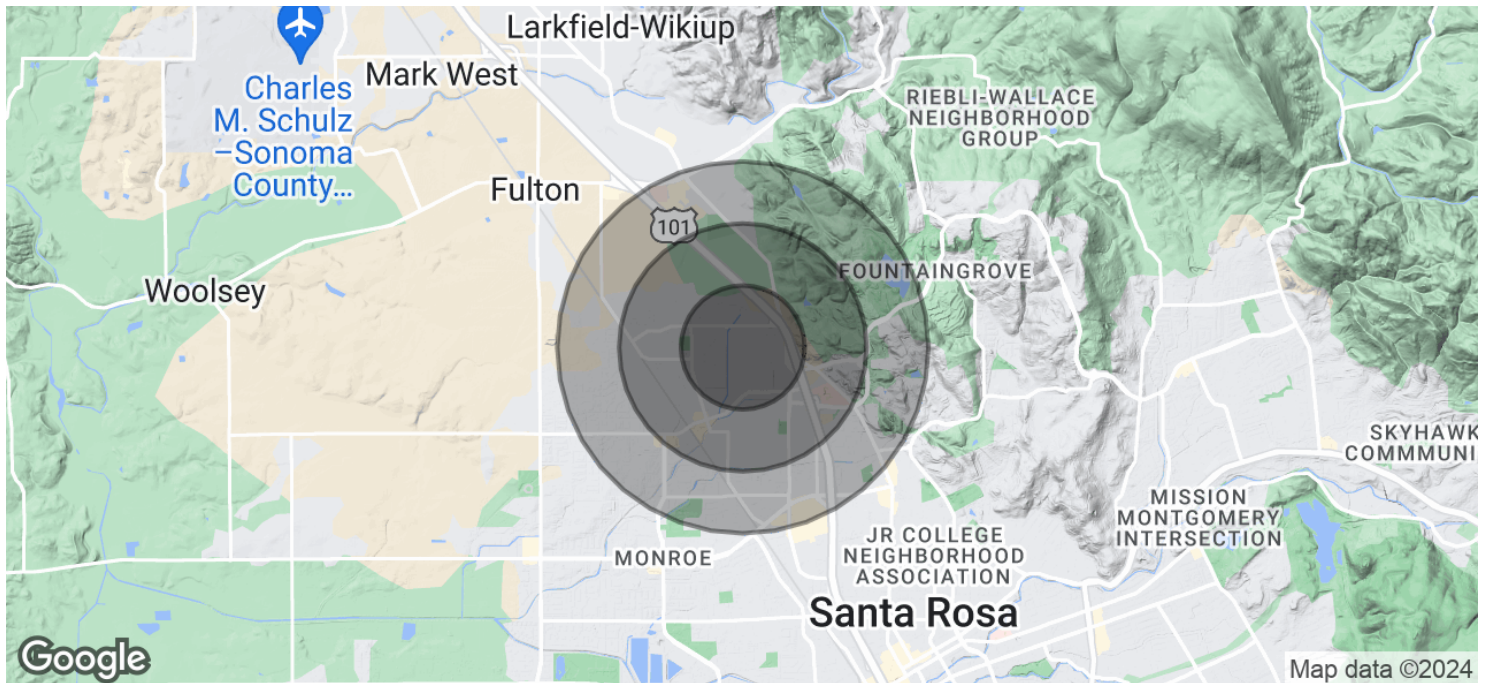


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,658	10,751	27,471
Average Age	44.8	40.2	38.8
Average Age (Male)	37.1	36.3	36.3
Average Age (Female)	46.4	41.8	40.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	625	3,956	10,297
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$86,259	\$83,420	\$85,061
Average House Value	\$652,104	\$474,143	\$468,968

* Demographic data derived from 2020 ACS - US Census

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MICHAEL MAZANEC

michael@nbcre.com

Direct: 707.521.3500 x306 | Cell: 707.570.9390

CalDRE #1968962

PROFESSIONAL BACKGROUND

Michael came to North Bay Commercial Real Estate in the fall of 2015 after a career with JP Morgan Chase Wealth Management as a Financial Advisor.

His financial and detail oriented background has helped his clients and investors navigate a competitive Commercial Real Estate Industry. His dedication and tenacity have quickly launched him to become one of the top producing commercial agents in the North Bay.

When Michael is not assisting clients, he likes to spend time with his family or play in and run multiple soccer leagues as an accomplished goal keeper himself.

EDUCATION

Over 10 years experience in the financial services industry obtaining Series 6, Series 7, Series 63, Series 65 Licenses.

Almost 7 years experience in the commercial real estate industry

North Bay Commercial Real Estate

100 Stony Point Road, Suite 250
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DALE DOCKINS, CCIM

President

dale@nbcre.com

Direct: 707.521.3500 x302

CalDRE #00977047 // AZ #01322496

PROFESSIONAL BACKGROUND

Dale is the founder and President of North Bay Commercial Real Estate established in 1998. He has been licensed with the California Department of Real Estate since 1987 and Arizona Department of Real Estate since 2004.

Proud to be a CCIM since 1997, Dale has been active in real estate investment and management since 1986. He understands the commercial real estate industry from the owner's and the investor's perspective. He enjoys the challenges of the real estate business.

When not flying as an instrument rated pilot, Dale enjoys photography, gardening, basketball, and working in his woodshop making custom furniture.

Taking the BS out of commercial real estate.

EDUCATION

Over 35 years of practical commercial real estate ownership, investment, renovation, management, and brokerage experience.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

National Association of Realtors (NAR)

California Association of Realtors (CAR)

North Bay Association of Realtors (NORBAR)

Bay Area Real Estate Information Service (BARFIS)

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