

-Rising from the Ashes -

For Lease – Central Location

5,352 +/- Sq.Ft.

Bulk Retail/ Showroom

799 Piner Road, Suite #B, Santa Rosa, CA 95403



Location: 799 Piner Road, Suite #B, Santa Rosa, CA 95403 – NWC @ Cleveland Ave.,

Rental Rate & Terms: \$1.50 Per Sq.Ft. / NNN (NNN = \$0.11 +/-) Annual increases, 5 to 10 year lease

The Space: Consists of - 4,600 +/-Sq.Ft. showroom floor, Ground floor, 56' of frontage, 9' ceiling height, heated & air conditioned, carpeted, recessed lighting, men's & women's restrooms. Small rear storage area of 360 +/-Sq.Ft. Fire sprinklered. ADA assessable.

Also available 2nd Floor- 8,100 to 15,100 – Showroom/ Warehouse from \$0.50 up to \$1.20 sq.ft.

Area: Located in Northwest Santa Rosa at a controlled intersection, (NWC - Cleveland @ Piner Road) Building faces HWY 101, within area of mixed commercial uses. Near 2 HWY 101 on/ off ramps.

Zoning: CG – Ideal use would be BULK RETAIL - General Commercial allowing - Health/ fitness, Music/ Dance Studio, Artisan Shop, Auto Part Sales, Building materials, General retail, Pharmacy, Tasting Room, Medical clinic, Personal Services, Broadcasting Studio etc. . . .

For more info & exploring this property, contact:

PCS-7 Commercial Real Estate - CA DRE License# 00882531

Peter Schlereth, Owner/ Broker 707.539.9300

E-mail: peter@pcs7.net

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