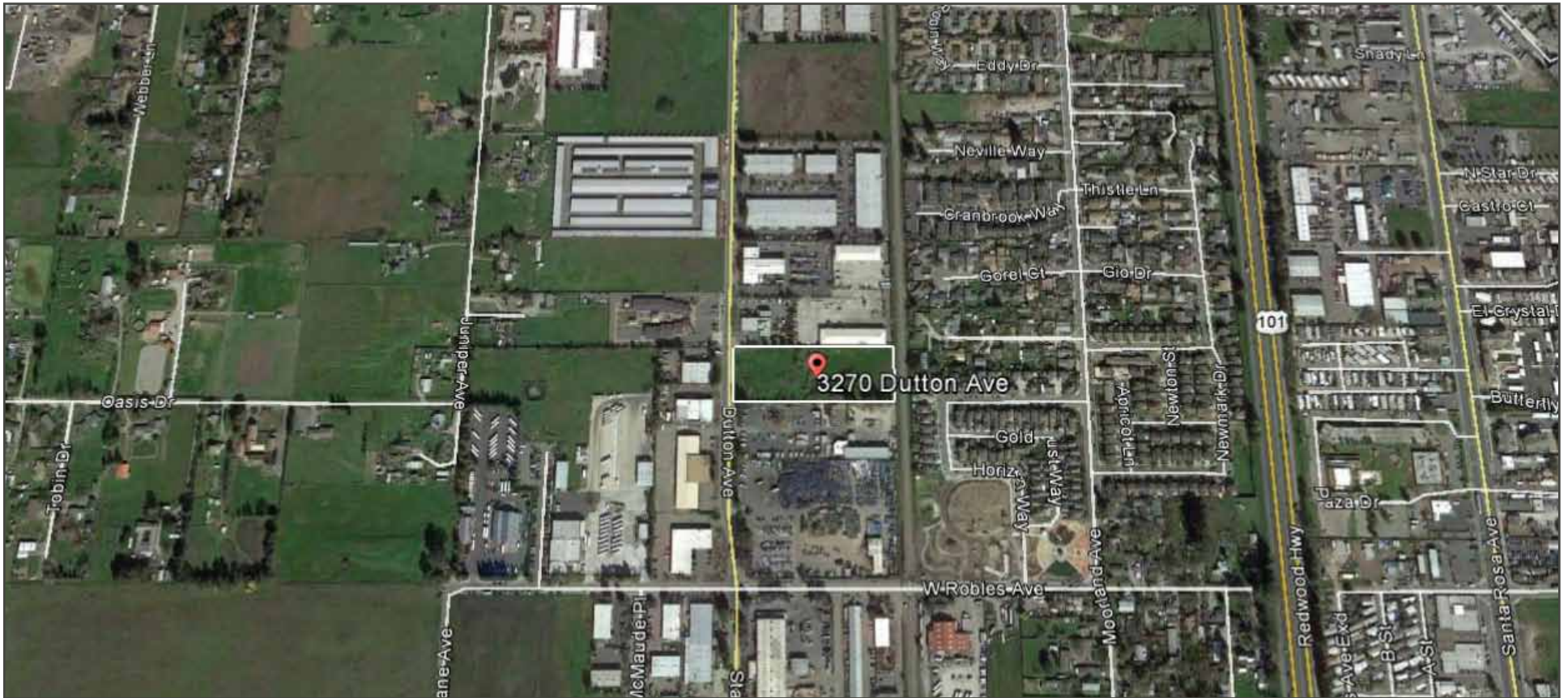


FOR SALE OR LEASE



3270 Dutton Avenue | Santa Rosa
131,115 Sq Ft Lot

Offered at \$6,500,000

Bob Gregg

Broker, BRE 01761189

First Leaf Land Realty

707.227.0773 | bob@firstleafland.com



PROPERTY DESCRIPTION

Vacant industrial lot with 200+ feet of Dutton Avenue frontage. Convenient location south of Santa Rosa. Lot has building intensity, per zoning, allowing 50% lot coverage and structures up to 65 feet high.

PROPERTY SPECIFICATIONS

APNs 134-072-038

Lot Size 131,115 sq ft (+/- 3.01 acres)

Zoning M1 - Industrial / Limited Urban Industrial District

Location South Santa Rosa, .75 miles north of Todd Road and 1 mile from Highway 101

Neighbors Recology Sonoma Marin, Sonoma County and West County transit facilities, Devincenzi Concrete Construction, Intrinsic Transportation



AERIAL VIEW



All information contained in this property offering summary and subsequent information provided is deemed reliable but not guaranteed by seller nor broker and should be verified by prospective purchasers (recipient) and their representatives.

DISCLAIMERS

Sellers Rights: Seller reserves the right in its sole discretion to accept or reject any offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow.

Sellers Disclaimers: This Property Offering has been prepared for Buyer and Buyers Representatives' use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the enclosed Property information. It is the Buyer's sole responsibility to conduct an independent investigation and due diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyers intended use. Buyer is also advised that this Property Offering information is dated, and that changes may have occurred prior to, during and after the time that it was prepared. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement.

Communications, Offering Process, Viewing of Property: All communications, letters of intent, offers, and viewing the Property shall be made directly by contacting Bob Gregg at 707.227.0773.



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