



Keegan & Coppin
COMPANY, INC.

FOR SUBLEASE

1338 ROSS STREET
PETALUMA, CA

Warehouse Space



Go beyond broker.

REPRESENTED BY:

STEVE GORDON
BROKER ASSOCIATE

LIC # 01376696 (707) 664-1400, EXT 312
SGORDON@KEEGANCOPPIN.COM

RUSS MAYER, PARTNER

LIC # 01260916 (707) 664-1400 EXT 353
RMAYER@KEEGANCOPPIN.COM

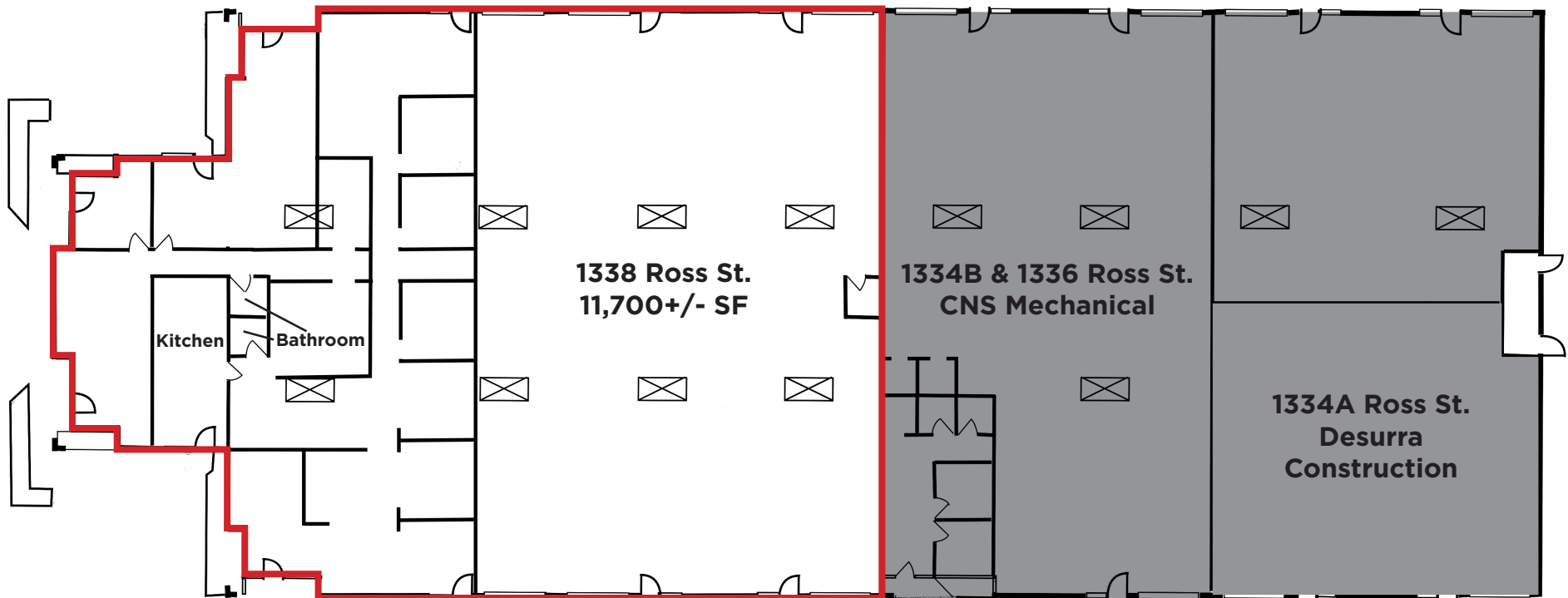


FLOOR PLAN



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EXECUTIVE SUMMARY



1338 ROSS STREET
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PROPERTY INFORMATION

HIGHLIGHTS

- Grade Level Roll-Up Doors (10'x12')
- Sprinklered for Fire Protection
- Excellent Location Along N. McDowell Boulevard with Easy Access to Highway 101

INDUSTRIAL SPACE

1338: 11,700+/- SF

DESCRIPTION

This unit has approximately 11,700 square feet, featuring warehouse space with front-facing office buildout. It also has the 16-foot clear ceiling height, fire sprinkler system, and 208V three-phase electrical service. Other improvements include six 10' x 12' roll-up doors, and three restrooms (two ADA bathrooms in the office area and one bathroom in the warehouse). The office area is enhanced with a reception area, kitchen, and dedicated break room.

LEASE TERMS

RATE

Unit 1338: \$0.91 PSF

TERMS

CAM's estimated at \$0.25 PSF

PARKING

On-Site & Street

ZONING

I - Industrial

Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

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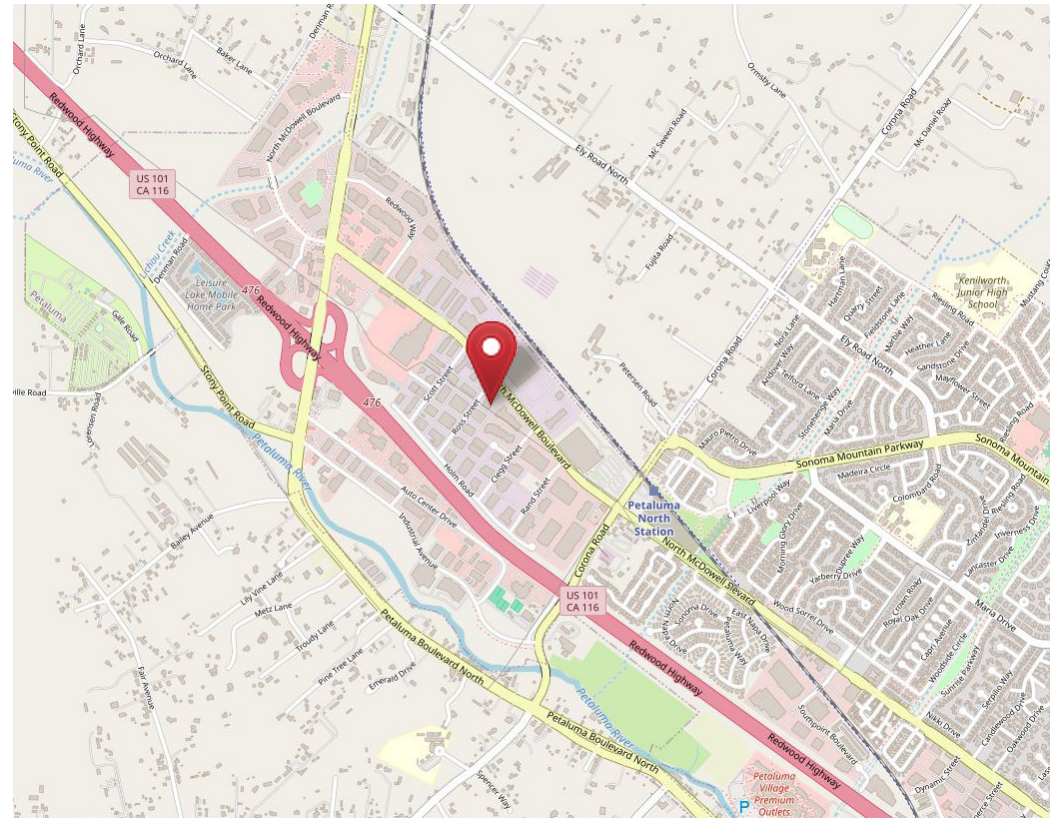
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DESCRIPTION OF PREMISES

The property is a concrete building. Parking has fresh asphalt. Zoned I - Industrial, applied to areas that are appropriate for a full range of manufacturing, industrial processing, general service, warehousing, storage and distribution operations. Small restaurants and service commercial are allowed as ancillary uses.

DESCRIPTION OF AREA

Located in the Petaluma Industrial Park, this building is situated on a hard corner parcel at the intersection of N. McDowell Boulevard and Ross Street. The property offers easy access to the Hwy 101/Old Redwood Hwy interchange, and just a few blocks away from the Orchard Retail and Redwood Gateway Centers offering full retail amenities, including restaurants and Active Wellness Center Sports Club.



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PHOTOS



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AERIAL MAP



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