



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1311 CLEGG ST
PETALUMA, CA

Warehouse/Office Space

Go beyond broker.

REPRESENTED BY:

DEMI BASILIADES, ADVISOR
LIC # 02080190 (707) 664-1400, EXT 105
DBASILIADES@KEEGANCOPPIN.COM



WAREHOUSE/OFFICE SPACE FOR LEASE



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PROPERTY INFORMATION

HIGHLIGHTS

- 1 Grade Level Roll Up Door
- 1 Loading Dock Roll Up Door
- 17 Foot Clear Height
- 200 amp Power (Another 200 amp Available at the Main Panel)
- Warehouse Restroom
- Conditioned 494 sf Warehouse Office/Clean Room
- Warehouse Sinks
- Common Area Restrooms
- 1 Gigabyte Fiber Optics to Building

SPACE DESCRIPTION

RENTABLE SQ FT:	8,318.95 +/- sq ft
WAREHOUSE:	5,469.75 +/- sq ft
DOWNSTAIRS OFFICE:	1,296 +/- sq ft
UPSTAIRS OFFICE:	1,553.20 +/- sq ft

DESCRIPTION OF PREMISES

Desirable concrete tilt up warehouse building that includes a +/-1,296 SF front office with common area restrooms, two offices, and a lunchroom. Second story office space is approximately +/-1,553 SF with a window line.

The warehouse portion of the unit is +/-5,469.75 SF with two roll up doors, one grade level and one loading dock high. There is a conditioned clean room/warehouse office which is 494 SF that is included in the warehouse square footage.

LEASE TERMS

RATE

\$1.25 Gross, No CAM

TERMS

3-5 year lease term preferred

PARKING

14 Spots

ZONING

Industrial (I)

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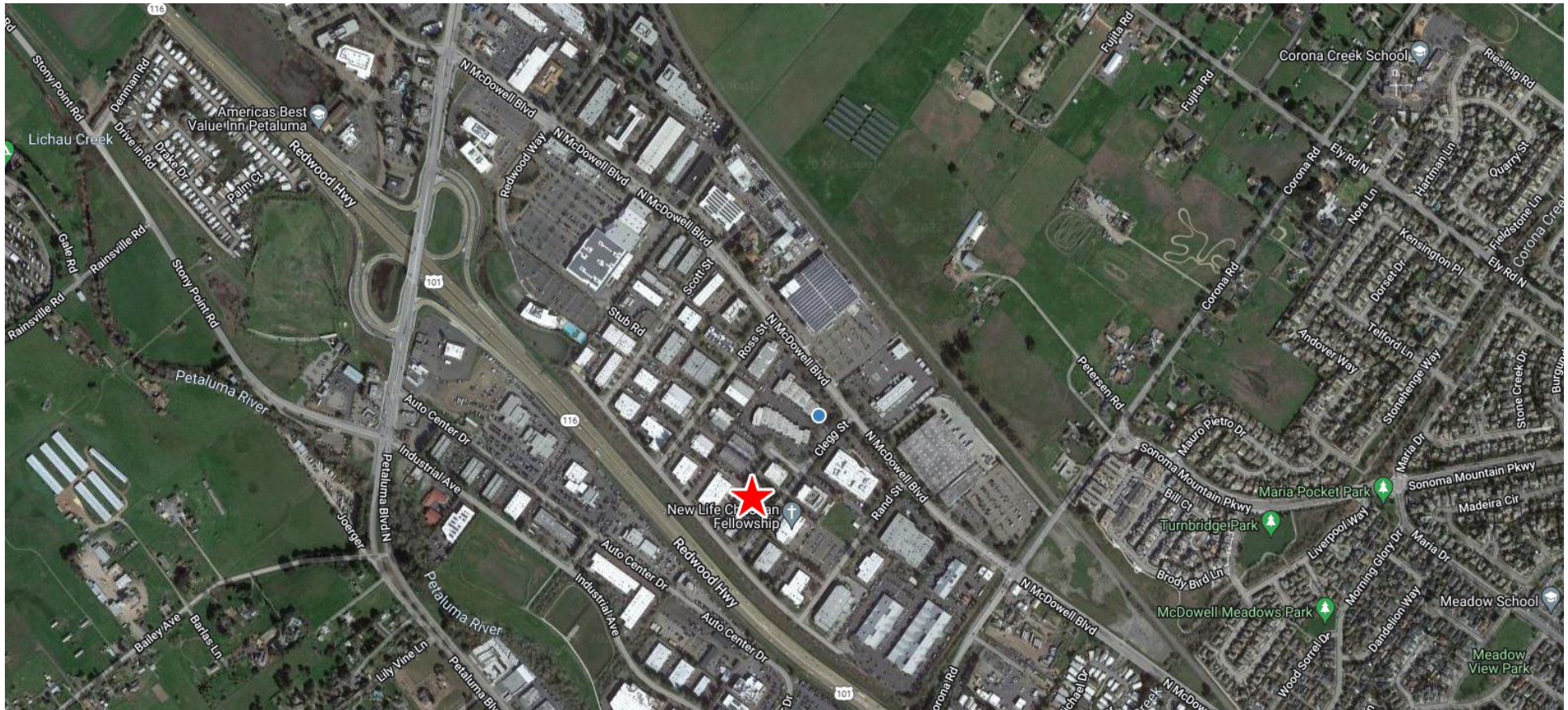


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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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1311 CLEGG ST, PETALUMA, CA FLOOR PLANS

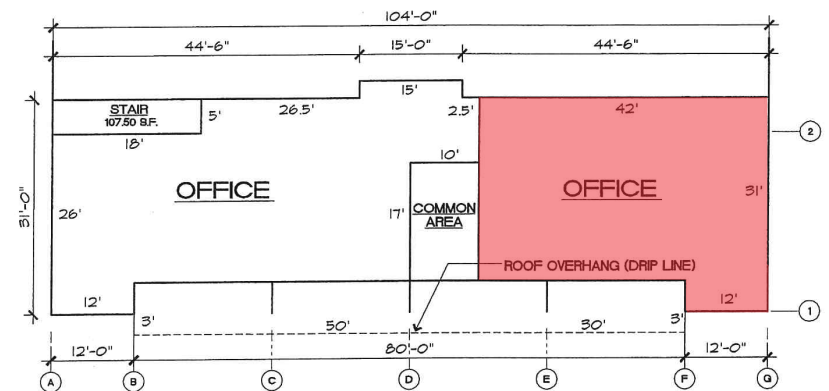
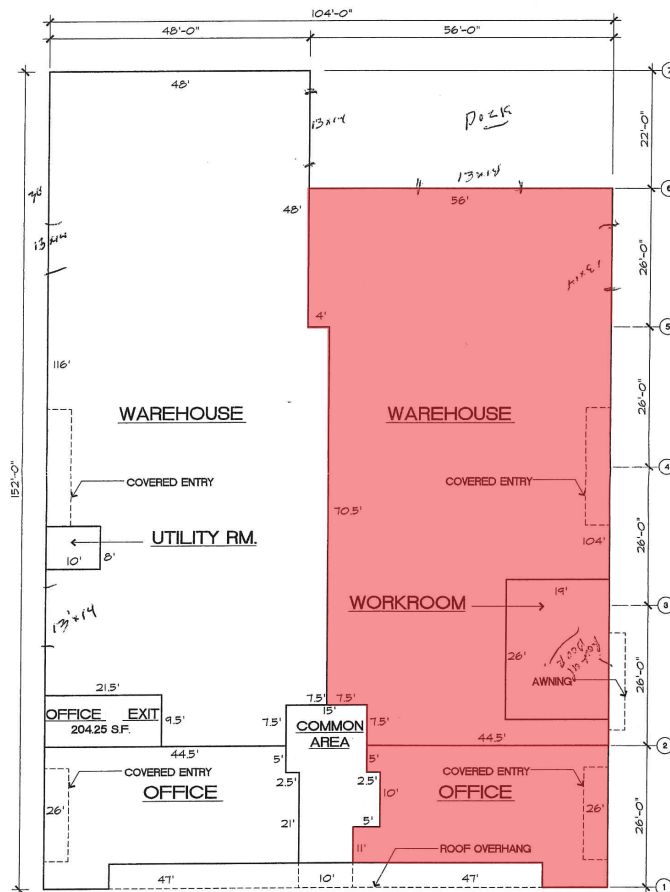


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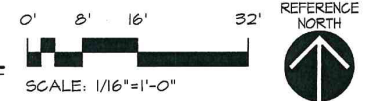
LOWER FLOOR:
6,765.75 +/- RSF

UPPER FLOOR:
1,553.20 +/- RSF



UPPER FLOOR PLAN

SCALE: 1/16"=1'-0"



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1311 CLEGG ST, PETALUMA, CA PHOTOS



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