



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1314 ROSS STREET
PETALUMA, CA

Warehouse Space

Dolcini Plumbing
SERVICE & REPAIRS
763-6374

1314
F

Go beyond broker.

REPRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 153
RMAYER@KEEGANCOPPIN.COM



PETALUMA INDUSTRIAL PARK WAREHOUSE SPACE FOR LEASE

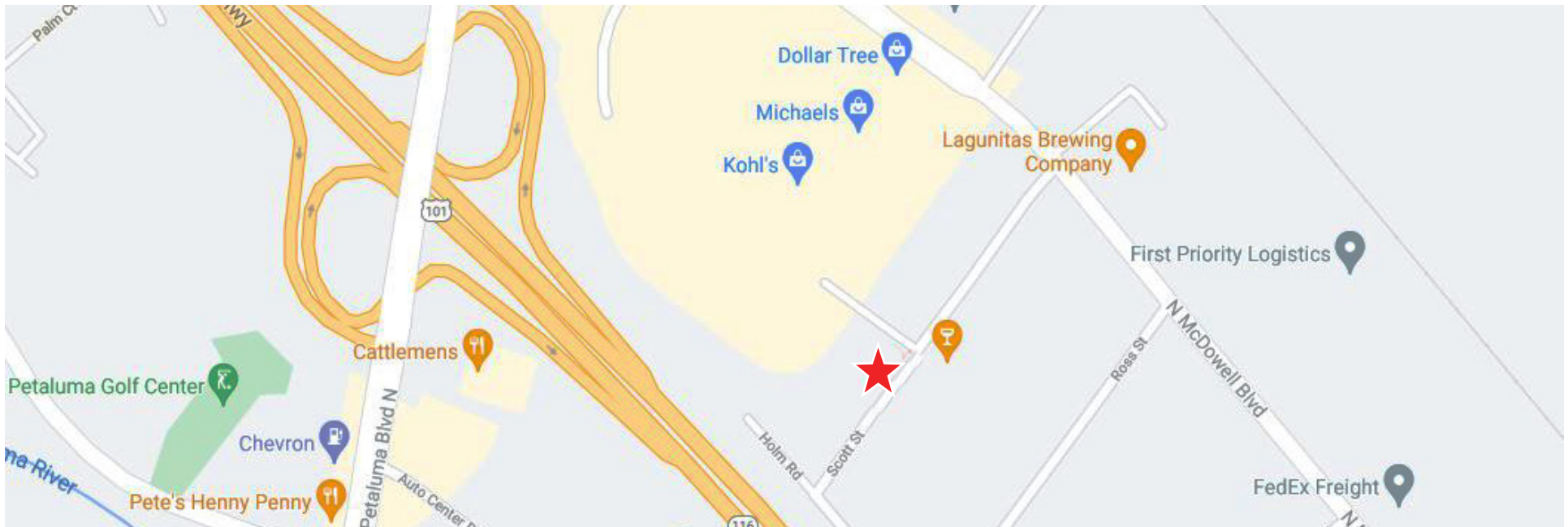


1314 ROSS STREET
PETALUMA, CA

**WAREHOUSE SPACE
FOR LEASE**

DESCRIPTION OF AREA

Located in the Petaluma Industrial Park, and near the intersection of N McDowell Boulevard and Ross Street. The property offers easy access to the Highway 101/Old Redwood Highway interchange and is just a few blocks away from the Redwood Gateway and Wilco Shopping Centers offering full retail amenities.



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

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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**WAREHOUSE SPACE
FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- Two Warehouse Spaces Available for Lease
- Both Units Have Been Completely Renovated in Preparation for the Market
- Three Phase Electrical Service
- 16' +/- Clear Height in Warehouse
- Two Grade Level Roll-Ups per Unit
- Monument Signage
- First Time on Market in Over 40 Years

LEASE TERMS

RATE

\$1.20 per sq ft

TERMS

Gross

\$0.05 psf CAM

3-5 year lease term preferred

PARKING

On-Site

Street

ZONING

I - Industrial

WAREHOUSE SPACE DESCRIPTION

- | | | |
|-----------------|----------------|---|
| SUITE A: | 3,510+/- sq ft | Features a 760+/- square foot three (3) room office at the entrance with a private restroom. The office was completely renovated with fresh paint, carpeting, new ceiling tiles, and the restroom refixed. The adjacent 2,750+/- square foot warehouse has two (2) private restrooms and two (2) grade level roll-up truck doors. |
| SUITE C: | 2,692+/- sq ft | Has a private restroom, partial mezzanine for additional storage and two (2) grade level roll-up truck doors. |

DESCRIPTION OF PREMISES

Attractive, multi-tenant warehouse building with two spaces presently available for lease.

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1314 ROSS STREET, PETALUMA, CA FLOOR PLAN



1314 ROSS STREET
PETALUMA, CA

**WAREHOUSE SPACE
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1314 ROSS STREET
SUITE A 3,510+/- RSF & SUITE B 2,692+/- RSF



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1314 ROSS STREET, PETALUMA, CA SUITE A PHOTOS



1314 ROSS STREET
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**WAREHOUSE SPACE
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1314 ROSS STREET, PETALUMA, CA SUITE C PHOTOS



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