



Keegan & Coppin
COMPANY, INC.

FOR SUBLEASE

**1314 ROSS STREET
PETALUMA, CA**

Warehouse and Office Space



Go beyond broker.

REPRESENTED BY:

RUSS MAYER, PARTNER
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PETALUMA INDUSTRIAL PARK WAREHOUSE SPACE FOR SUBLEASE

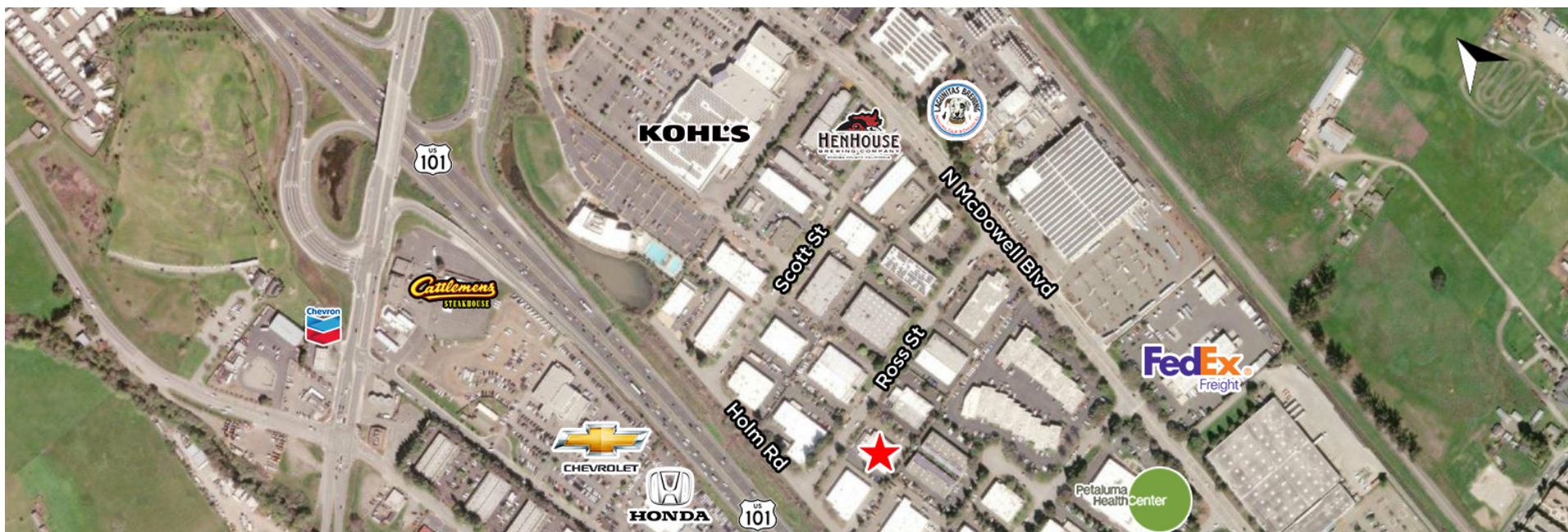


1314 ROSS STREET
PETALUMA, CA

WAREHOUSE AND
OFFICE SPACE

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 AND
OFFICE SPACE**

PROPERTY INFORMATION

HIGHLIGHTS

- 3,510 Sq Ft Warehouse & Office Space Available for Sublease
- Recently Renovated in Preparation for the Market
- Three Phase Electrical Service
- 16' +/- Clear Height in Warehouse
- Two Grade Level Roll-Up Truck Doors
- Monument Signage
- Sublease to October 31, 2024

DESCRIPTION OF PREMISES

Approximately 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 refixedtured. The adjoining 2,750+/- square foot warehouse has two (2) private restrooms and two (2) grade level roll-up truck doors. Attractive, multi-tenant warehouse building in an established Business Park in Northern Petaluma.

LEASE TERMS

RATE

\$1.25 per sq ft

TERMS

Gross

\$0.05 psf CAM

3-5 year lease term preferred

PARKING

On-Site

Street

ZONING

I - Industrial

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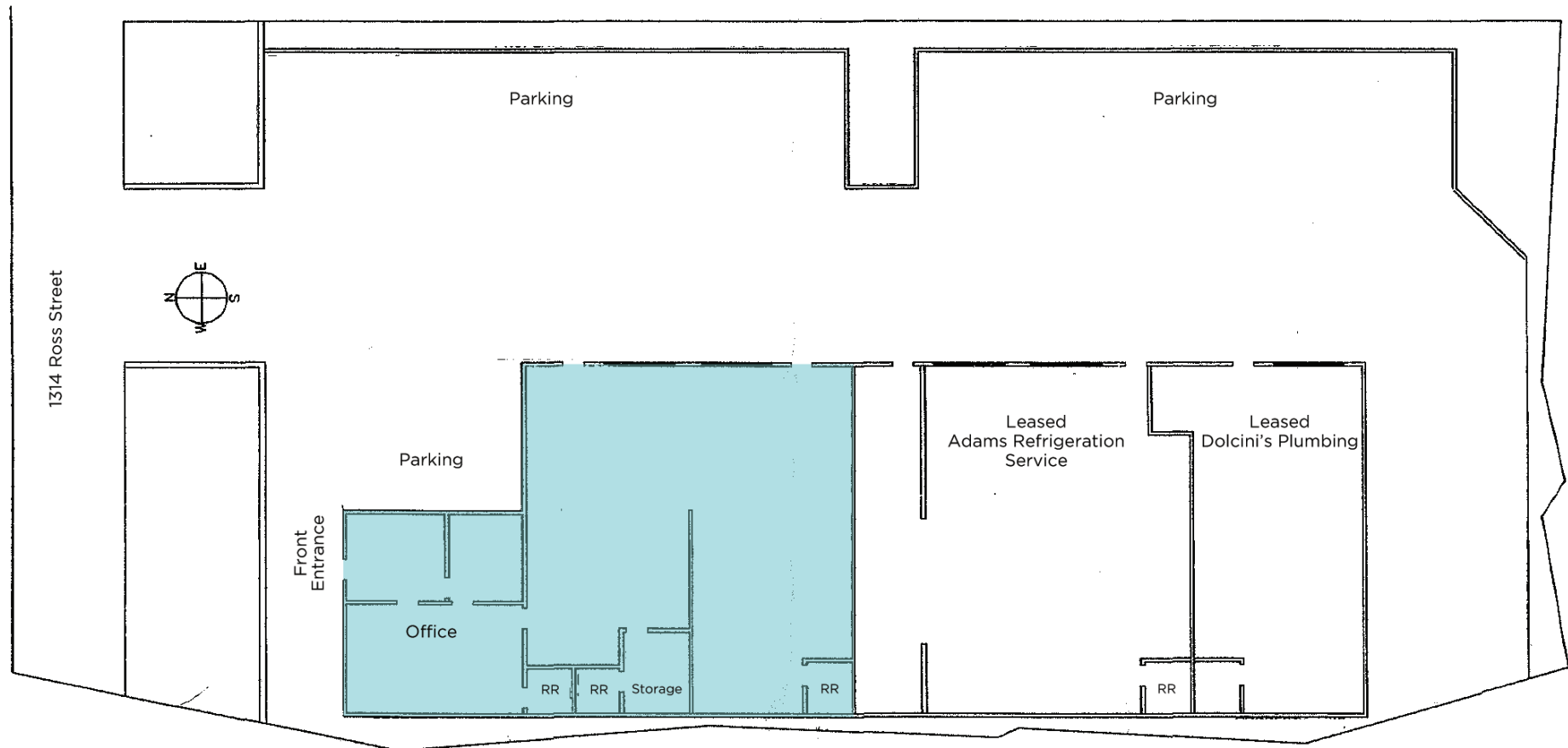
1314 ROSS STREET, PETALUMA, CA FLOOR PLAN



1314 ROSS STREET
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WAREHOUSE AND
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1314 ROSS STREET
SUITE A 3,510+/- RSF



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1314 ROSS STREET, PETALUMA, CA SUITE A OFFICE



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1314 ROSS STREET, PETALUMA, CA SUITE A WAREHOUSE



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