



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1020 CLEGG COURT
PETALUMA, CA

Warehouse/Office Space

Go beyond broker.

REPRESENTED BY:

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

DEMI BASILIADES, SREA
LIC # 02080190 (707) 664-1400, EXT 305
DBASILIADES@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



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PETALUMA, CA

**WAREHOUSE/OFFICE
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PROPERTY INFORMATION

HIGHLIGHTS

- 640 +/- sq ft Office
- 560 +/- sq ft Storage Room
- 4,300 +/- sq ft Warehouse
- Office Space Features a Reception Area, One (1) Private Office, Two (2) Private Restrooms, and a Large Storage/Office Room
- Warehouse is Approximately 15' Clear Height
- Two (2) Grade Level Roll-Up Doors
- 400 Amp/3 Phase Power
- Great Space for Distribution or Light Manufacturing

LEASE TERMS

RATE

\$1.00 per sq ft

TERMS

NNN (est. @ \$0.30 psf)
Annual Rent Adjustments
3-5 year lease term preferred

PARKING

10 Spaces

ZONING

PUD - Planned Unit Development

SUBJECT SPACE DESCRIPTION

5,500+/- sq ft

This attractive, architecturally designed concrete tilt up building includes 640+/- sf of fully improved office space with a reception area, one (1) private office and two (2) restrooms, There is a 560 +/- sf air conditioned storage area with double door access to the warehouse. The warehouse has a 400 amps electrical service, two 10' x 12' roll up doors, fire sprinklers and space heating. Secured front and rear entrances. This is a great opportunity for warehouse distribution or light manufacturing.

Available on or before 90 days from lease signing.

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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PHOTOS



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AREA DESCRIPTION



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DESCRIPTION OF AREA

This property is one of sixteen (16) industrial condominiums in the Petaluma Business Center, a Planned Unit Development (PUD). Under an hour from San Francisco and nestled in farmland and rolling hills, Petaluma has a beautiful river front, historical district and a fresh mixture of tastefully redeveloped properties. Once a leader in agricultural production and manufacturing Petaluma has turned into a desired location to live, work, eat and drink some of the best food/drink in the Bay Area.

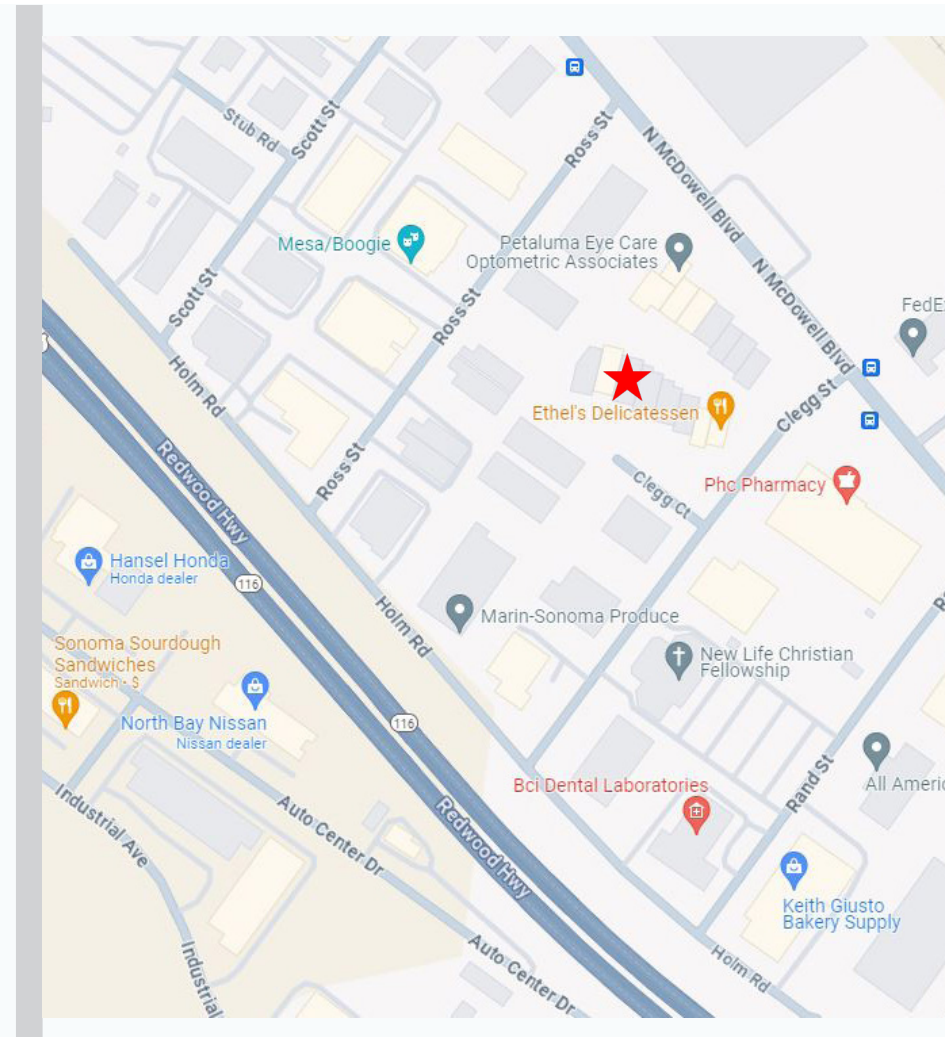
NEARBY AMENITIES

- Close proximity to Retail and other services
- Nearby restaurants include: Starbuck’s, Applebee’s, Lagunitas Brewing Co., IHOP, Subway, Burger King, Jack In The Box and more
- Services: US Post Office, Kohl’s, Wilco Farm Store, banks, gas stations, and automotive
- Lodging: Home2 Suites by Hilton, Quality Inn, Motel 6

TRANSPORTATION ACCESS

- Novato Transit Center (1/2 Block)
- Novato SMART Train Downtown Station (0.4 Miles)
- Immediately Adjacent to Golden Gate Transit Route 70

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	4,604	41,924	91,594
Est. Avg. HH Income	\$125,124	\$126,269	\$126,629



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AERIAL MAP



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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for almost 50 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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