



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1364 N MCDOWELL BLVD  
SUITES 5 & 9  
PETALUMA, CA

Small Warehouse Units



Go beyond broker.

REPRESENTED BY:

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# WAREHOUSE SPACE FOR LEASE

## PROPERTY INFORMATION

<b>Space Size</b>	<b>Unit 5:</b> 1,625 +/- SF	<b>Lease Terms</b>	3-5 year Term Requested
	<b>Unit 9:</b> 1,625 +/- SF	<b>Zoning</b>	BP - Business Park
<b>Lease Rate</b>	\$1.25 PSF, CAMs @ \$0.18	<b>Parking</b>	2/1,000 SF
		<b>Total Bldg SF</b>	53,000+/- SF

### DESCRIPTION OF PREMISES

Small warehouse unit with a 22' clear height, roll-up door and a man door. Concrete floors, power outlets, fluorescent lighting and common area restrooms.

### DESCRIPTION OF AREA

Established business and industrial area in North Petaluma. Excellent mix of industries in the area. Easy access to Highway 101. Next door to Lagunitas.

### HIGHLIGHTS

- Conveniently Located
- 12' x 14' Roll-up Door
- 22' Max Clear, 16' Low Point
- "BP" Business Park Zoning

### AREA MAP

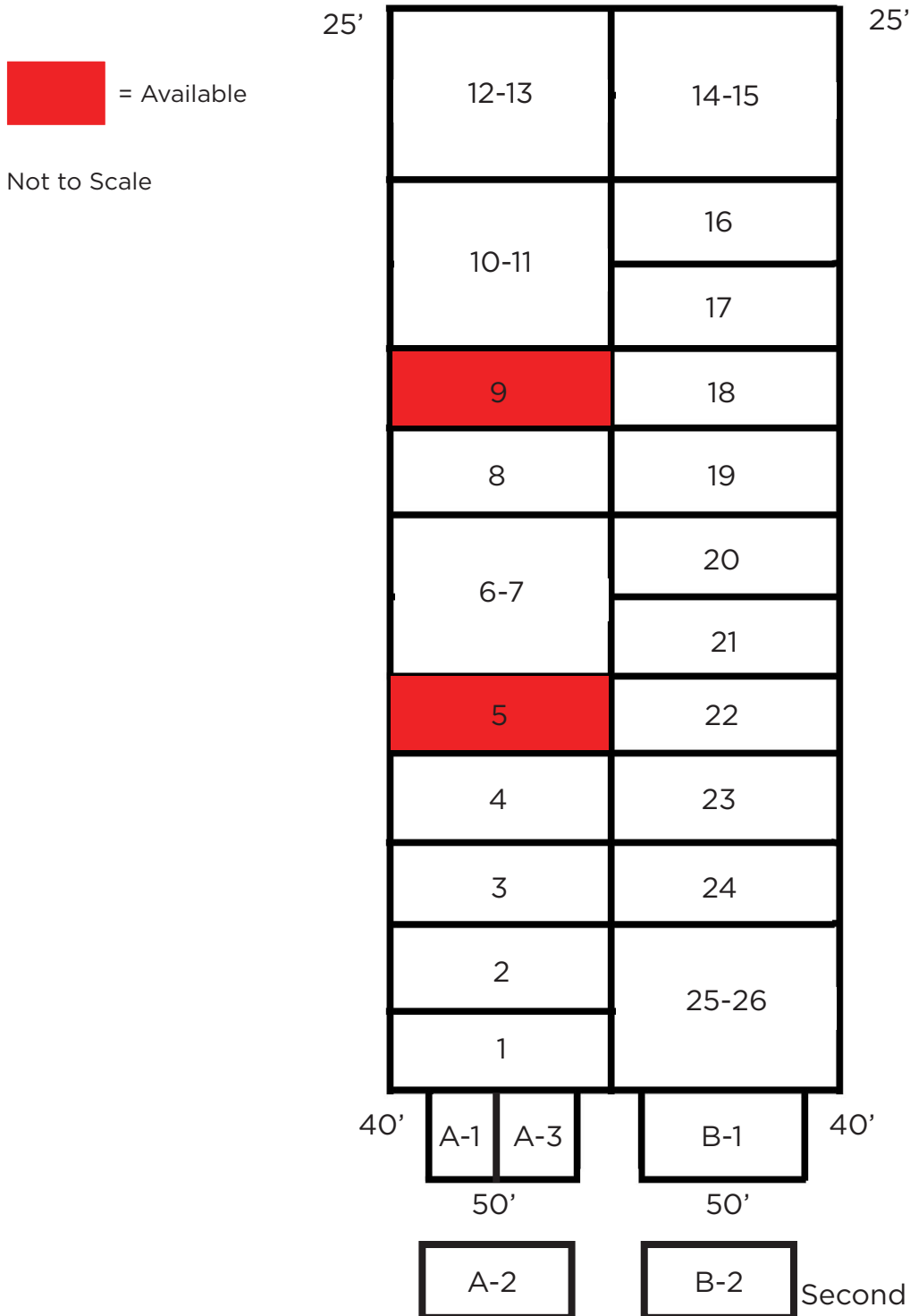


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Small  
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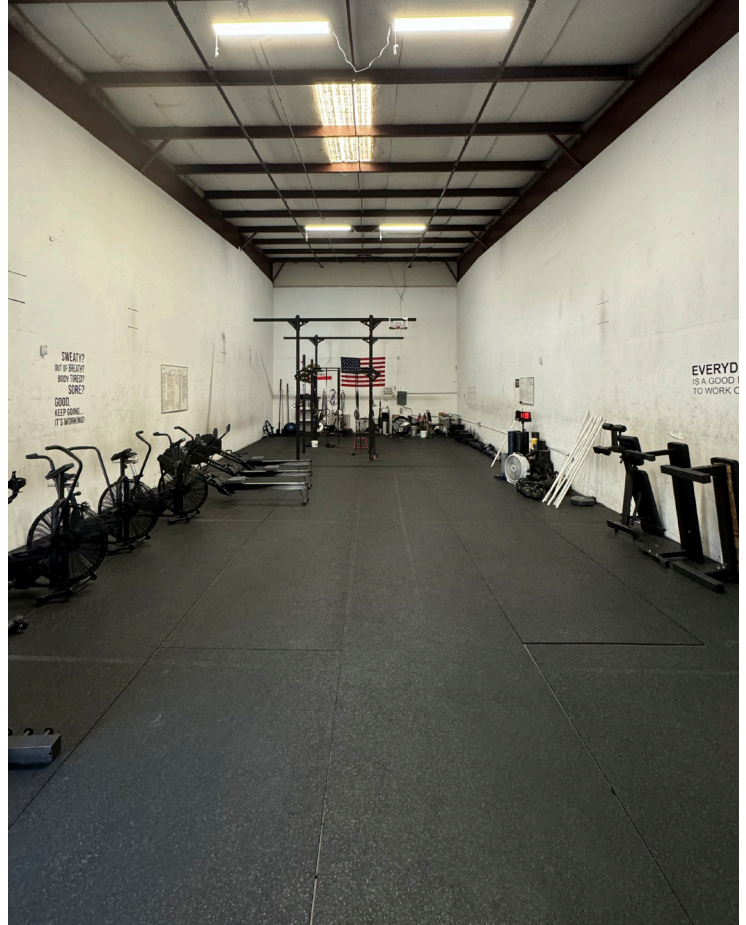
# SITE PLAN





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