

FOR SALE

1129 INDUSTRIAL AVE, UNIT 104

Petaluma, CA 94952



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.



NICK EGIDE

CA LIC #01859524

(415) 762-8067

nick@meridiancommercial.com

615A E. Washington St. | Petaluma, CA 94952 | <https://www.meridiancommercial.com>

FOR SALE

Property Summary



PROPERTY DESCRIPTION

The suite is perfect for distribution as it possesses two dock high doors with plenty of room for trucks to get in and out along with excellent 28 foot clear height. Warehouse portion also has a separate packing room. Offices can be accessed from both the warehouse and the front of the building and have a kitchen, a break room and private bathrooms.

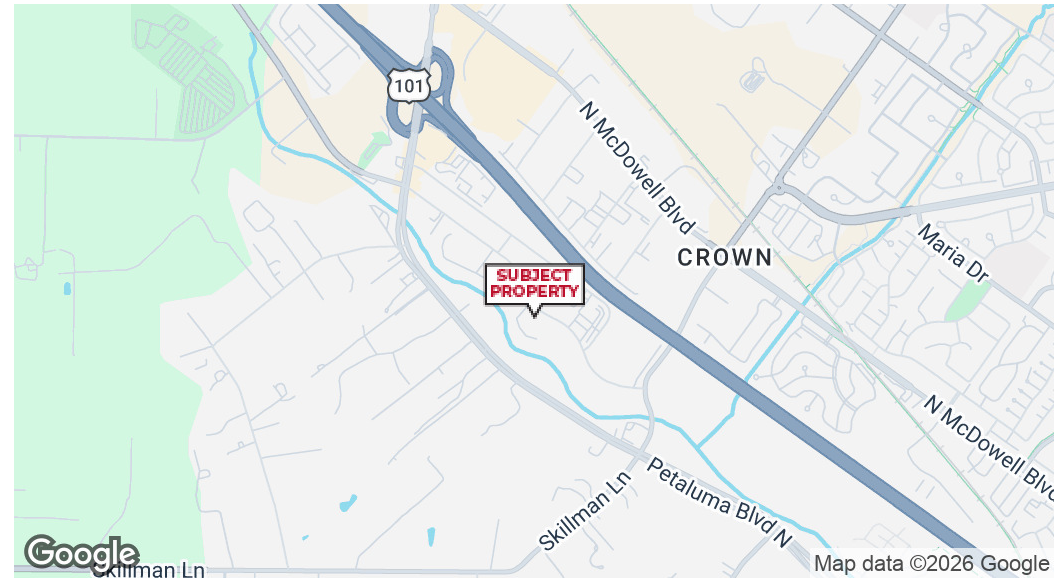
PROPERTY HIGHLIGHTS

- 10,802 SF of warehouse and 3,478 SF of office space
- 28' warehouse clear height
- Condo Association dues approximately \$0.21/foot
- 2 dock high loading doors
- Office space contains kitchen area and 3 large private offices
- Private restrooms
- Total 73,800 SF building on a 168,577 SF lot



1129 INDUSTRIAL AVE, UNIT 104

Petaluma, CA 94952



LOCATION DESCRIPTION

The area's strategic location along Highway 101 provides easy access to the bustling San Francisco Bay Area, as well as extensive transportation networks, including the nearby Sonoma County Airport. Petaluma's impressive array of amenities and attractions, such as the historic downtown area, premium retail centers, and renowned dining options, make it an ideal location for commercial real estate investment.

OFFERING SUMMARY

Sale Price:	\$2,700,000
Lot Size:	±14,298 SF
Building Size:	±14,298 SF
\$/SF:	\$188.84
Property Type:	Industrial

NICK EGIDE

CA LIC #01859524
(415) 762-8067

nick@meridiancommercial.com

FOR SALE

Additional Photos

1129 INDUSTRIAL AVE, UNIT 104

Petaluma, CA 94952



NICK EGIDE
CA LIC #01859524
(415) 762-8067
nick@meridiancommercial.com

615A E. Washington St. | Petaluma, CA 94952 | <https://www.meridiancommercial.com>