

# 850 LINDBERG LANE

PETALUMA | CA

**±20,504 RSF AVAILABLE**  
±18,004 WAREHOUSE & ±2,500 OFFICE

(WAREHOUSE & OFFICE CAN BE  
LEASED INDIVIDUALLY OR COMBINED)

**\$1.15/PSF - INDUSTRIAL GROSS**

TENANTS PAY CAM, AND A PRO-RATA SHARE OF INCREASES  
OVER A BASE YEAR IN TAXES AND INSURANCE // CAM CHARGES = ±\$.07/SF



EXCLUSIVE AGENTS:

**ALISA BELEW**

415.526.7663

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CA DRE #01821371

**RON REINKING**

707.583.8423

ron.reinking@nmrk.com  
CA DRE #00931004

**NEWMARK**



## Modern Construction

- 24' clear height,
- wide column spacing
- two 12 ft roll-up doors



## Excellent Natural Light

throughout the warehouse



## Monument Signage

available



## Plentiful Parking

available



## Sprinkler System

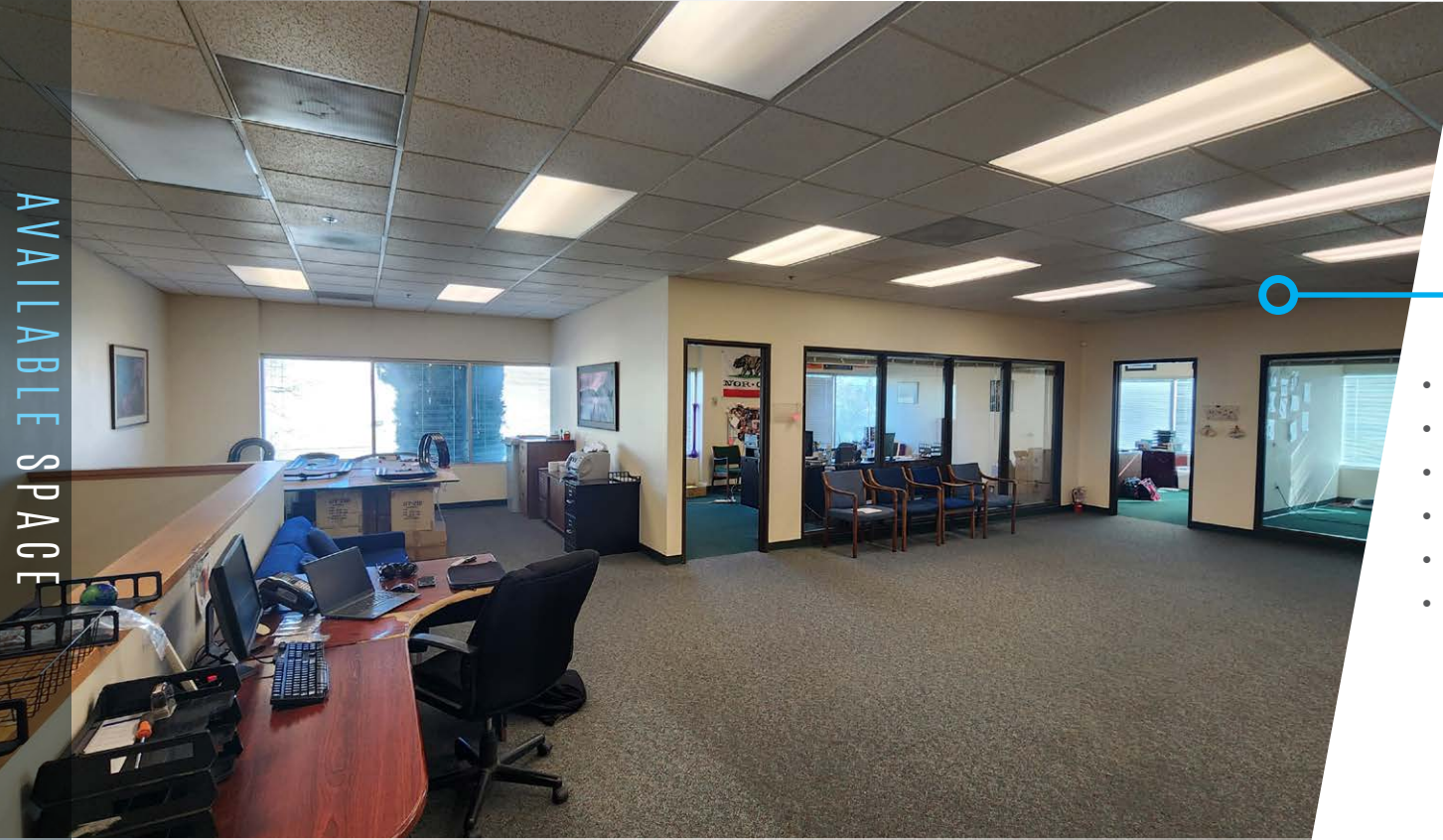
throughout



## Load Factor

0.00%





## OFFICE SPACE ±2,504 SF, SUITE A

### SECOND FLOOR

- Separate private entrance
- Excellent natural light
- 3 Private offices
- Large conference room
- Restrooms
- Open work area

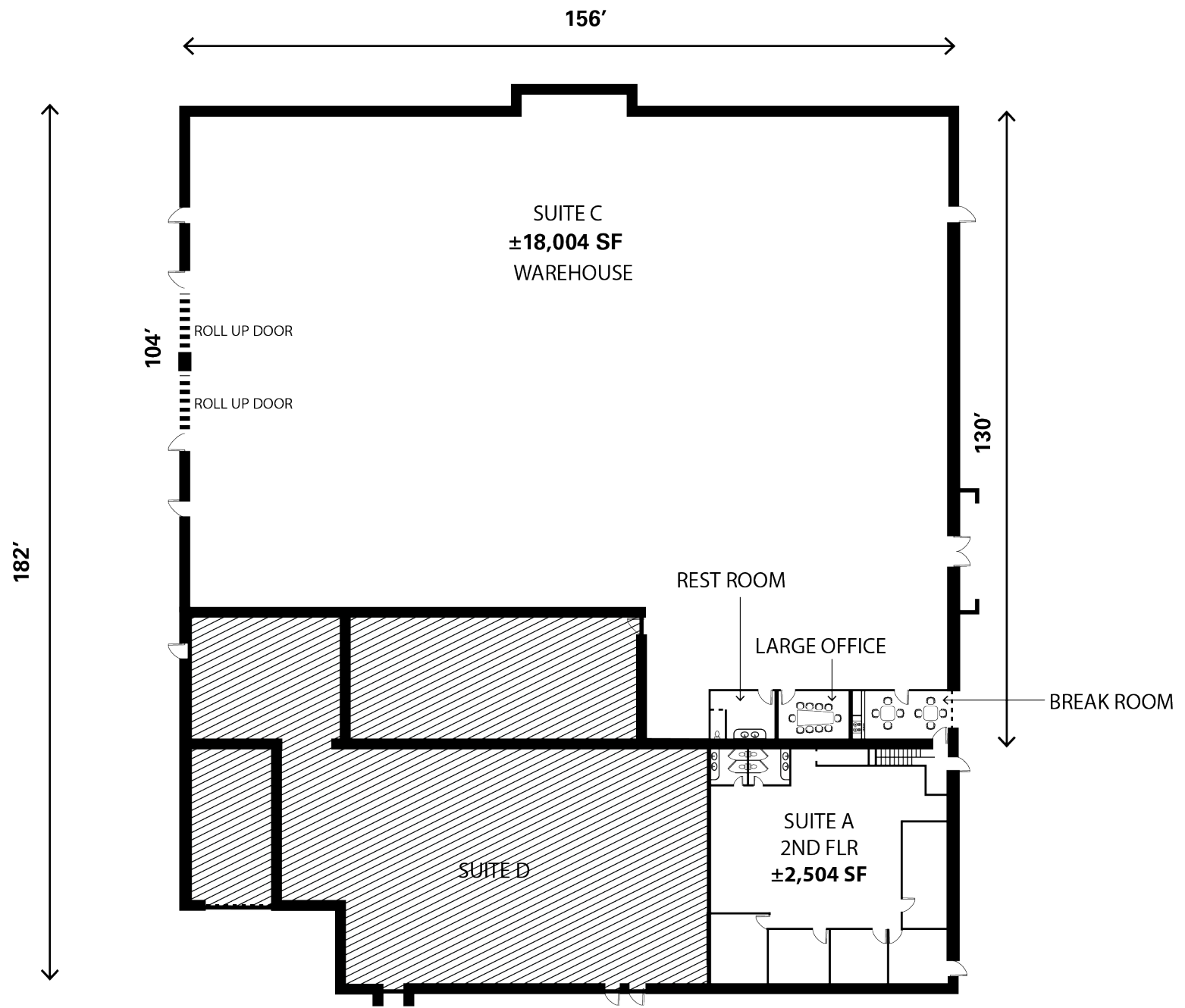


## WAREHOUSE SPACE

±18,004 SF

### GROUND FLOOR

- 24' clear height, wide column spacing
- Two 12 ft roll-up doors
- Sprinklered throughout
- Excellent natural light throughout the warehouse
- Ground floor restroom, conference room, and break room





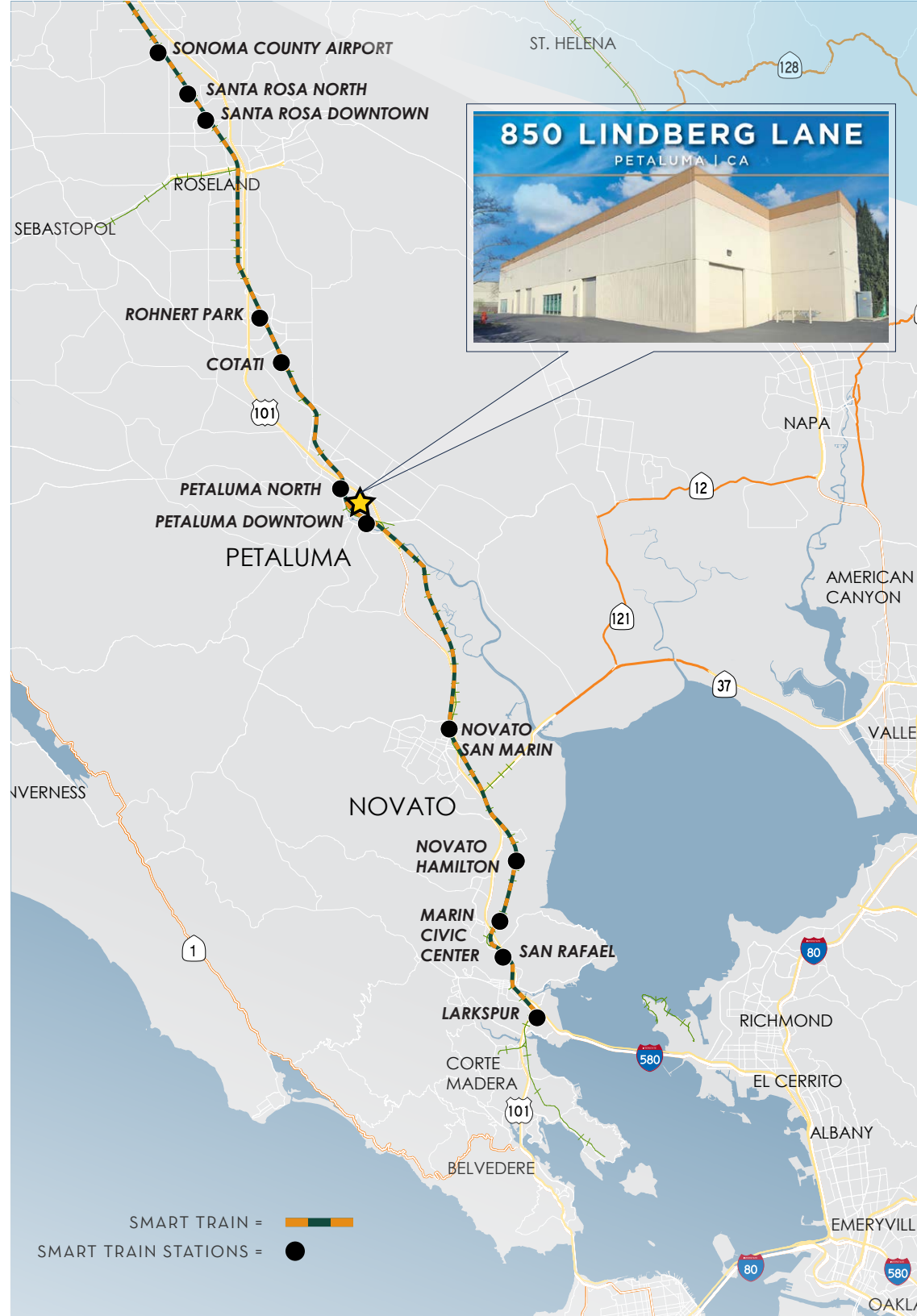
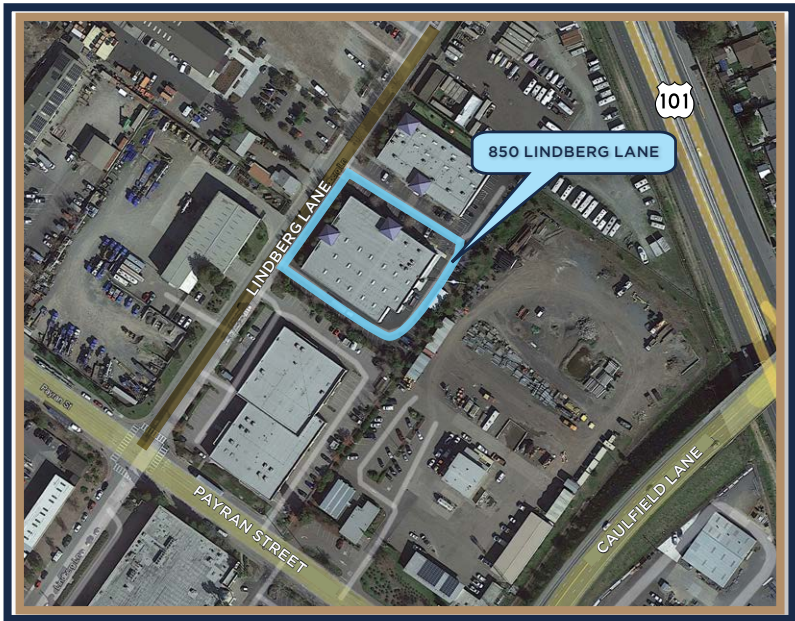
Excellent Distribution Location  
**Near U.S. 101 / Lakeview Highway**  
Intersection



**Convenient I-80 connection**  
via Lakeville Highway and CA 37



Close proximity to  
**amenities & services**



SMART TRAIN =   
SMART TRAIN STATIONS = 

SHOPPING & SERVICES

- 1 PETALUMA GATEWAY CENTER
- 2 THE PLAZA NORTH SHOPPING CENTER
- 3 EAST WASHINGTON PLACE
- 4 WASHINGTON SQUARE
- 5 ANNA'S SEAFOOD
- 6 FEDEX OFFICE PRINT & SHIP CENTER
- 7 TRADER JOE'S
- 8 WHOLE FOODS MARKET

RESTAURANTS & CAFES

- 1 CANTON
- 2 EVEREST INDIAN RESTAURANT
- 3 LUNCHETTE
- 4 MAMA MEL'S BREAD
- 5 NORTH BAY CAFE
- 6 PAPA MURPHY'S | TAKE 'N' BAKE PIZZA
- 7 PETALUMA COFFEE & TEA CO.
- 8 PINK OWL COFFEE
- 9 RIVER FRONT CAFE
- 10 SOL FOOD
- 11 SUBWAY
- 12 IN & OUT BURGER

FITNESS

- 1 ORANGETHEORY FITNESS
- 2 RENEW YOGA
- 3 THE YOGA POST

LODGING

- 1 COURTYARD BY MARRIOTT
- 2 HAMPTON INN
- 3 METRO HOTEL & CAFE
- 4 SHERATON SONOMA

**THE PLAZA NORTH SHOPPING CENTER**

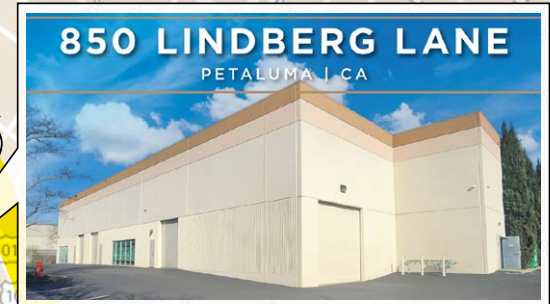
...and more!

**WASHINGTON SQUARE SHOPPING CENTER**

...and more!

**EAST WASHINGTON PLACE**

...and more!



**PETALUMA GATEWAY CENTER**

...and more!



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**NEWMARK**

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