



**Keegan & Coppin**  
COMPANY INC.

FOR SALE

6675 PETERSEN ROAD  
PETALUMA, CA

**PRIVATE AND SECURE  
TWO ACRES**



Go beyond broker

REPRESENTED BY:

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## UNIQUE COMMERCIAL OPPORTUNITY



6675 PETERSEN ROAD  
PETALUMA, CA

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TWO ACRES

### PROPERTY INFORMATION

#### DESCRIPTION

Tucked away in a serene, wooded setting between Petaluma and Sebastopol, this one-of-a-kind commercial property offers a rare blend of privacy, utility, and potential. A gated private driveway leads to a warehouse with parking lot that's ready for your vision. Ideal for storage, light industrial, or creative workspace. The warehouse needs some work, but the infrastructure is in place, including well and septic, and approximately 20 paved parking spaces. The parcel features two distinct levels. The lower area houses the main commercial space, while the upper tier presents an exceptional opportunity for residential development. According to the planning department, the site generally allows for one primary residence, an attached accessory dwelling unit (ADU), and a detached ADU. Three total structures. Imagine a live/work compound, a rural retreat, or a combination of income-producing units. Surrounded by trees and set well off the main road, this is a private and versatile canvas for your business and residential plans.



#### PROPERTY DETAILS

##### SQUARE FOOTAGE

4,856+/- SF

##### SALE PRICE

\$1,050,000 (\$216+/- PSF)

##### PARKING

Twenty (20)

##### ACREAGE

Two (2)



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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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