



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1364 N MCDOWELL BLVD  
SUITE 23  
PETALUMA, CA

Small Warehouse Unit



Go beyond broker.

REPRESENTED BY:

**RUSS MAYER, PARTNER**  
LIC # 01260916 (707) 664-1400, EXT 353  
[RMayer@keegancoppin.com](mailto:RMayer@keegancoppin.com)

**DEMI BASILIADES, SREA**  
LIC # 02080190 (707) 664-1400, EXT 305  
[DBasiliades@keegancoppin.com](mailto:DBasiliades@keegancoppin.com)



1364 N MCDOWELL BLVD  
SUITE 23  
PETALUMA, CA

Small  
Warehouse  
Unit

# WAREHOUSE SPACE FOR LEASE

## PROPERTY INFORMATION

<b>Space Size</b>	<b>Unit 23:</b> 1,625+/- SF	<b>Zoning</b>	BP - Business Park
<b>Lease Rate</b>	\$1.30 PSF, CAMs @ \$0.18 PSF	<b>Parking</b>	2/1,000 SF
<b>Lease Terms</b>	3-5 year Term Requested	<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.

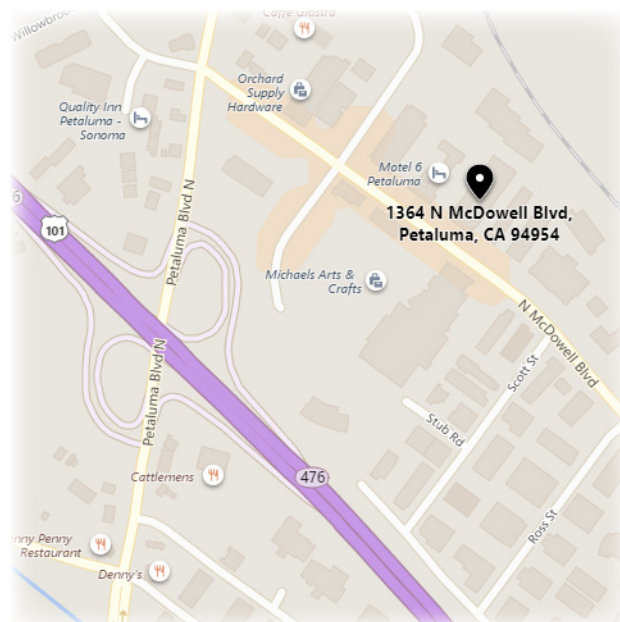
### DESCRIPTION OF AREA

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
- Bonus Mezzanine

### AREA MAP



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.



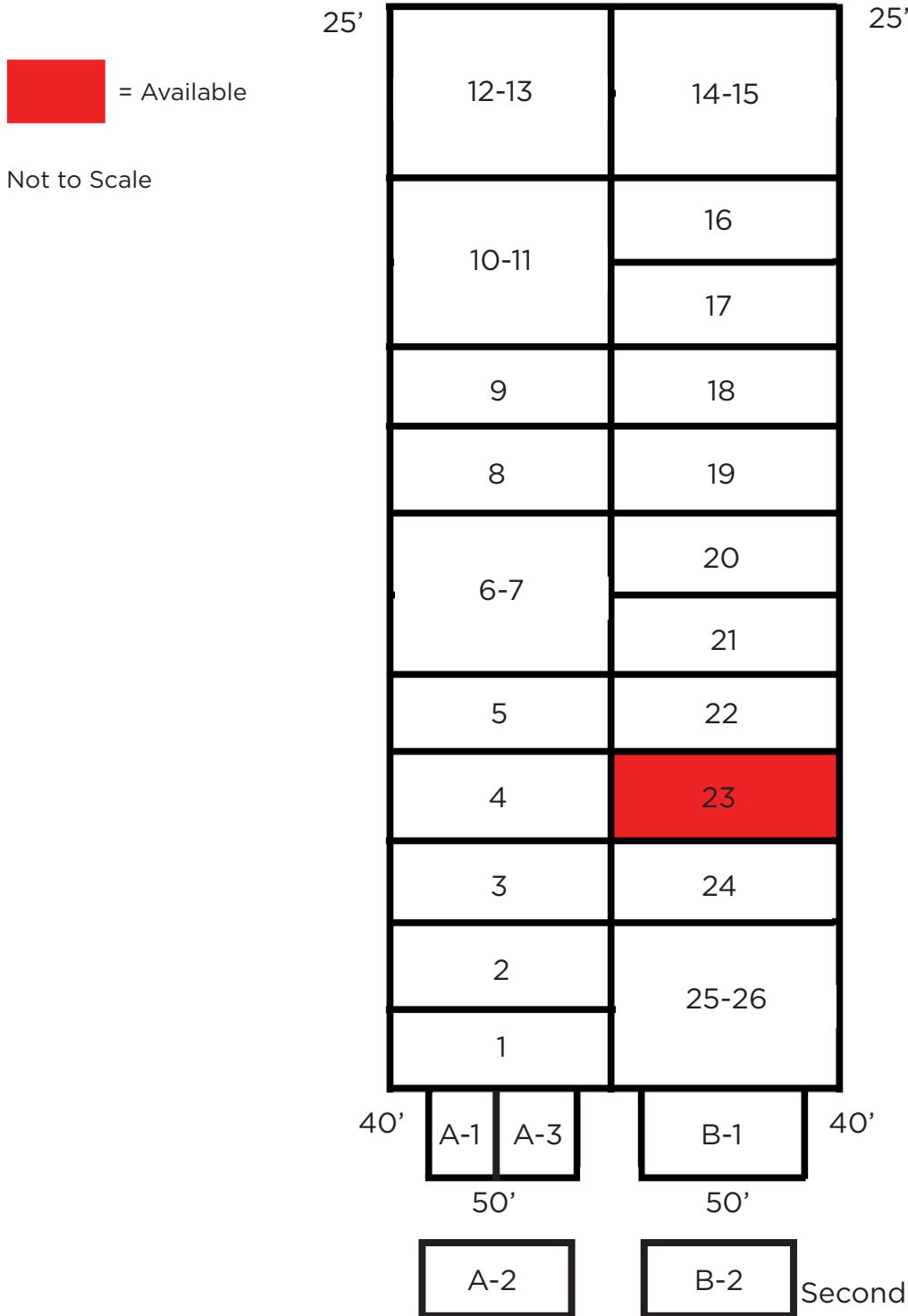
**Keegan & Coppin**  
COMPANY, INC.



1364 N MCDOWELL BLVD  
SUITE 23  
PETALUMA, CA

Small  
Warehouse  
Unit

# SITE PLAN



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.