

FOR LEASE

740 SOUTHPOINT BLVD

Petaluma, CA 94954



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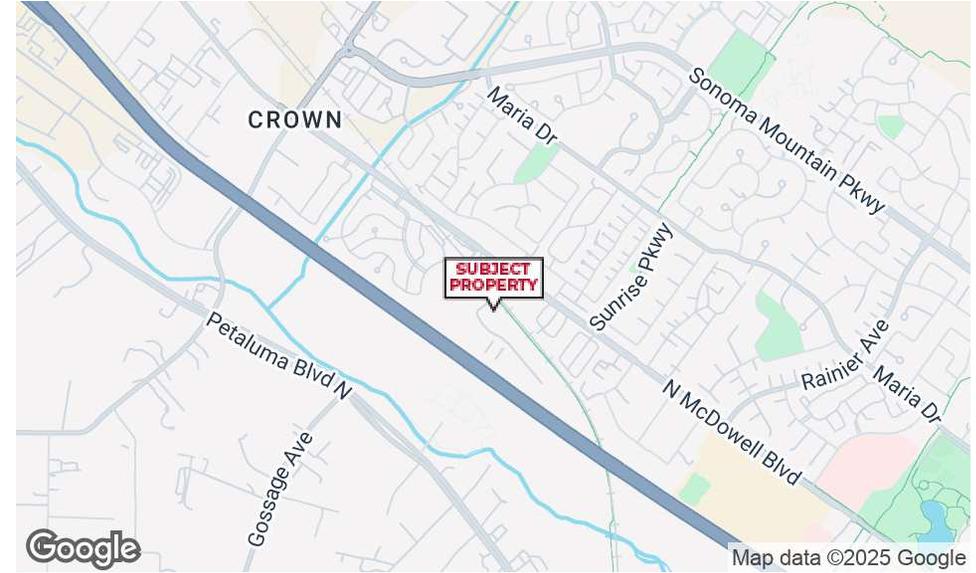
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Property Summary

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PROPERTY DESCRIPTION

This stand-alone building offers 3,800 square feet of modern office space, complemented by a host of practical amenities such as 100 parking stalls, 24' clear height, 4 grade level, and 2 dock doors. With reinforced concrete construction and complete sprinkler coverage, this space is both secure and adaptable. The advanced infrastructure includes 2000 AMPS 480 Volt 3 Phase power, making it suitable for a variety of business needs. This property is an exceptional opportunity for forward-thinking businesses seeking a top-tier location.

PROPERTY HIGHLIGHTS

- 100 parking stalls
- 24' clear height
- 4 grade level and 2 dock doors
- 2000 AMPS 480 Volt 3 Phase power
- Close proximity to new Petaluma North Smart Train station
- Property may also be available for purchase, contact for pricing guidance

LOCATION DESCRIPTION

This prime location in Petaluma, CA, offers an ideal setting for industrial and manufacturing tenants. Embrace the area's strategic position, with easy access to major transportation routes and the bustling Port of Oakland for efficient logistics and distribution operations. Petaluma's proximity to the Bay Area ensures access to a skilled workforce and a network of suppliers, while the charming downtown area provides a variety of dining and retail options for employees. With a rich agricultural heritage, the location is perfect for businesses in the food and beverage industry, allowing for easy access to local farms and producers.

OFFERING SUMMARY

Lease Rate:	\$1.20 SF/month (NNN)
Available SF:	±42,926 SF
Building Size:	±42,926 SF
Property Type:	Industrial
Zoning:	PUD

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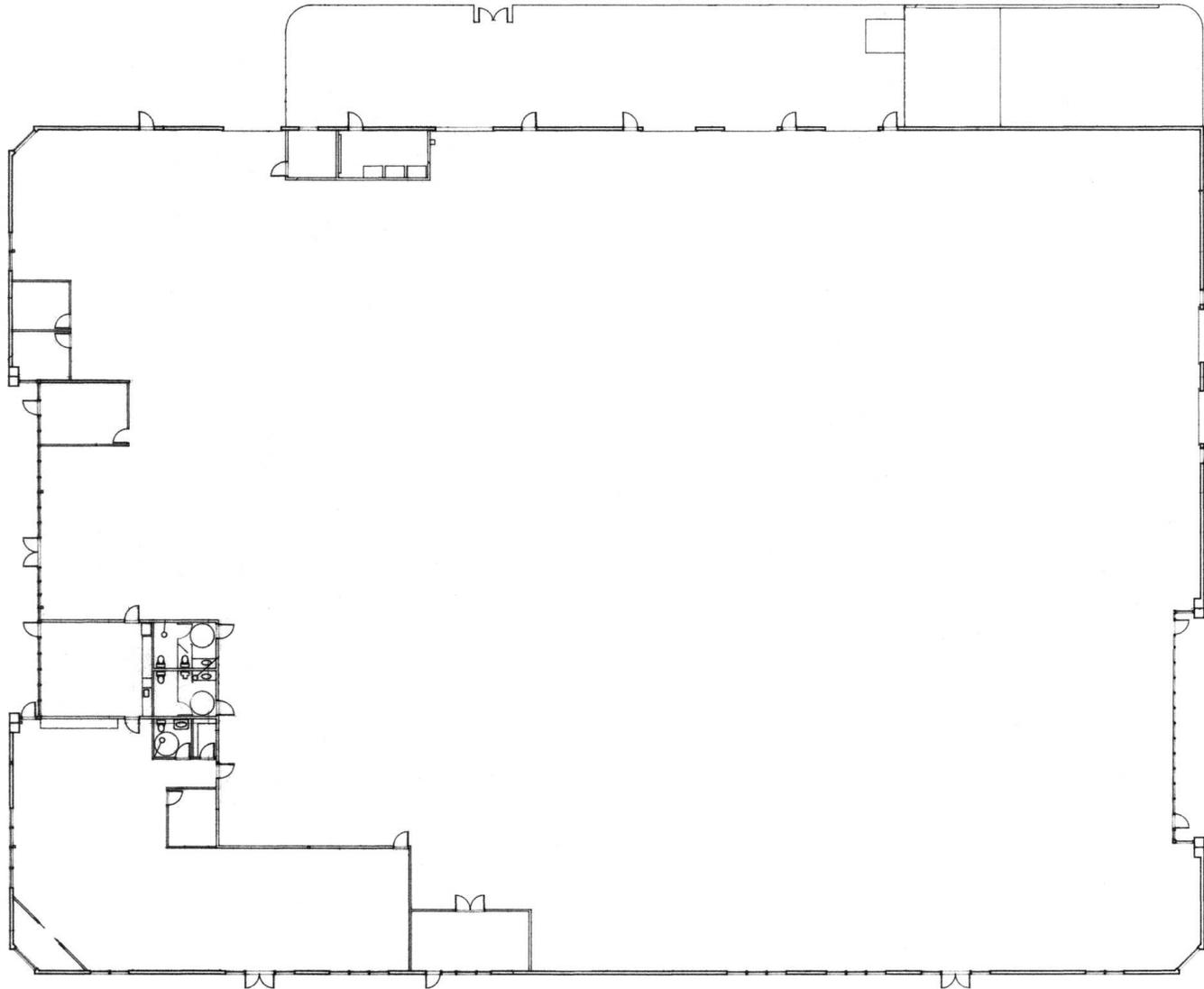


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Floor Plans

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Additional Photos

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Retailer Map

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Demographics Map & Report

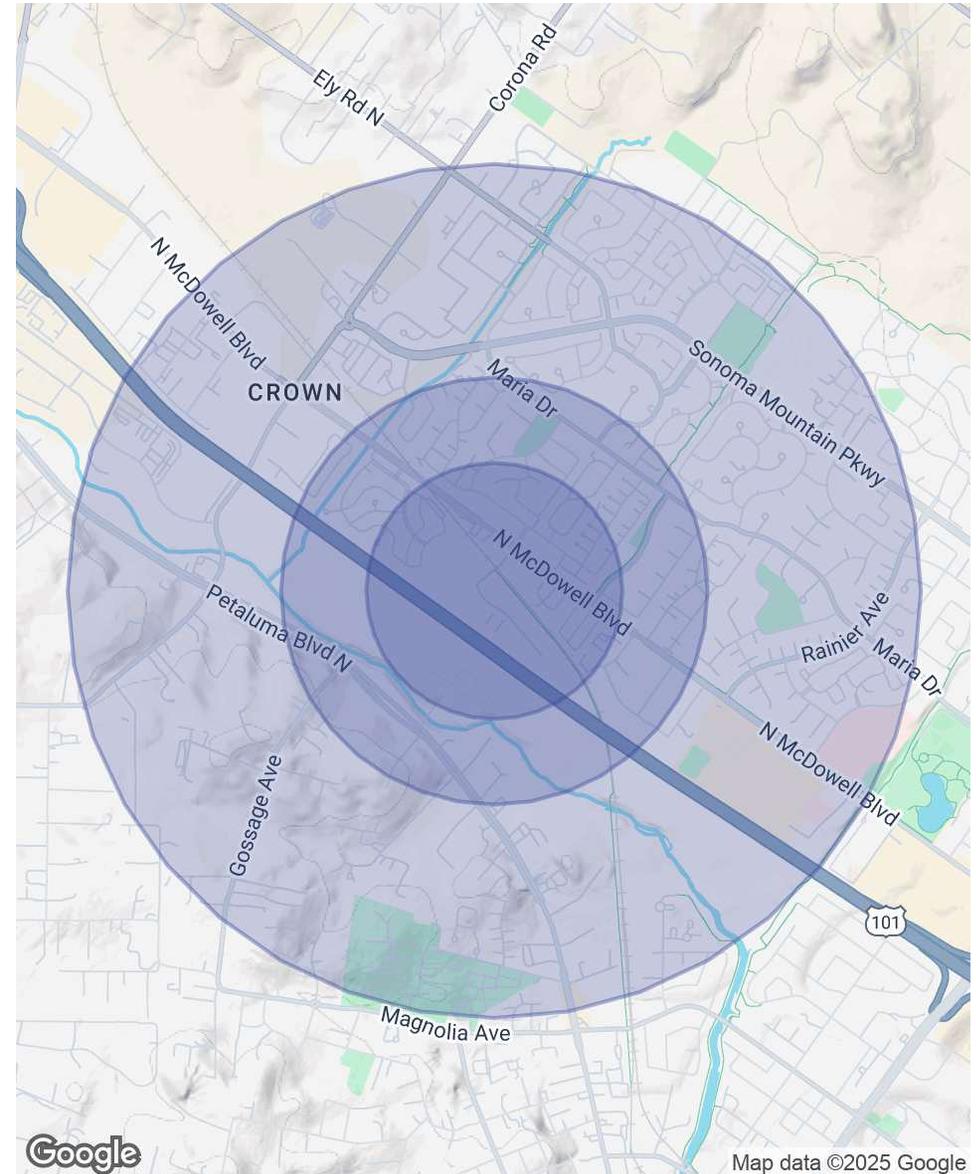
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,503	3,475	11,789
Average Age	47	46	44
Average Age (Male)	44	44	42
Average Age (Female)	49	48	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	652	1,486	4,621
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$113,752	\$132,771	\$160,595
Average House Value	\$532,776	\$619,702	\$837,252

Demographics data derived from AlphaMap



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