



For Lease: Industrial Space

971 Transport Way, Suites M,N & O Petaluma, CA

- 3 Roll-Up Doors
- 16' Ceiling in Warehouse
- Office & Mezzanine
- Private Bathroom
- Fire Sprinklers
- No Automotive Use
- 500 Amp Electrical Service

Offering Summary

Total Available sq. ft.:	2,398 +/- sf
Initial Base Rent:	\$1.29 psf + CAM
Lease Type:	Ind. Gross
Lease Term:	1 - 3 Years
Available:	Now

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HL Commercial Real Estate
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For Lease: Industrial Space

971 Transport Way, Suites M,N & O, Petaluma, CA 94954

Building/Space Description:

Approximately 2,398 SF warehouse featuring three roll-up doors, high ceilings, a private restroom, private office, and mezzanine level. The space is equipped with fire sprinklers and offers excellent functionality for a variety of users. Ideal for light industrial, distribution, storage, contractor services, creative workshops, or businesses needing flexible warehouse/office space. Convenient roll-up access makes loading and unloading easy, while the mezzanine provides additional storage or workspace.

Location Description:

Located in McDowell Industrial Park, 971 Transport Way offers excellent freeway access just off Highway 101, connecting north to Santa Rosa and south to Marin County, San Francisco, and the greater Bay Area. The property is adjacent to Friedman's Home Improvement in a well-established industrial corridor home to a mix of office, flex, distribution, and light industrial businesses. Charles M. Schulz–Sonoma County Airport is approximately 23 miles north, with San Francisco International Airport about 52 miles south, making this location highly convenient for both local and regional operations.

Space Information/Features:

Total Available Square Feet:	2,398 +/- sq. ft. (the landlord is source, agent has not verified square footage)
Divisible/Can Add:	No
Ceiling Clear Height:	16 Ft. +/-
Power Available at Sub-Panel:	500 amps
Parking Spaces:	17 unreserved parking spaces shared by all tenants
Number of Roll-up Doors:	3
Warehouse Ceiling Insulated:	Yes

Building Information/Features:

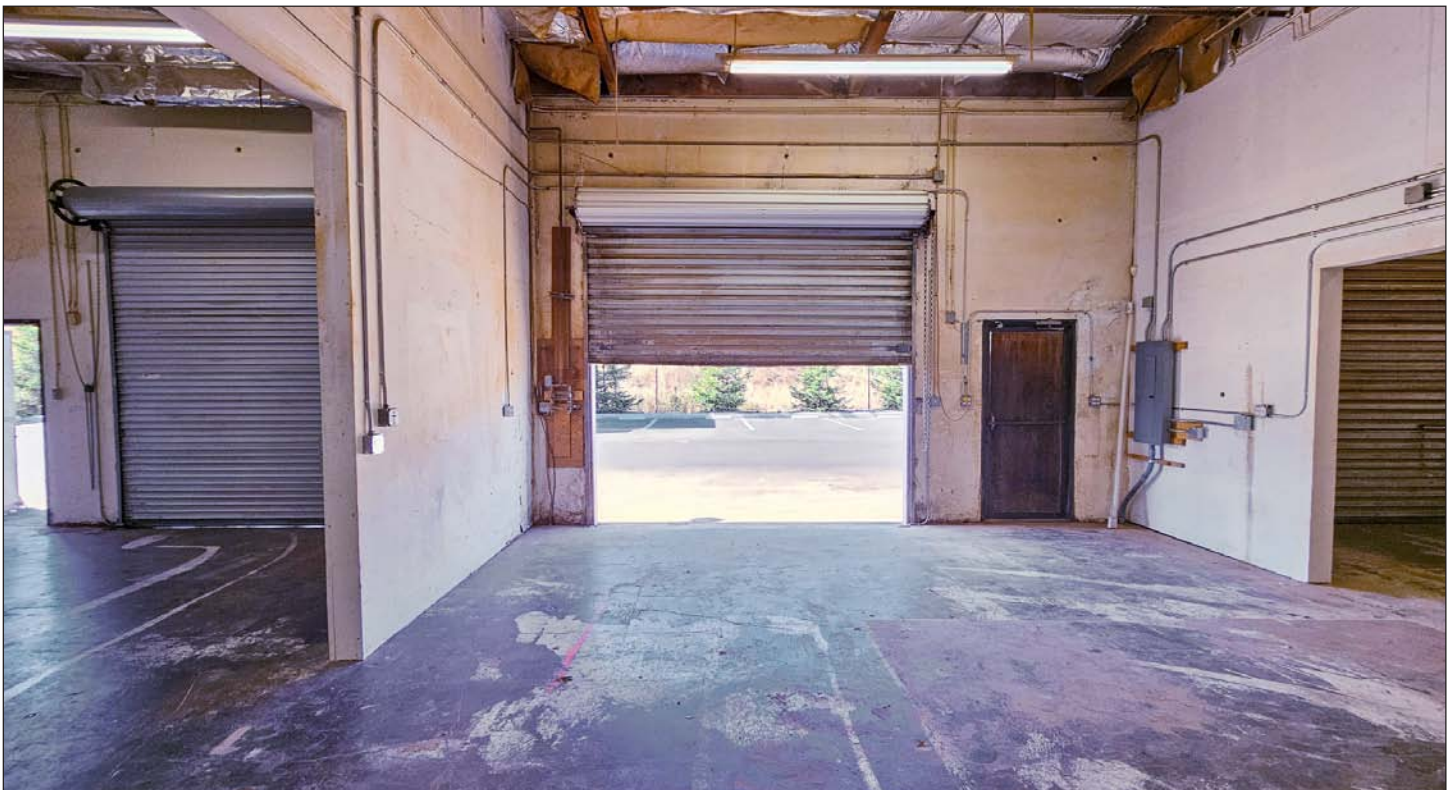
Total Building Square Feet:	14,198 +/- sq. ft.
Year Constructed:	1980 +/-
Zoning/Permitted Uses:	I (Industrial)
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Office area only
Flood Zone Designation:	Zone X (500-year)
An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.	

Lease Information:

Lease Term:	1 - 3 Years
Initial Base Rent:	\$1.29/psf + CAM (CAM has been approximately \$.08/mo., and is billed quarterly based on landlord's actual expenses for water, sewer, landscaping, fire sprinkler monitoring and repair, common area utilities & parking lot and other maintenance.)
Lease Type:	Industrial Gross
Tenant Direct Expenses:	Trash, PG&E, telephone, internet

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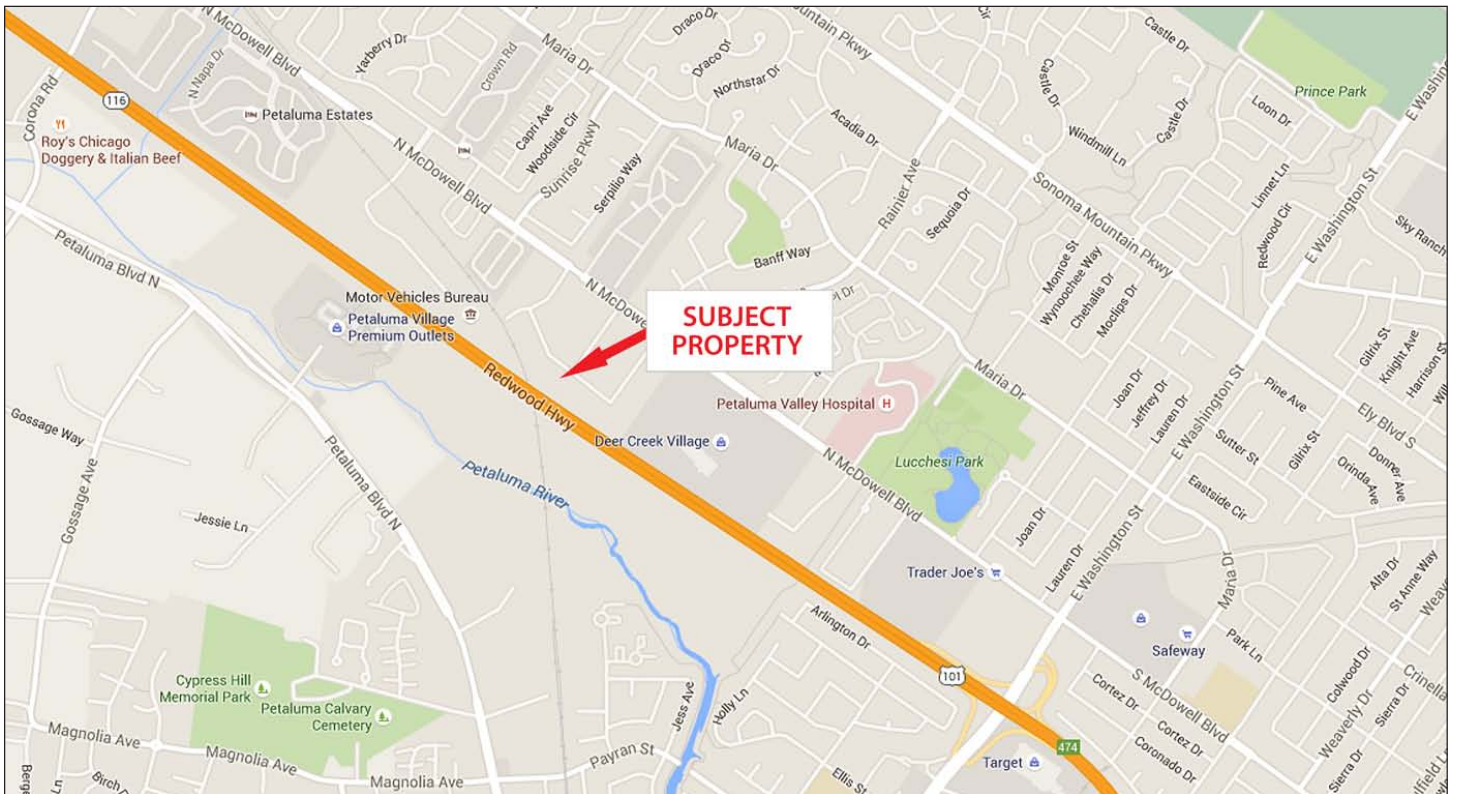
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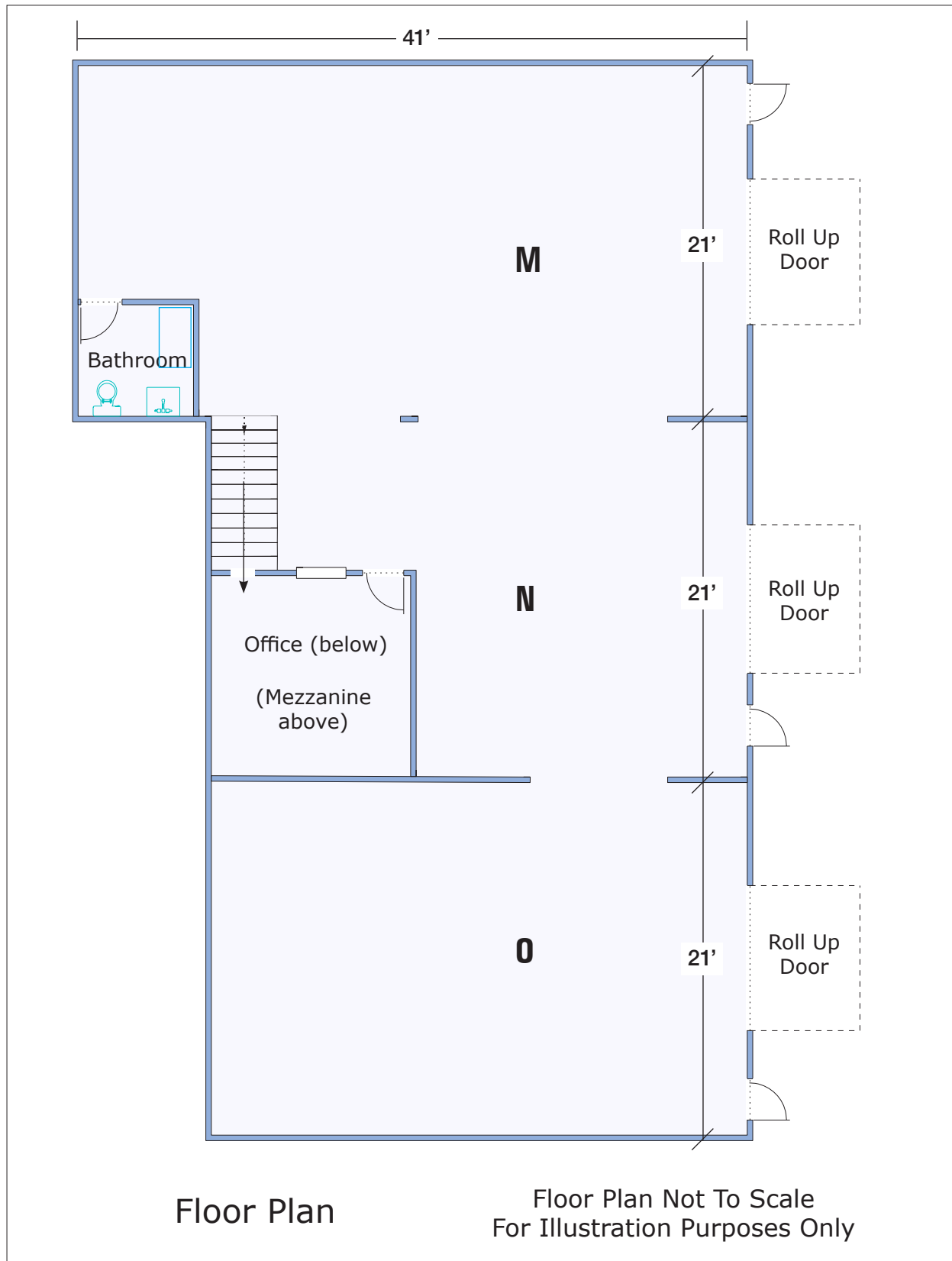
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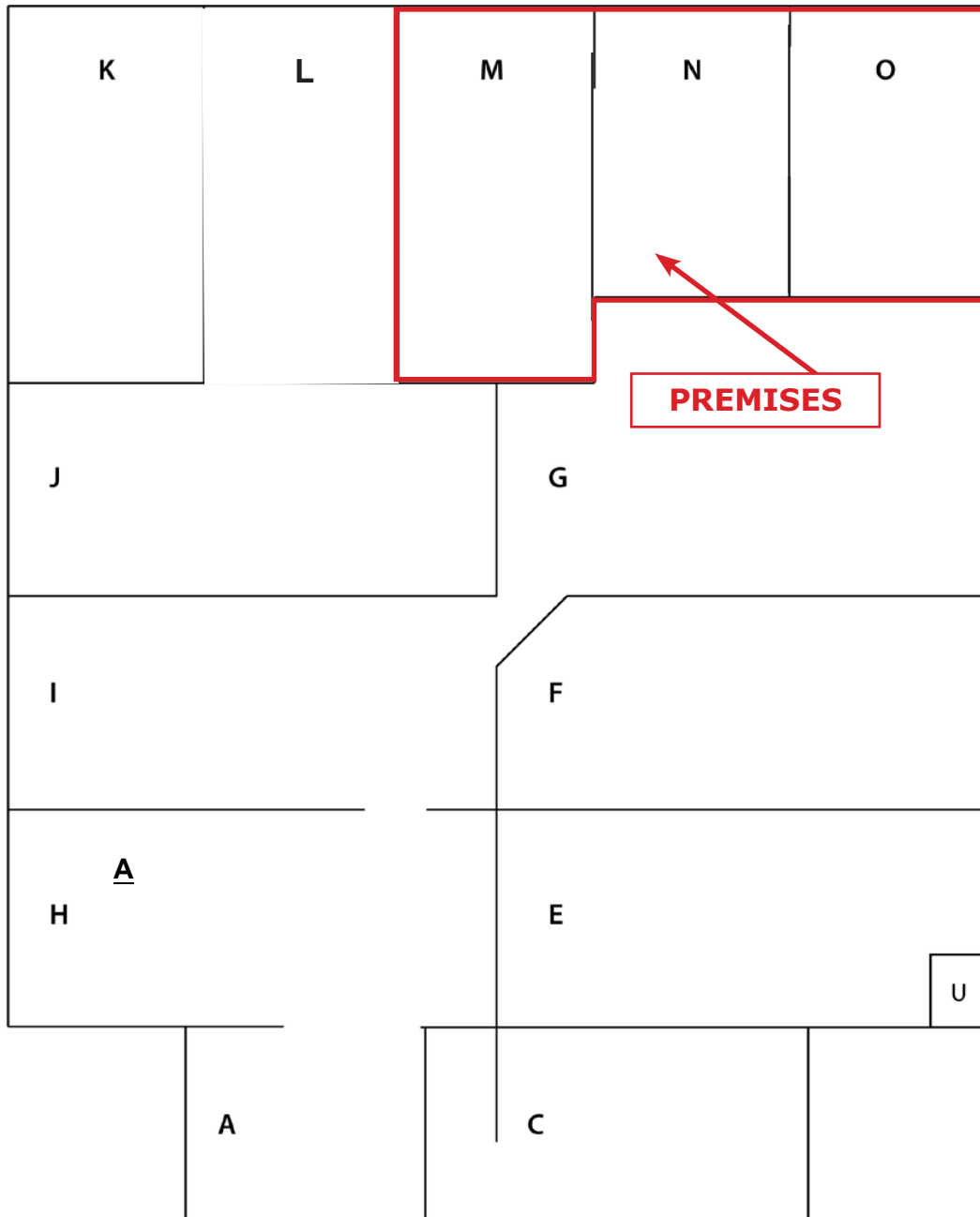
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Site Plan

Site Plan Not To Scale
For Illustration Purposes Only