

OFFICE/WAREHOUSE/R&D
UP TO ±43,439 SQUARE FEET AVAILABLE (DIVISIBLE)



FOR LEASE OR SALE

2180 South McDowell Blvd
Petaluma, California

TREVOR BUCK

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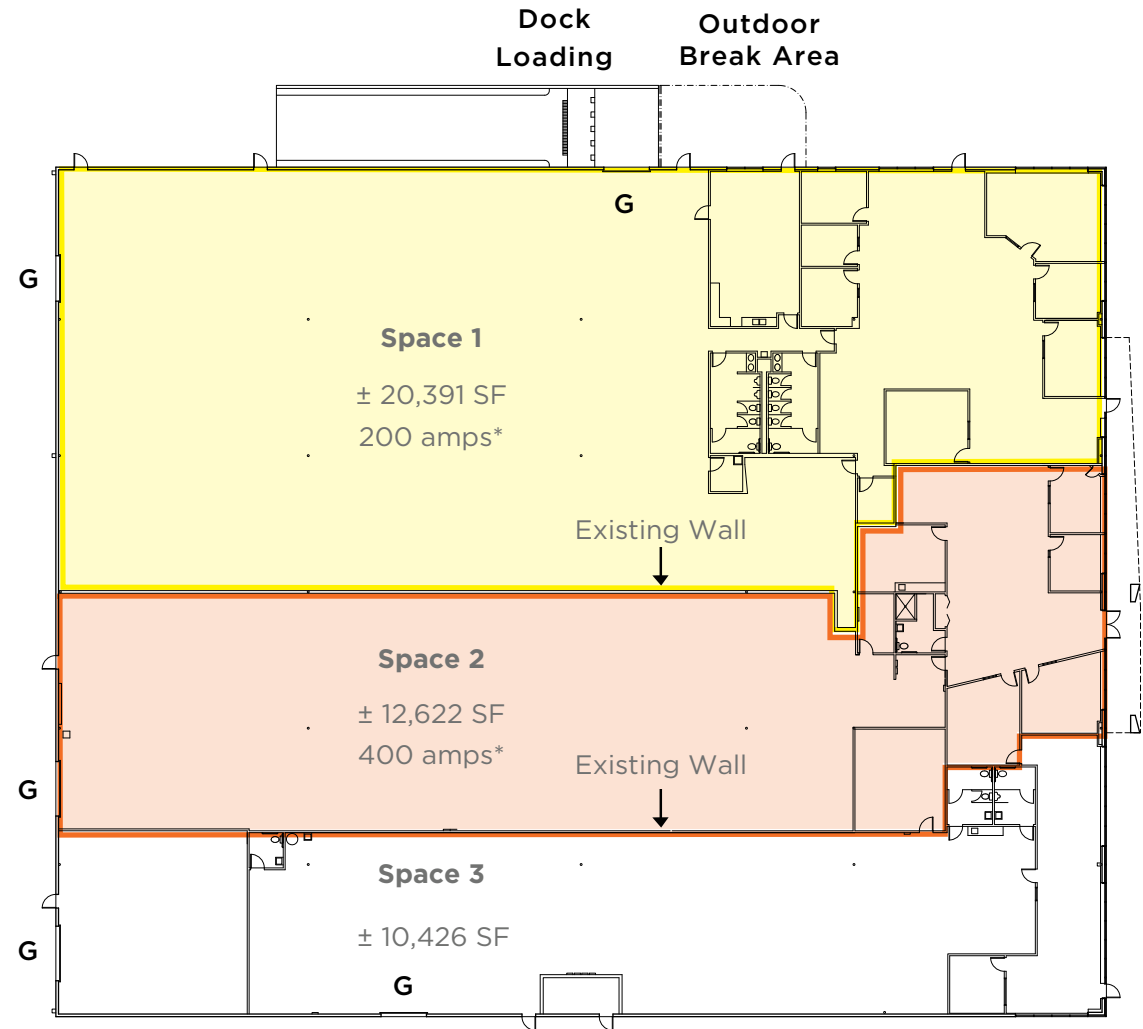
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FEATURES:

Minimum Size:	± 10,426 SF
Site Area:	± 2.37 AC
Clear Height:	± 14' - 17'
Parking:	2.3/1000
Column Spacing:	± 29' x 59'
Sprinklers:	Yes
Building Lease Rate:	\$1.35 NNN
Dock Doors:	1
Grade Level Doors (G):	5 (± 9'x10')
Zoning:	BP (Business Park)
Year Built:	1996

Building Power: 1,600Amp, 480Volt rated Switchgear with an existing 435amp, 480Volt service from PG&E designed to increase to 1,600Amp, 480Volt



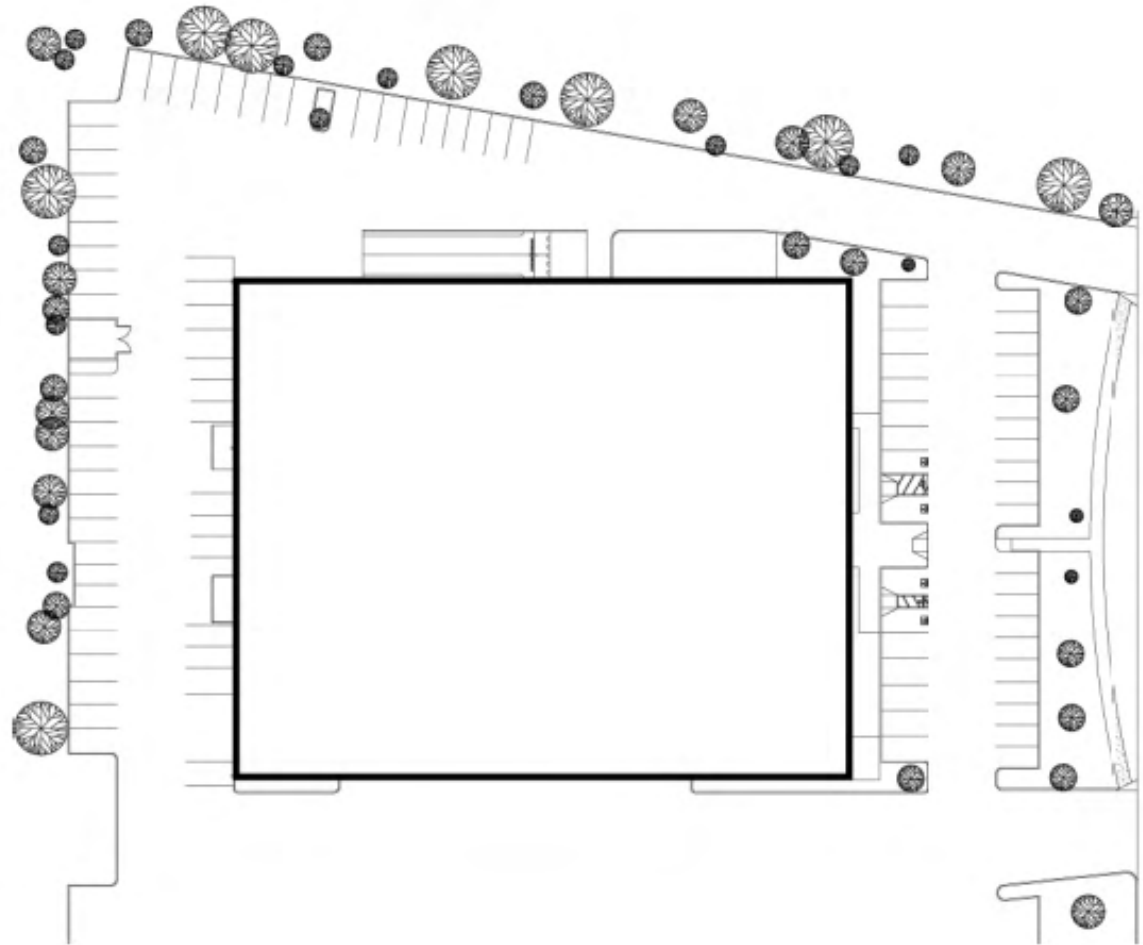
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HIGHLIGHTS:

- Extensive glass line and mature landscaping
- Convenient access to Highways 101 and 37 in Southern Petaluma
- Dock high and grade level loading
- Built out office in place
- Location backs up to Shollenberger Park, walking paths, and open space
- Walking distance to restaurants, coffee, and other amenities
- Outdoor seating area



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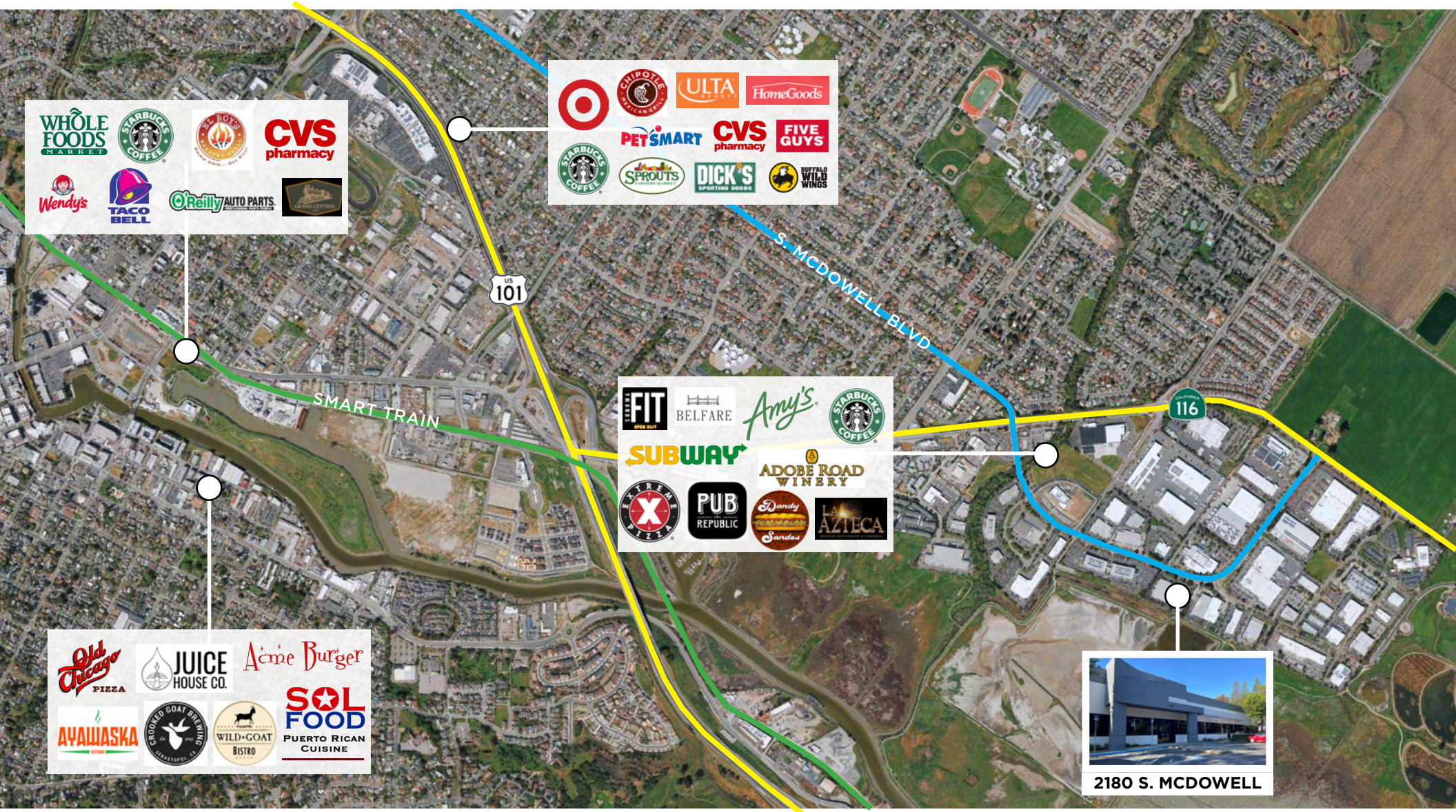


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