



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1435 TECHNOLOGY LANE, SUITE B6
PETALUMA, CA

INDUSTRIAL WAREHOUSE AVAILABLE



Go beyond broker.

PRESENTED BY:

SARA WANN, PARTNER

LIC # 01437146 (707) 664-1400, EXT 308

SWANN@KEEGANCOPPIN.COM

NO PARKING



PROPERTY DETAILS



1435 TECHNOLOGY LANE
SUITE B6
PETALUMA, CA

**INDUSTRIAL
WAREHOUSE
FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- Industrial Warehouse Unit
- 14' Roll-up Door
- Sprinklered
- 3-Phase Power

AVAILABILITY

UNIT B6: 2,239± SF

DESCRIPTION

Concrete tilt up construction with 1,246± SF on the first floor and 993± SF on the mezzanine level. Warehouse clear height under the mezzanine is approximately 11.5'. Mezzanine level has 10.5' - 12' clear height and was designed to allow loading and unloading via forklift. Forklift is available to purchase separately. 14' automatic roll up door opens into the portion of warehouse area with 25' clear height. Unit includes two 3-Phase electrical panels marked 208/120 volts and 480/277 volts (tenant to confirm). One single office gives a nice professional entrance with two sides of glass line allowing for natural light to spill in. The center is located on a quiet cul-de-sac, and with the ability to walk to both Starbucks for your morning coffee and Shollenberger Park for a mid-afternoon exercise break, the location can't be beat.

LEASE TERMS

RATE

\$1.56 PSF

TERMS

Gross

UTILITIES

Tenant Pays Separately Metered PG&E

ZONING

Lakeville Business Park

Keegan & Coppin Company, Inc.

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.



PROPERTY PHOTOS



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LOCATION AERIAL



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AREA DESCRIPTION



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INDUSTRIAL WAREHOUSE FOR LEASE

DESCRIPTION OF AREA

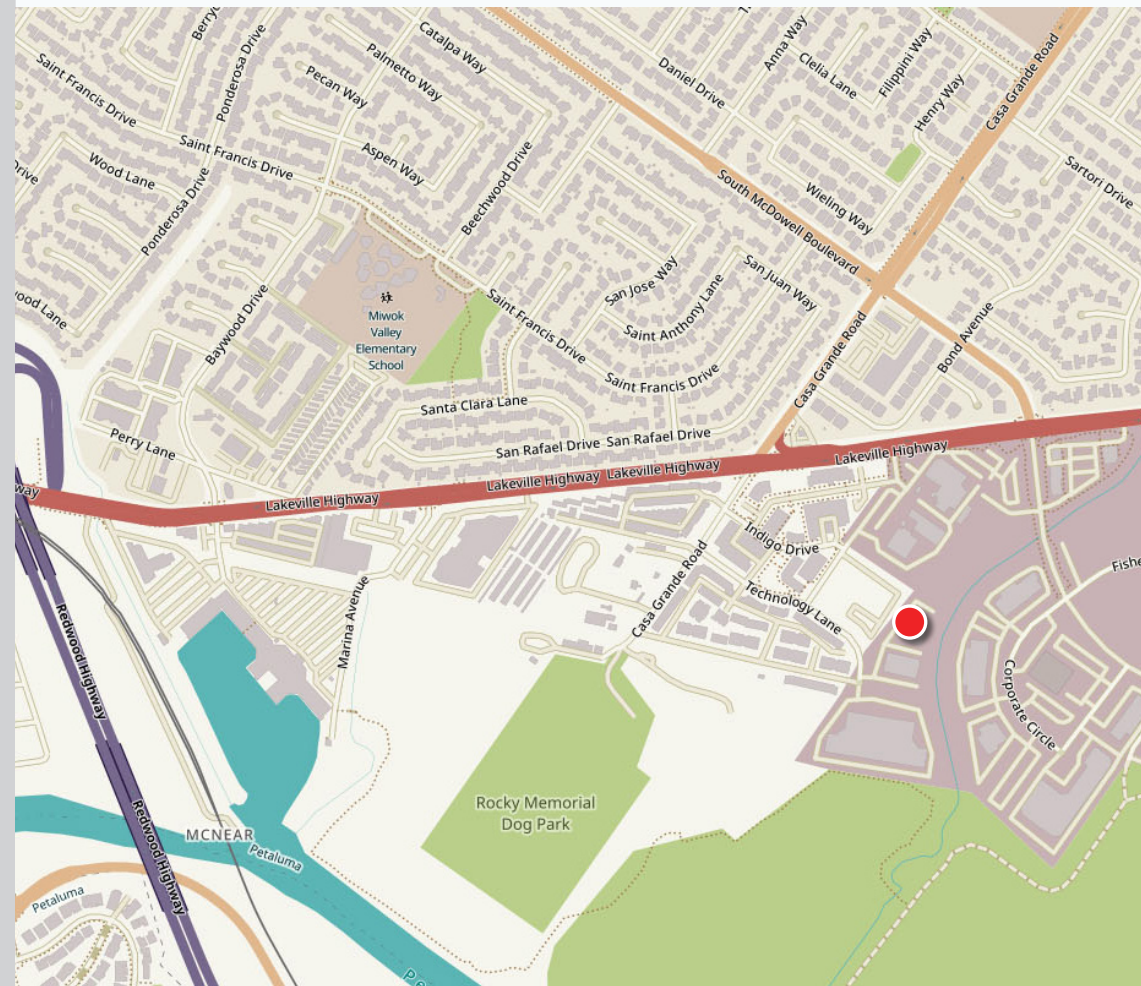
Nestled on the banks of the adobe creek and walking trail this property provides a one of a kind experience to provide a great work life balance. Located on a cul-de-sac off Casa Grande Rd. and Lakeville highway, close to gas stations, Public transit, and a number of great eatery's and restaurants.

NEARBY AMENITIES

- Restaurants
- Entertainment
- Retail
- Outdoor Activities

TRANSPORTATION ACCESS

- Easy Access to Highway 101
- Bus
- SMART Train



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	11,153	51,446	64,316
Est. Avg. HH Income	\$133,948	\$136,053	\$138,100

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AERIAL MAP



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