

1455 N. MCDOWELL BOULEVARD

PETALUMA | CA

±24,031 RSF RSF
SUITE B ±4,081 RSF
SUITE D ±19,950 RSF

\$1.47/RSF/MONTH
MODIFIED GROSS



EXCLUSIVE AGENTS:

HADEN ONGARO

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SHANE ZUVELLA

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CA DRE #02125003

NEWMARK



Modern Construction

20' clear heights
Three roll-up doors



Incredible Location

Proximity to Hwy-101



Outdoor Amenities

Volleyball Court,
BBQs, Picnic Tables



Ample Parking

Available



Sprinkler System

Throughout



Load Factor

±1.06%



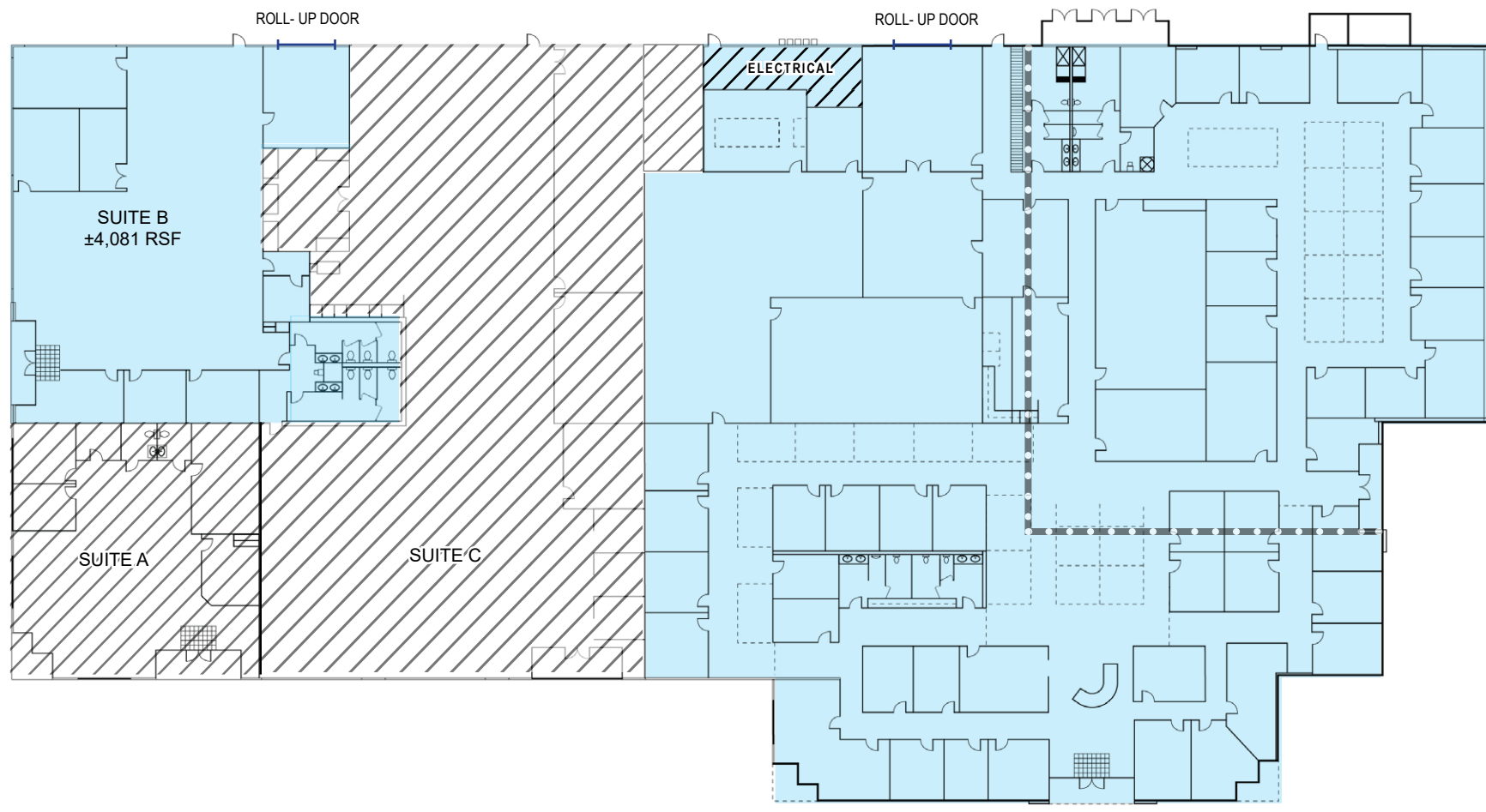
SUITE D ±7,957-19,950 RSF

- Warehouse + Office
- Multiple Ensuite Restrooms
- Roll-up Door
- Ample Power
- Divisible to ±7,957 RSF



SUITE B ±4,081 RSF

- Office + Garage
- 6 Private Offices
- Kitchenette
- IT Room
- Roll-up Door



SUITE D ±19,950 RSF (Divisible)



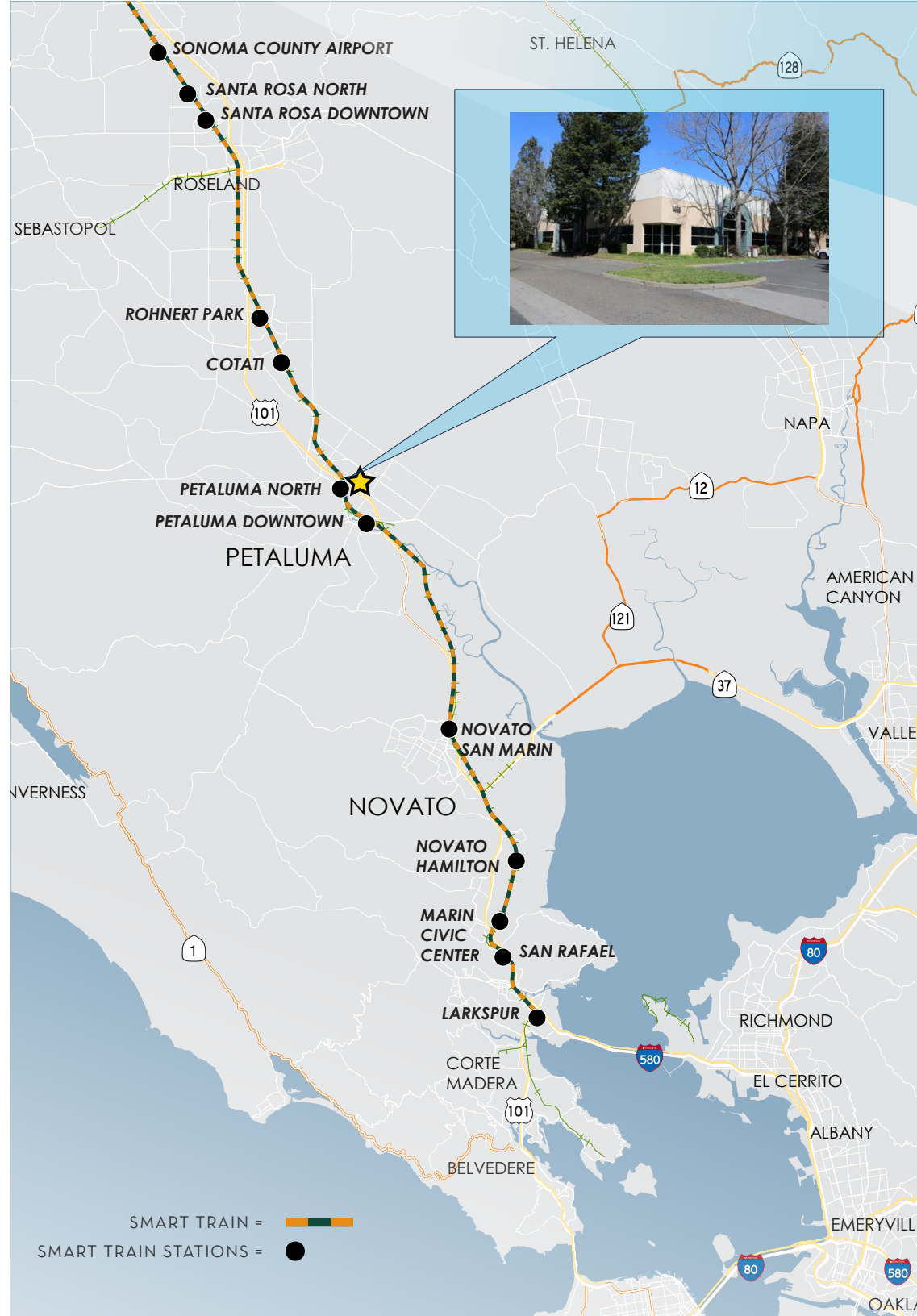
Great Location
N McDowell Blvd / Old Redwood Hwy
Intersection



Convenient I-80 connection
via US Hwy-101/I-580 and CA 37



Close proximity to
amenities & services



SMART TRAIN = 
SMART TRAIN STATIONS = 

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