

FOR LEASE

1450 TECHNOLOGY LANE

1450 Technology Lane, Petaluma, CA 94954



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.



NICK EGIDE

CA LIC #01859524

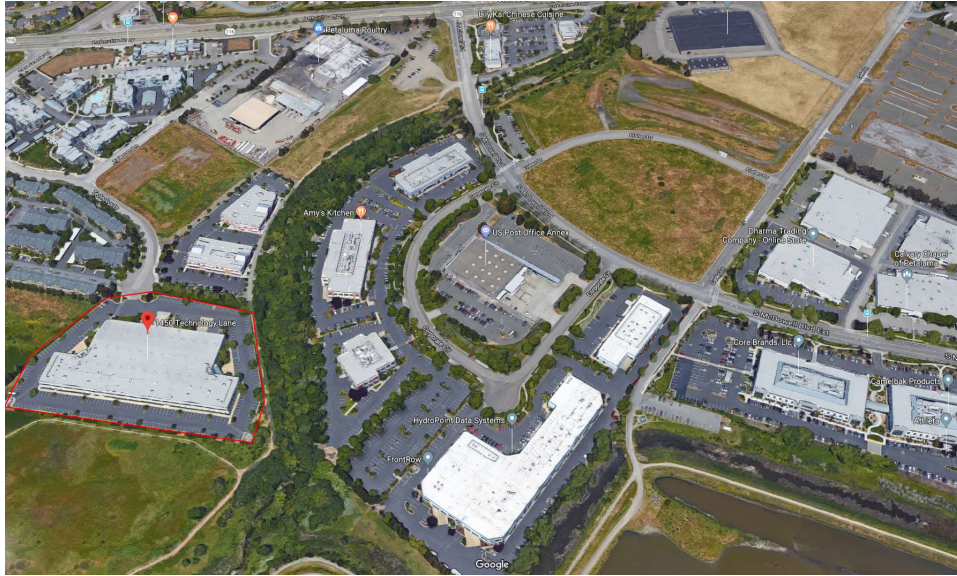
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Property Summary



PROPERTY DESCRIPTION

Well located Southern Petaluma warehouse facility with large parking area. 1450 Technology Way offers great views and walking paths to Schollenberger Park as well as having a great stand alone private feel for a large warehouse building. Formally home to Moresco Distributing the building has full racking capability and a high end sprinkler system. Ample office possibilities provide flexibility for a new warehouse user.

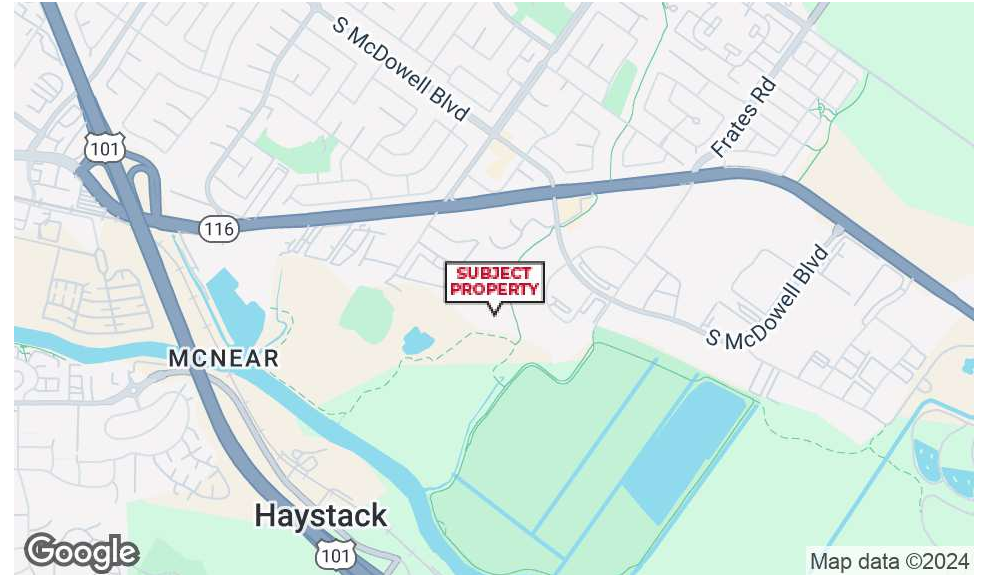
PROPERTY HIGHLIGHTS

- Best Large Warehouse value in Petaluma!
- 270 Parking Stalls
- Secured Entrance
- Great outdoor dining areas and access to Shollenberger park.
- 28' Clear Height
- 4 Loading Dock Doors
- 2 Grade Level Doors
- 2000 AMPS 480 Volt 3 Phase Power



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LOCATION DESCRIPTION

Located in the exclusive Oakmead North-Bay Business Park off Highway 116, The property is 15 minutes from Highway 101, and allows for easy access to Interstate Highway 80. This is a great office setting within walking access to Shollenberger Park, and many dining amenities including Starbucks and Pub Republic.

OFFERING SUMMARY

Lease Rate:	\$1.05 - 1.25 SF/month (Full Service; NNN)
Number of Units:	4
Available SF:	±11,527 - 105,600 SF
Building Size:	±128,272 SF
Property Type:	Industrial
Zoning:	PCD

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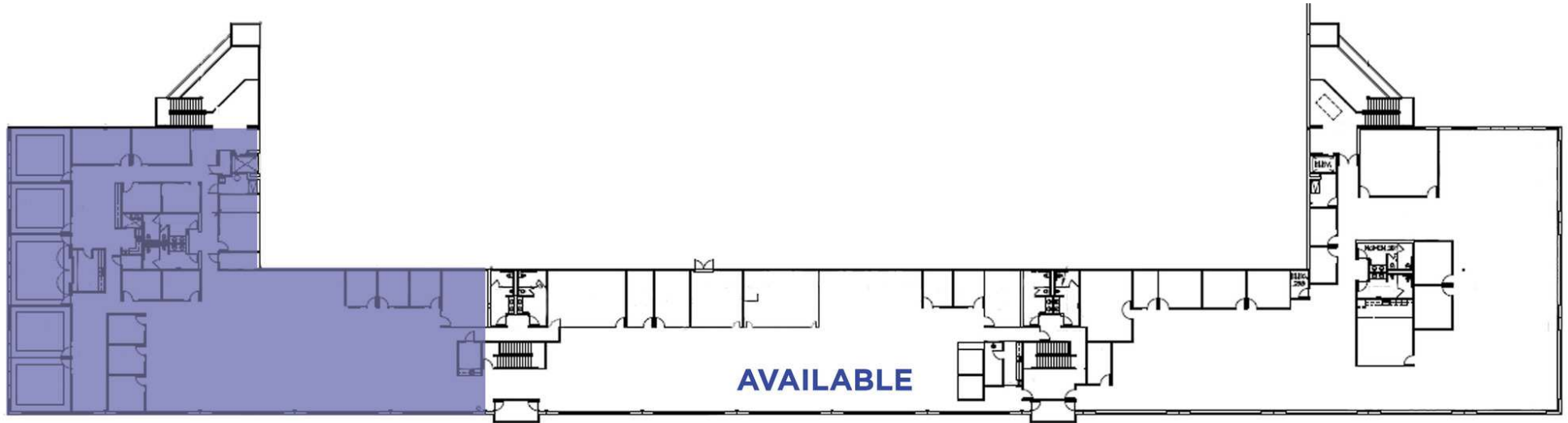
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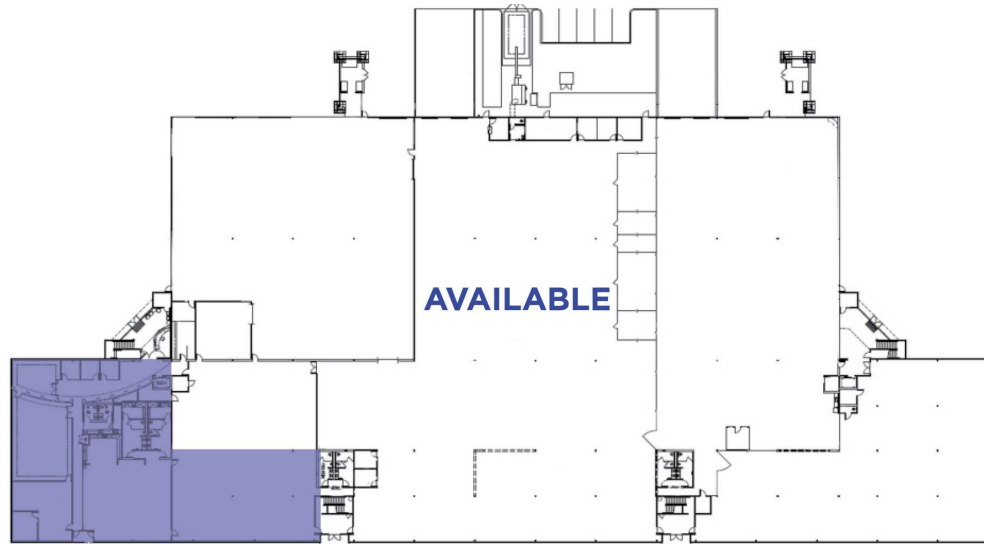
Floor Plans

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Second Floor Office



First Floor Warehouse

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First Floor Warehouse

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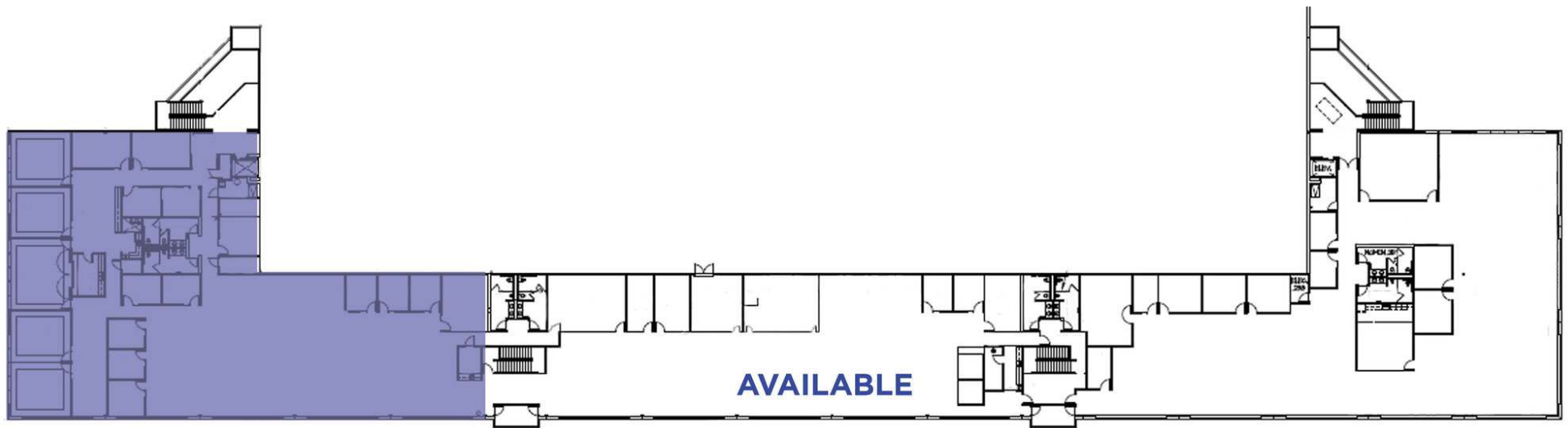


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Second Floor Office

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Parcel Map

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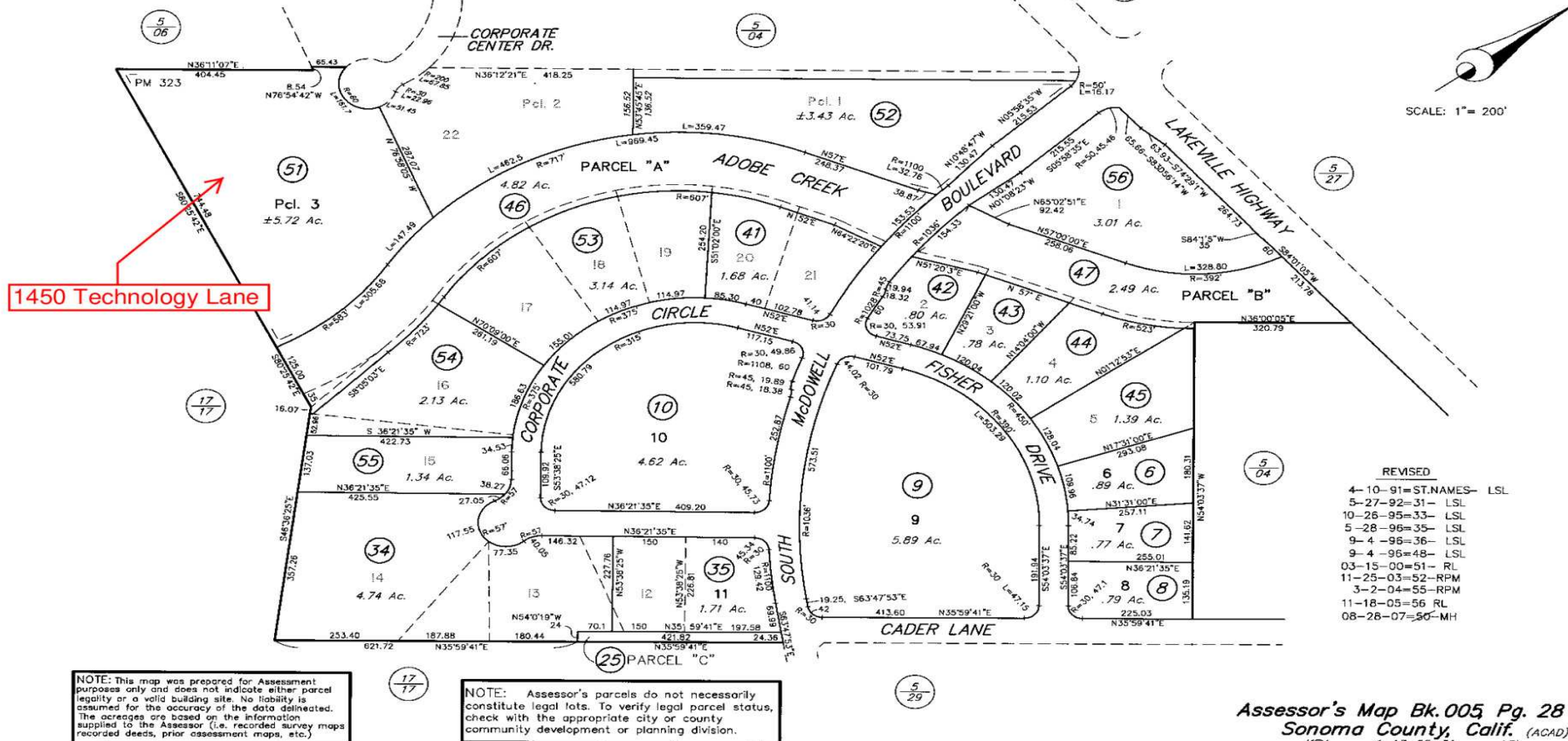
COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
3-011

5-28

Pcl. Map No. 323
REC. 11-03-99, Bk. 601, Pgs. 1-3

LAKEVILLE BUSINESS PARK
REC. 1-17-85 IN BK 368 MAPS, PGS 9-12



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Additional Photos

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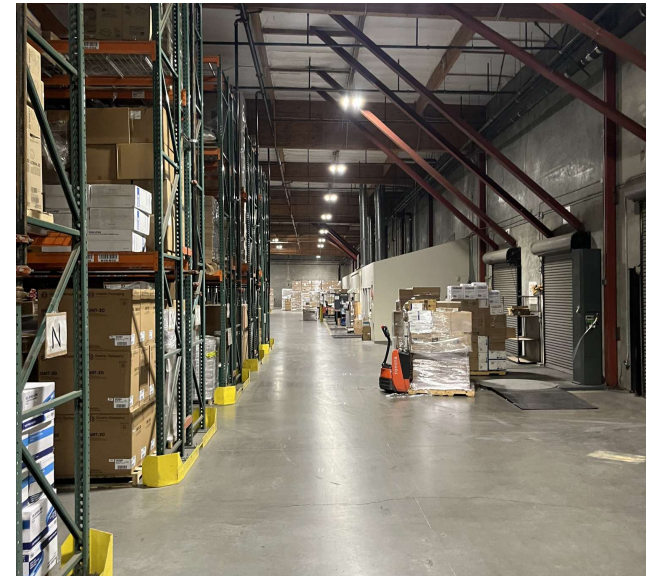
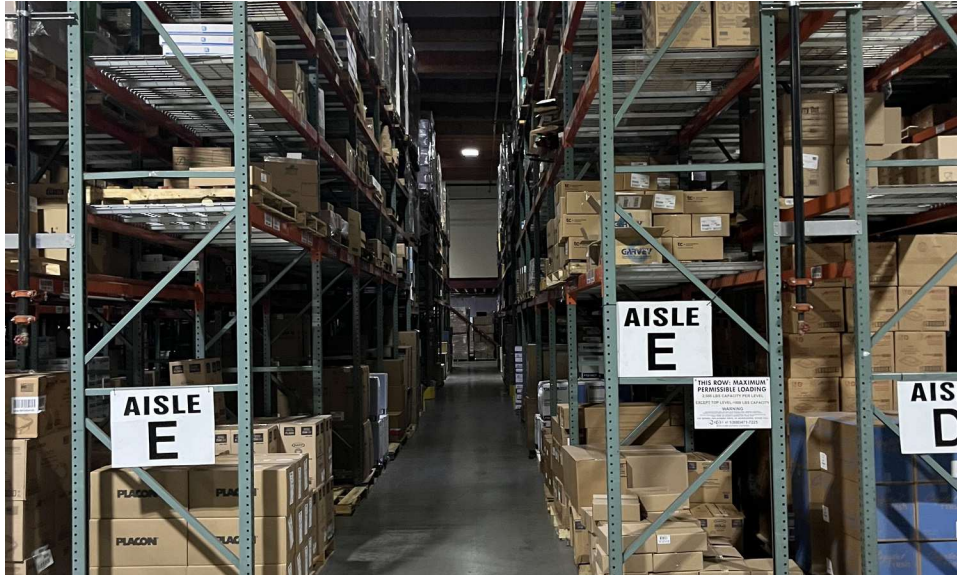


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Warehouse

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Demographics Map & Report

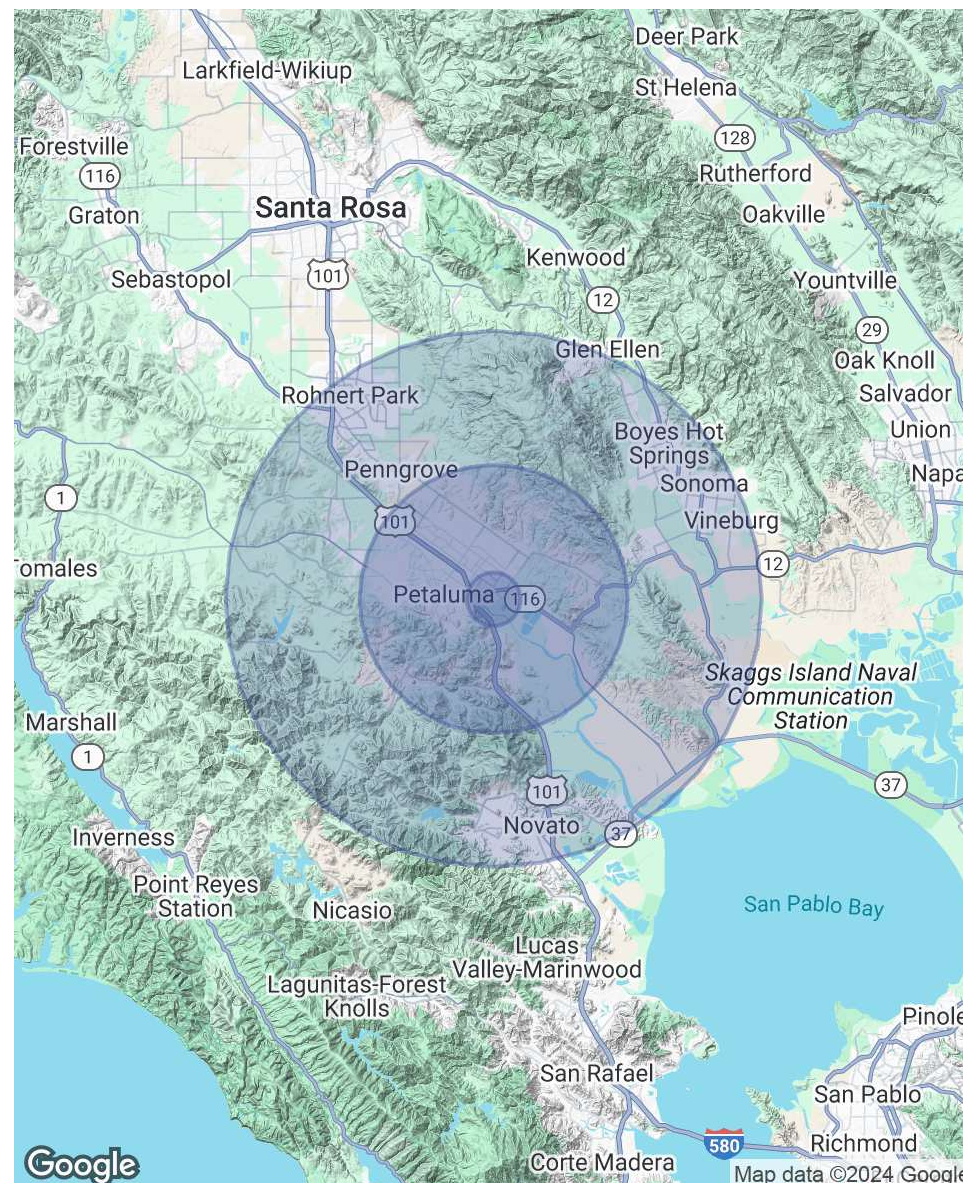
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,435	63,303	178,774
Average Age	40	44	44
Average Age (Male)	39	42	42
Average Age (Female)	41	45	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,411	24,606	68,955
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$158,692	\$161,763	\$155,465
Average House Value	\$815,558	\$933,103	\$942,541

Demographics data derived from AlphaMap

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