

Petaluma River

Petaluma River Place  
Housing Development  
\*Under Construction  
(49 Units)

Petaluma Blvd S.

KB Home Sterling Hills  
at Quarry Heights

NORTH TO  
SANTA ROSA



SOUTH TO SAN  
FRANCISCO

Petaluma Blvd S.

Jones Lang LaSalle Brokerage, Inc. RE Lic# 01856260

# For Sale or Lease

1501 Petaluma Blvd S, Petaluma, CA

±2.5 Total Acres | Excellent Access to Hwy 101 | ADT Count: ±12,500 Vehicles

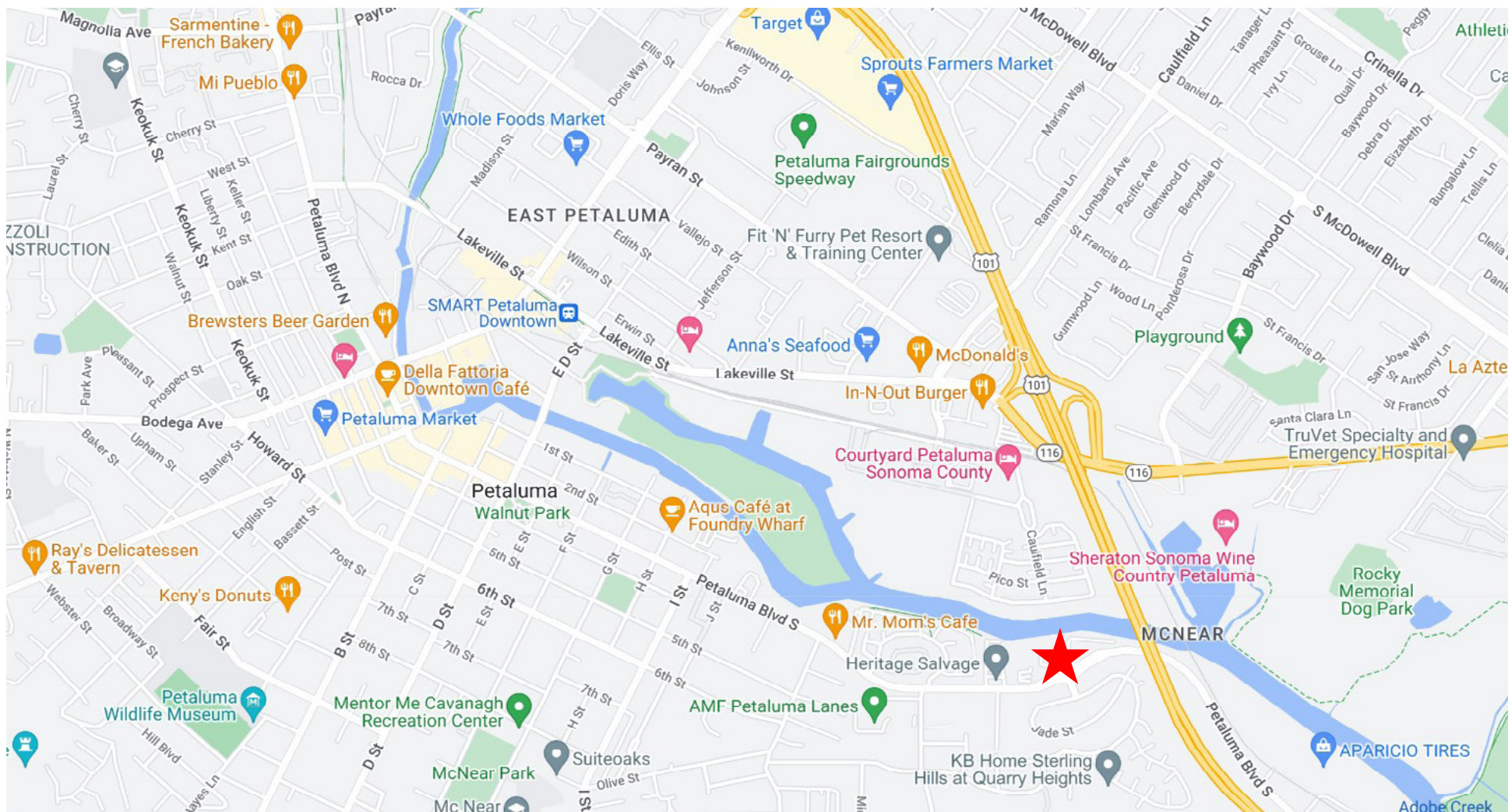
±1.5 Acres Available For Lease | ±4,000 SF Warehouse | ±1,500 SF Dispatch/Office Building

# Property Highlights:

- Located on ±2.5 acres (±1.5 acres available for lease)
- ±1,500 SF office/dispatch building
- ±4,000 SF freestanding, metal warehouse building
- Nine (9) roll-up doors on warehouse (4 grade-level, 5 dock-high)
- Large, fenced yard area
- All utilities to site
- Average daily traffic count: ±12,500 vehicles
- Excellent access & visibility to Hwy 101
- Close proximity to Downtown Petaluma
- Zoning: MU1A, Click [HERE](#) for more zoning information
- Lease rate: \$12,500/mo (industrial gross)
- Sale price: \$4,950,000.00



# Convenient Access to Highway 101 | 1 Mile to Downtown Petaluma



For more information, please contact:

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