

FOR LEASE

1129 INDUSTRIAL AVE

Petaluma, CA 94952



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.

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Property Summary



PROPERTY DESCRIPTION

1129 Industrial offers hard to find pure warehouse space with 28' clear height. Perfect for a user who does not need any office space, the property offers easy large open area and great height. Concrete construction helps keep temperature in the unit from ever getting too extreme. The property also boasts a large parking lot with reserved and unreserved parking stalls.

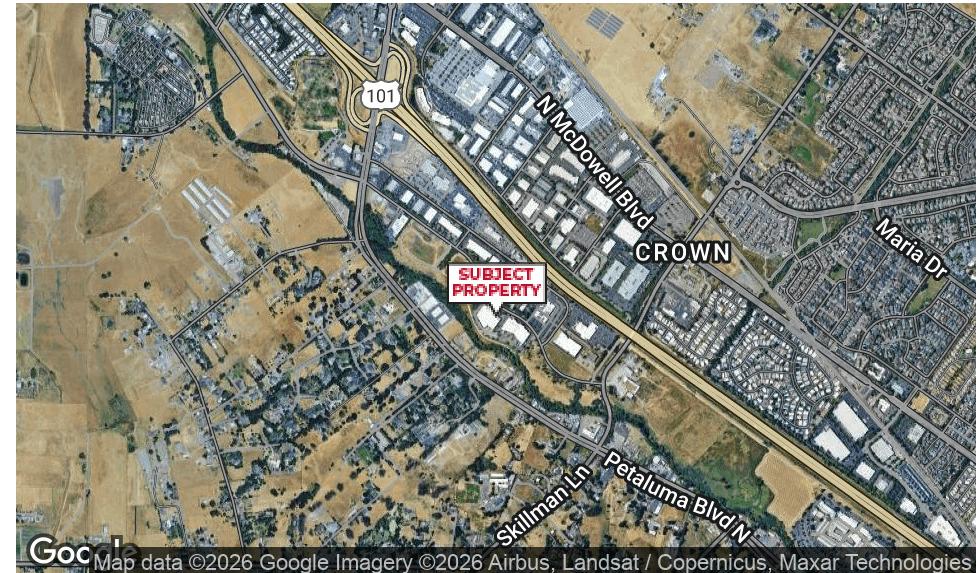
PROPERTY HIGHLIGHTS

- 28' clear height
- 1 small office
- Shared restroom
- 1 grade level loading door
- 9 parking stalls

SPACES	LEASE RATE	SPACE SIZE
Unit 101	\$1.25 SF/month	9,328 SF

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LOCATION DESCRIPTION

1129 Industrial is a well located, hard to find industrial space in Northern Petaluma. Located just off the Penngrove exit on Highway 101, the location allows for easy ingress and egress of the highway for trucks of all sizes.

OFFERING SUMMARY

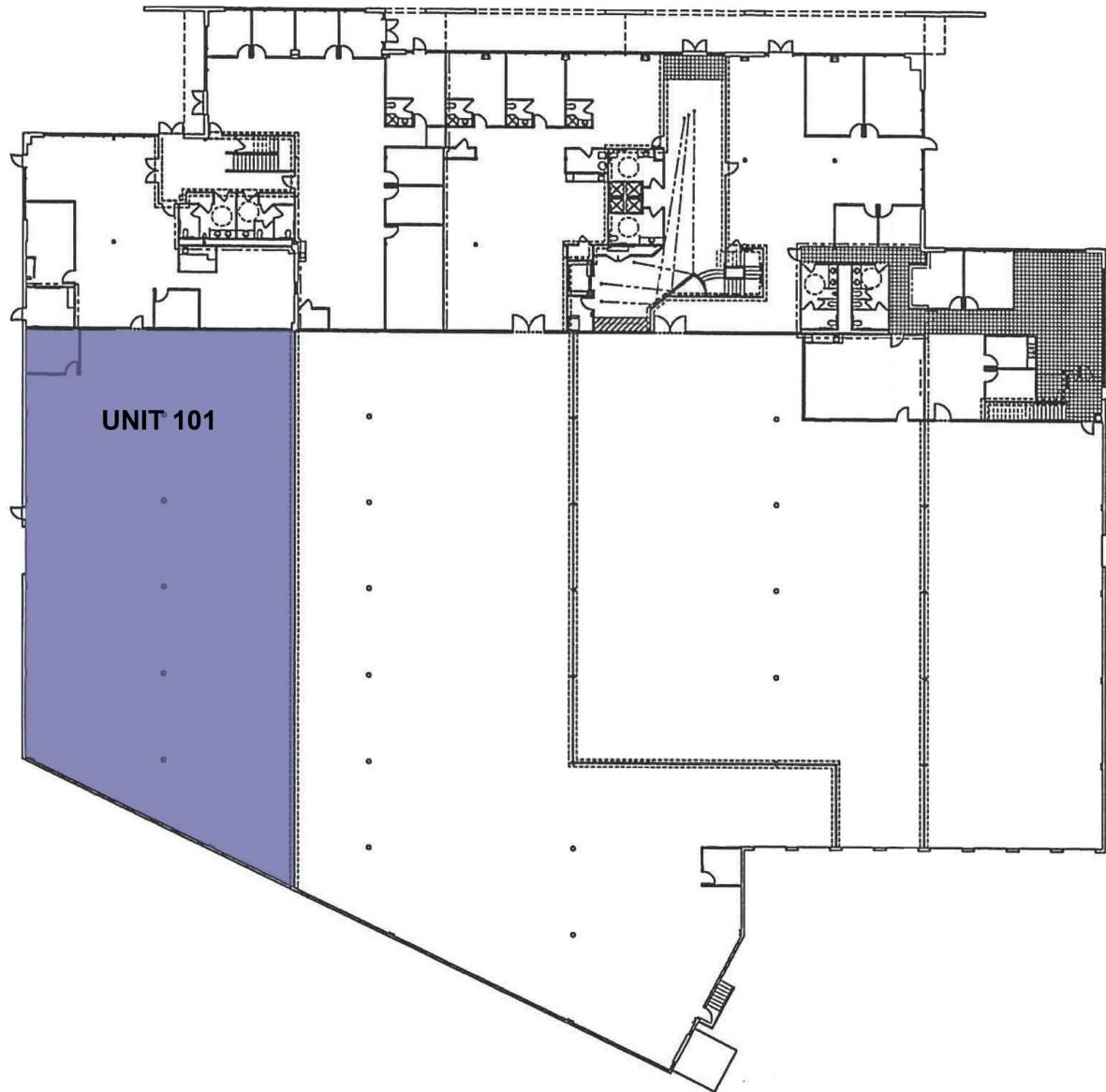
Lease Rate:	\$1.25 SF/month (Gross)
Available SF:	±9,328 SF
Building Size:	±73,800 SF
Property Type:	Industrial
Zoning:	PD

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Floor Plans

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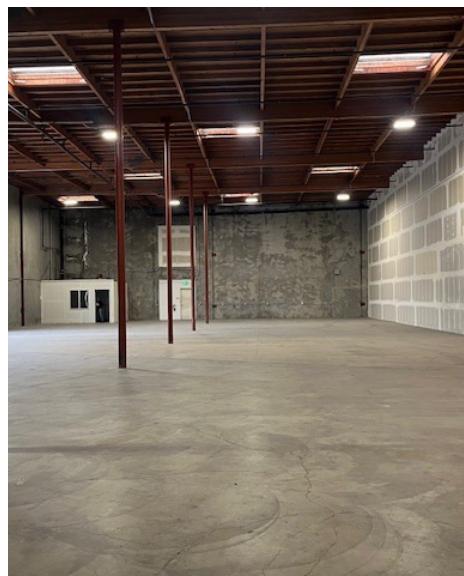
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Additional Photos

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Demographics Map & Report

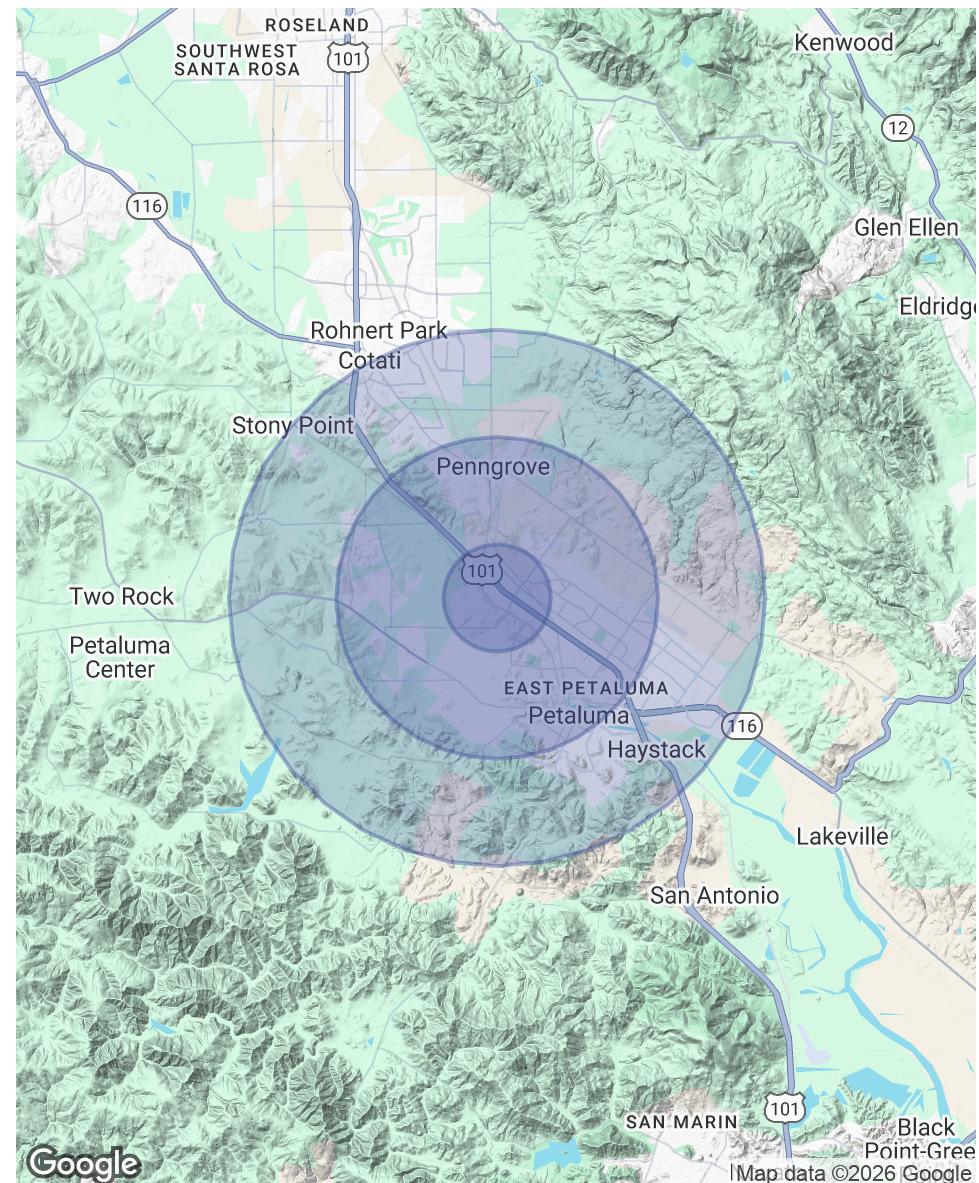
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,444	44,511	78,695
Average Age	46	44	43
Average Age (Male)	44	43	42
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,431	17,641	30,521
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$145,189	\$154,574	\$160,282
Average House Value	\$885,801	\$970,583	\$957,885

* Demographic data derived from 2020 ACS - US Census



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