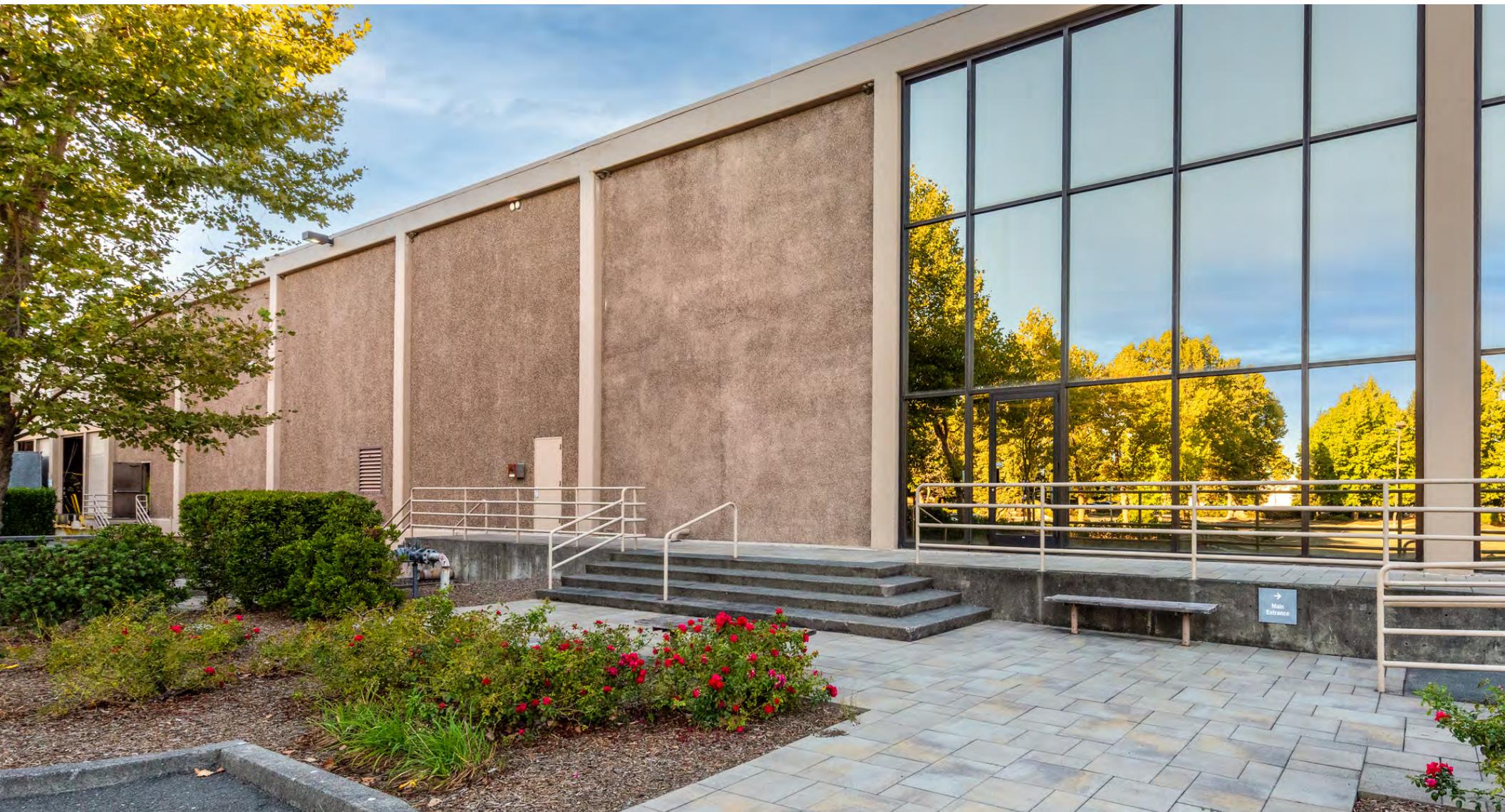


FOR LEASE

3800 LAKEVILLE HWY

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.

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Property Summary



PROPERTY DESCRIPTION

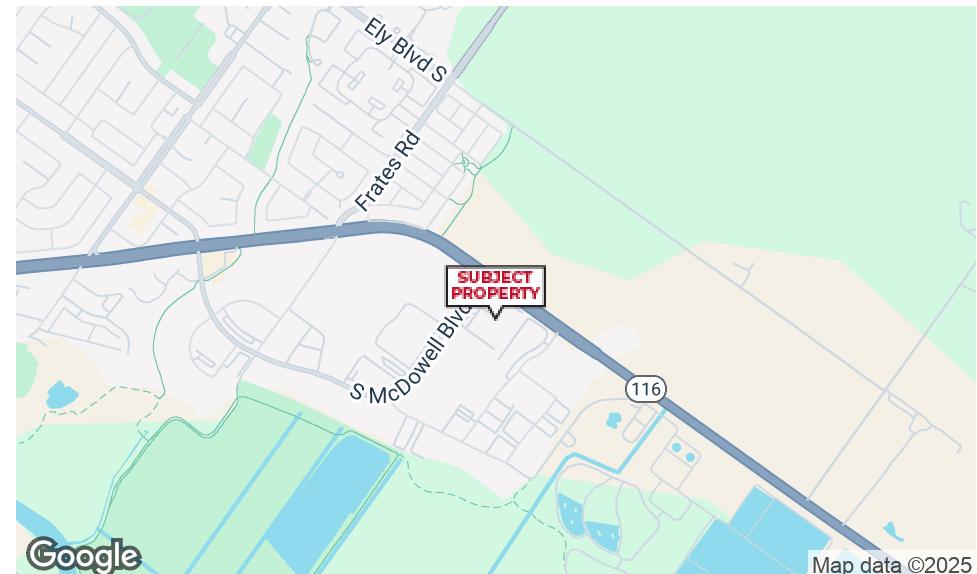
3800 Lakeville Road provides for one of the most efficient shipping and distribution warehouses in the Oakmead Business Park. Premises provides 28' clear height with easy design that can allow for open space or racking throughout the premises. Property also provides for plenty of parking and a large staging area that makes it a far more convenient option for trucking than other properties in the business park.

PROPERTY HIGHLIGHTS

- 180 parking stalls
- Large loading area and convenient ingress and egress
- 28' clear height
- 1 grade level door
- 5 Dock High Doors
- 600 AMP 480 Volt 3 Phase power
- Strong sprinkler system to support high pile storage
- Small efficient office area
- Simple layout for effective shipping and distribution

3800 LAKEVILLE HWY

Petaluma, CA 94954



LOCATION DESCRIPTION

Located in the exclusive Oakmead Business Park, 3800 Lakeville Highway offers the best logistics location in Sonoma County. Just off Highway 116 the property is three minutes away from Highway 101 and has easy access to Interstate 80. The property also offers a great setting for employees as it is a short walk to Schollenberger Park along with many dining amenities including Starbucks, Dandy Sandos, Lily Kai, Extreme Pizza and Pub Republic.

OFFERING SUMMARY

Lease Rate:	\$1.00 SF/month (NNN)
Number of Units:	2
Available SF:	±94,335 SF
Lot Size:	±453,259 SF
Building Size:	±165,000 SF
Property Type:	Industrial
Zoning:	BP

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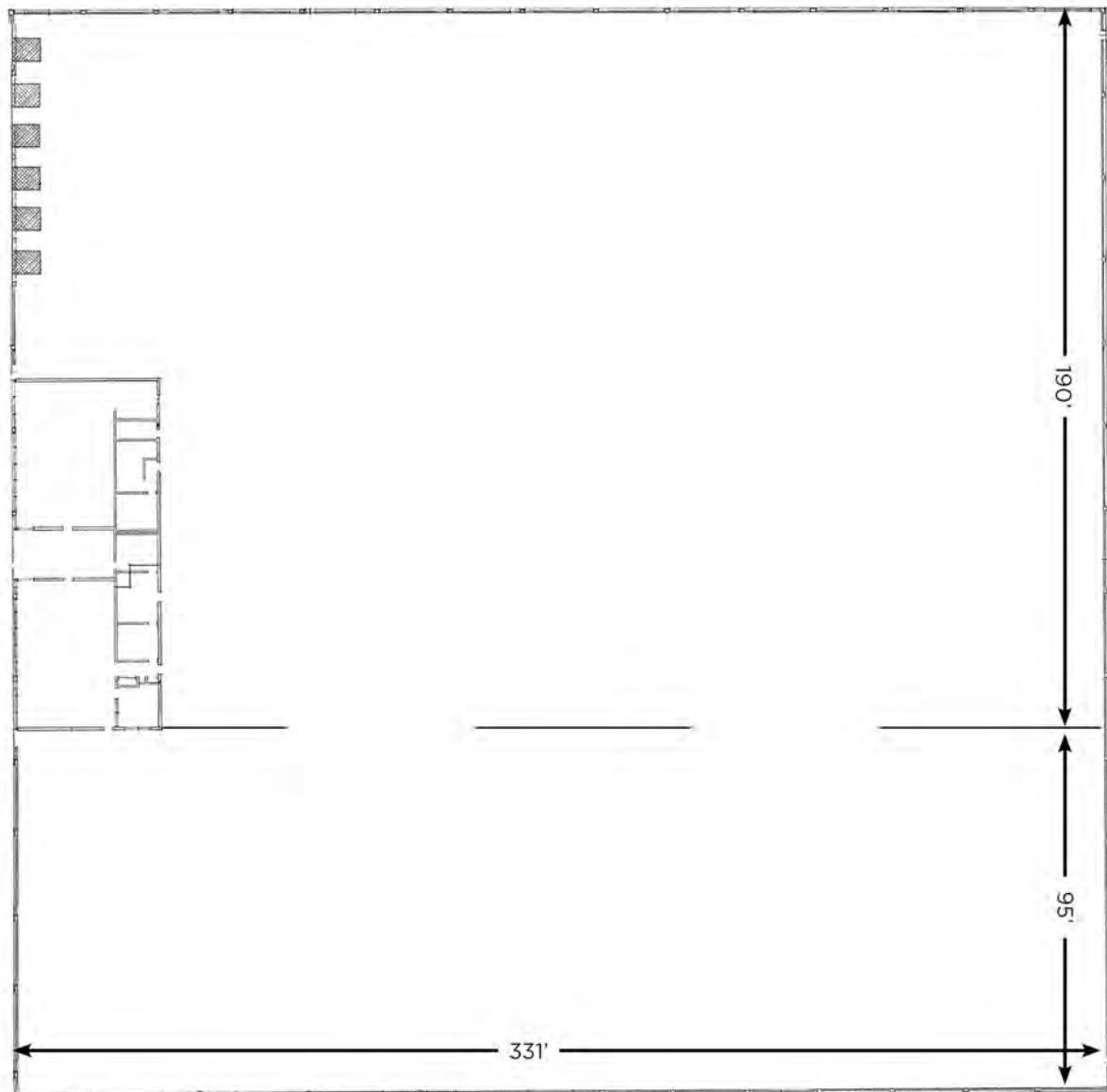
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Floor Plans

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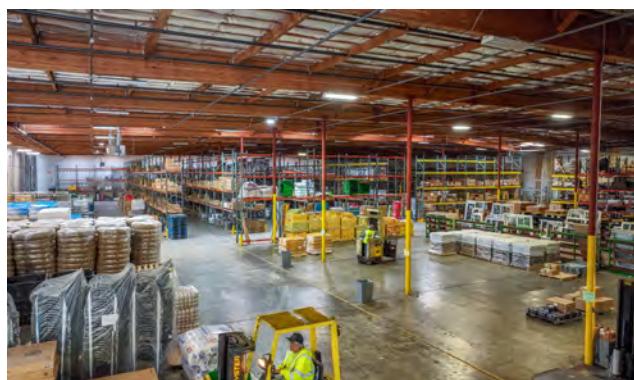
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Interior Photos

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Aerial Photos

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Retailer Map

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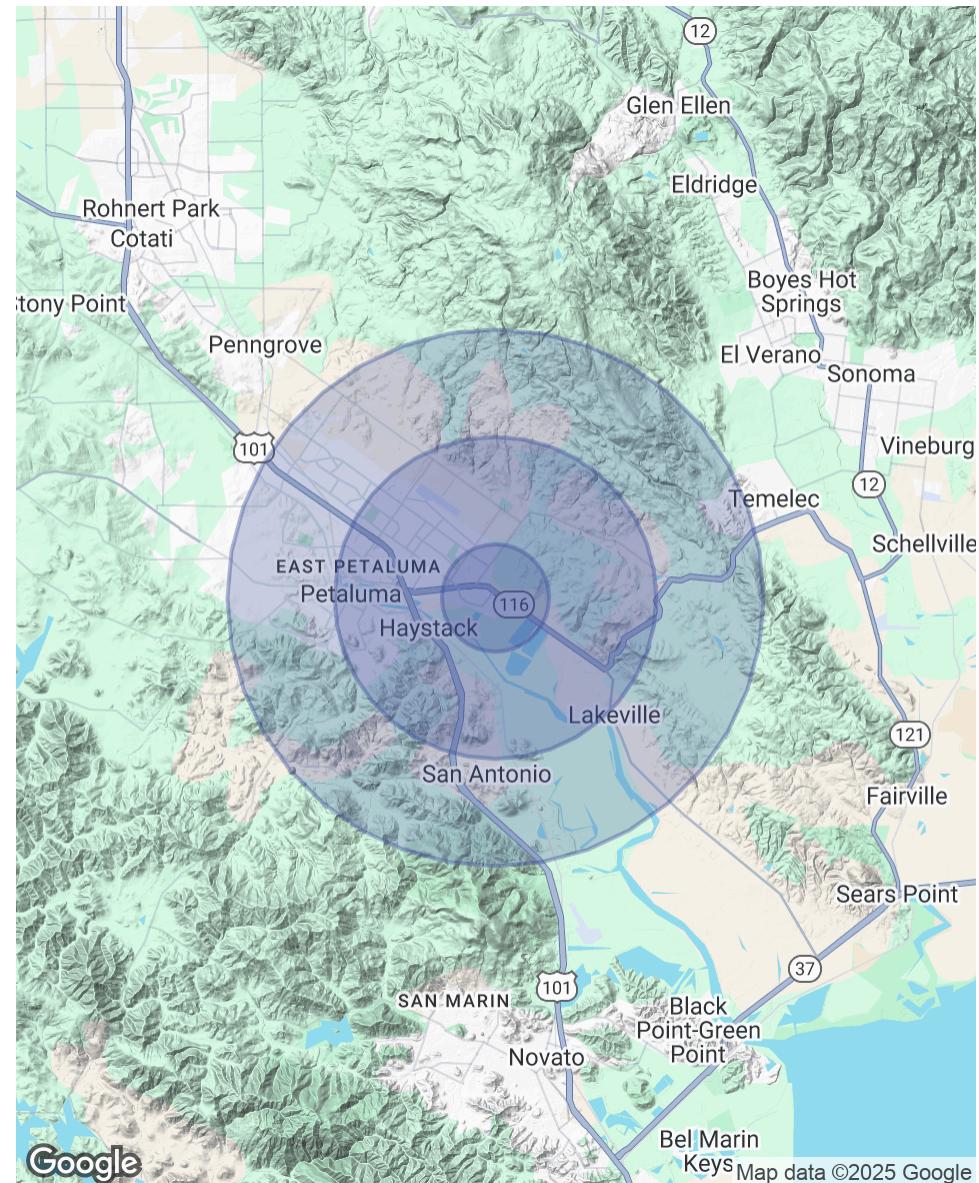
Demographics Map & Report

3800 LAKEVILLE HWY

Petaluma, CA 94954

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,641	35,928	62,815
Average Age	39	43	44
Average Age (Male)	39	42	42
Average Age (Female)	40	44	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,711	13,728	24,427
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$179,041	\$158,266	\$161,736
Average House Value	\$862,174	\$876,524	\$931,198

Demographics data derived from AlphaMap



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