



Keegan & Coppin
COMPANY, INC.

FOR SUBLEASE

1334-1338 ROSS STREET
PETALUMA, CA

Warehouse Spaces



Go beyond broker.

REPRESENTED BY:

STEVE GORDON
BROKER ASSOCIATE
LIC # 01376696 (707) 664-1400, EXT 312
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RUSS MAYER, PARTNER
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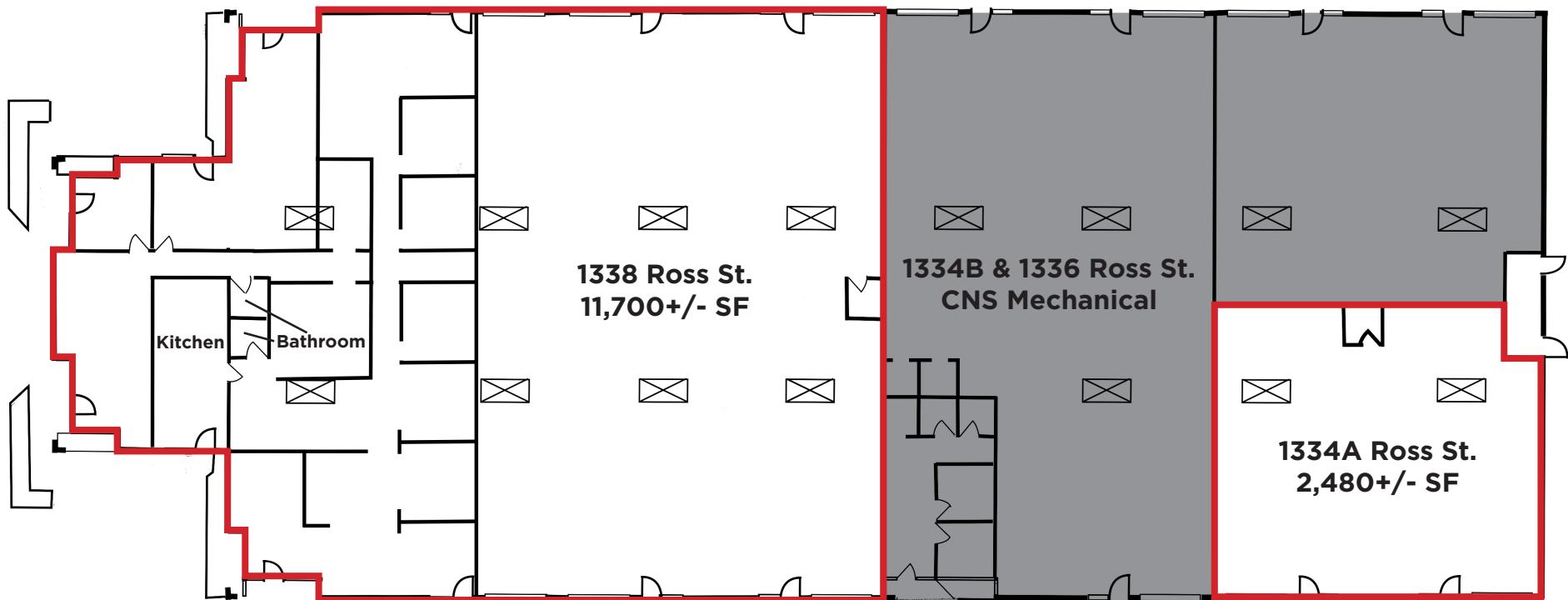


FLOOR PLAN



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EXECUTIVE SUMMARY



1334-1338 ROSS STREET
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PROPERTY INFORMATION

HIGHLIGHTS

- Grade Level Roll-Up Doors (10'x12')
- Sprinklered for Fire Protection
- Excellent Location Along N. McDowell Boulevard with Easy Access to Highway 101

INDUSTRIAL SPACE

1334A: 2,480+/- SF

DESCRIPTION

Well-maintained multi-tenant warehouse building offering approximately 2,480 square feet of warehouse with small office space. The building features an estimated 16-foot clear height, full fire sprinkler system, and 208V three-phase power. Additional amenities include monument signage along N. McDowell Boulevard, two restrooms, and a 10' x 12' roll-up door. Ideal for warehouse, distribution, or light manufacturing use.

1338: 11,700+/- SF

This unit has approximately 11,700 square feet, featuring warehouse space with front-facing office buildout. It also has the 16-foot clear ceiling height, fire sprinkler system, and 208V three-phase electrical service. Other improvements include six 10' x 12' roll-up doors, and three restrooms (two ADA bathrooms in the office area and one bathroom in the warehouse). The office area is enhanced with a reception area, kitchen, and dedicated break room.

Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
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LEASE TERMS

RATE

Unit 1334A: Upon Request

Unit 1338: \$0.90 PSF

TERMS

CAM's estimated at \$0.21 PSF

PARKING

On-Site & Street

ZONING

I - Industrial

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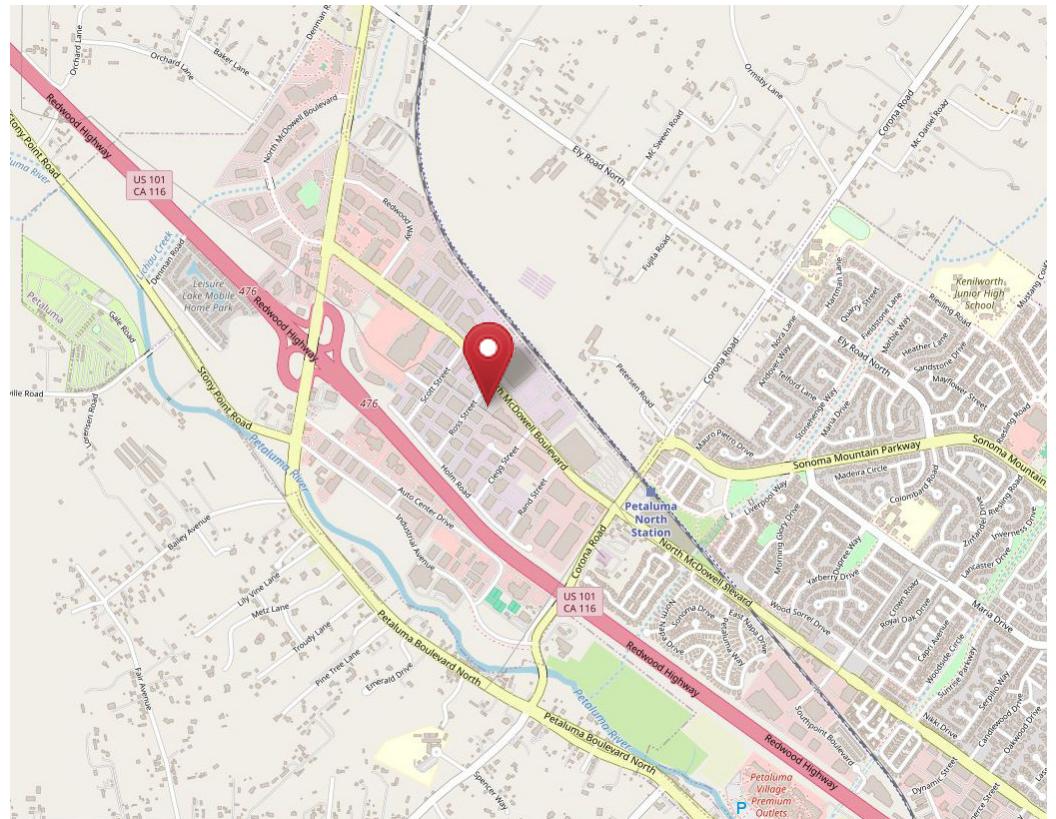
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DESCRIPTION OF PREMISES

The property is a concrete building. Parking has fresh asphalt. Zoned I - Industrial, applied to areas that are appropriate for a full range of manufacturing, industrial processing, general service, warehousing, storage and distribution operations. Small restaurants and service commercial are allowed as ancillary uses.

DESCRIPTION OF AREA

Located in the Petaluma Industrial Park, this building is situated on a hard corner parcel at the intersection of N. McDowell Boulevard and Ross Street. The property offers easy access to the Hwy 101/Old Redwood Hwy interchange, and just a few blocks away from the Orchard Retail and Redwood Gateway Centers offering full retail amenities, including restaurants and Active Wellness Center Sports Club.



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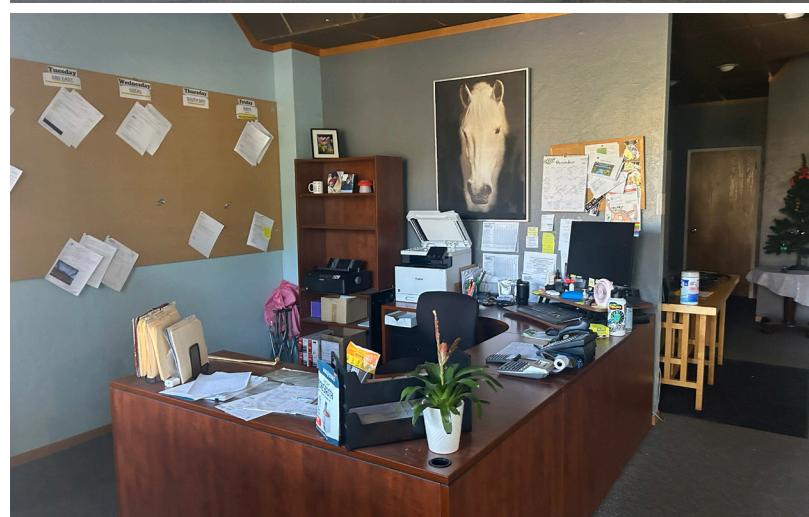


PHOTOS



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AERIAL MAP

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