



**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  
**SGORDON@KEEGANCOPPIN.COM**

**RUSS MAYER, PARTNER**

LIC # 01260916 (707) 664-1400 EXT 353  
**RMAYER@KEEGANCOPPIN.COM**



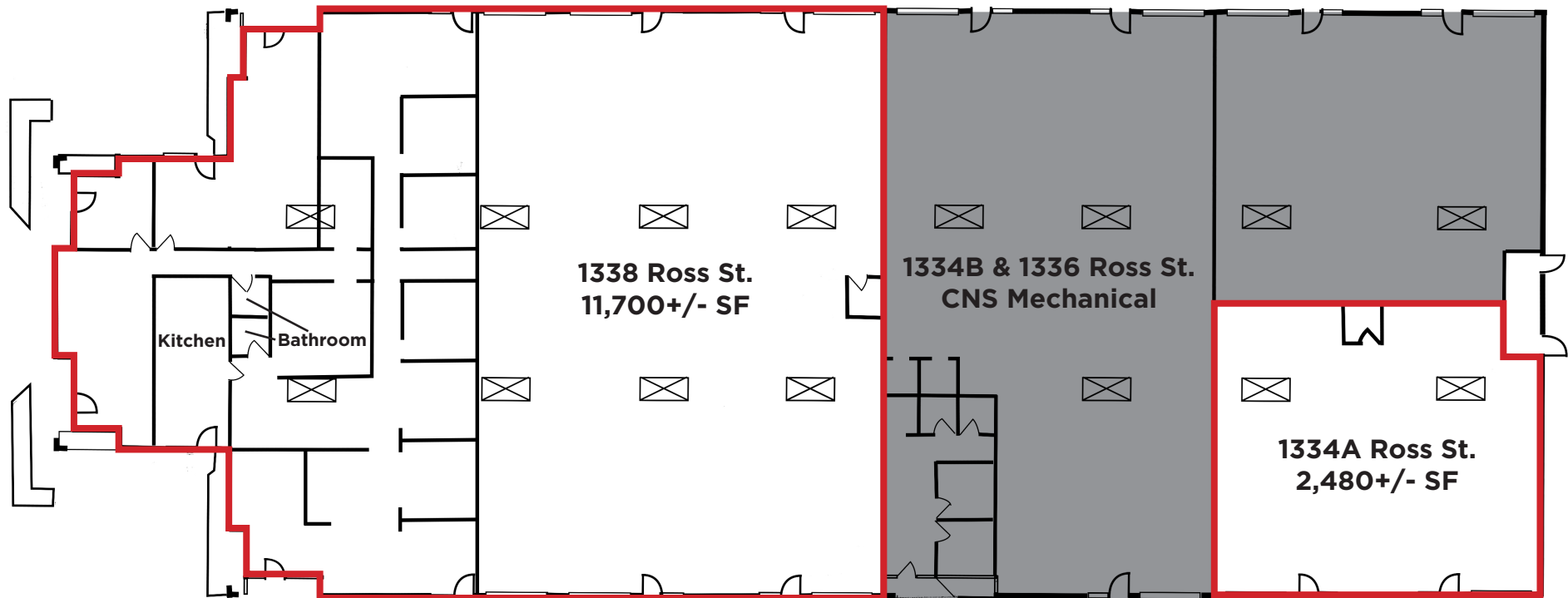


# FLOOR PLAN



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## EXECUTIVE SUMMARY



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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.

### 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

Keegan & Coppin Co., Inc.  
1201 N McDowell Boulevard  
Petaluma, CA 94954  
[www.keegancoppin.com](http://www.keegancoppin.com)  
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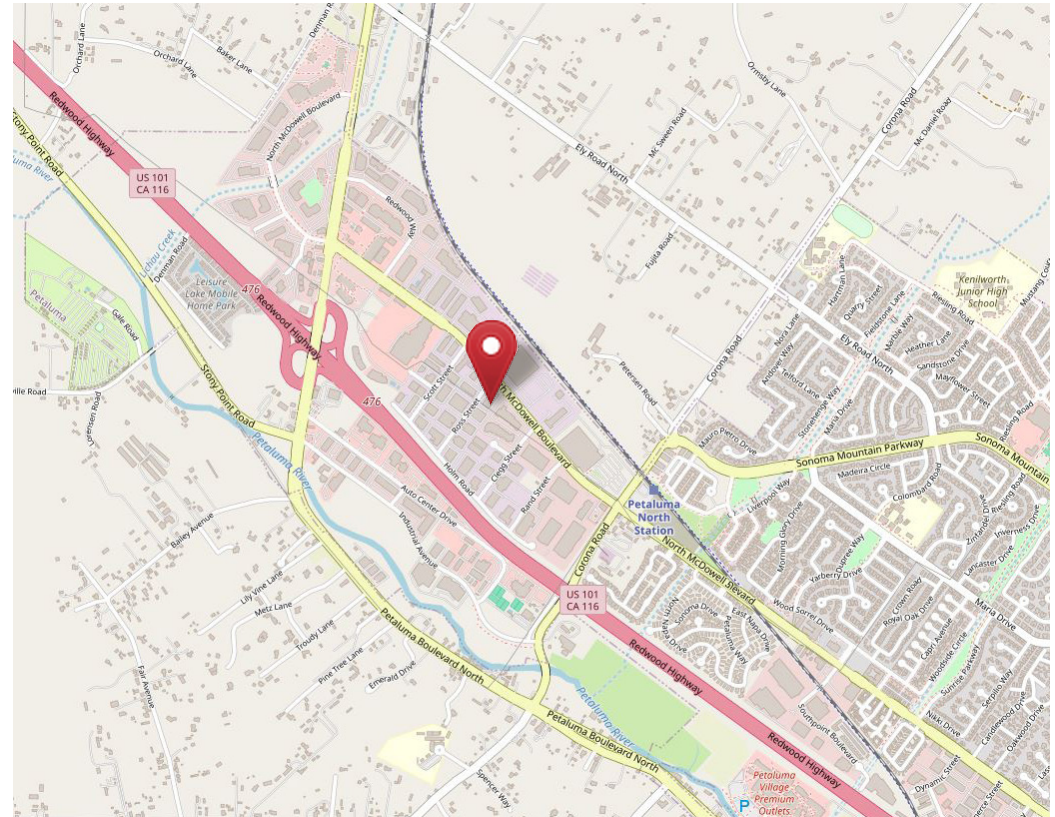
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## DESCRIPTION OF PREMISES

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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