



Keegan & Coppin
COMPANY, INC.

FOR SUBLEASE

1129 INDUSTRIAL AVENUE
PETALUMA, CA

Industrial Warehouse
with Office



Go beyond broker.

REPRESENTED BY:

SUMMER JAGER, AGENT
LIC # 02222063 (707) 664-1400, EXT 313
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SARA WANN, PARTNER
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PROPERTY INFORMATION



1129 INDUSTRIAL AVE.
PETALUMA, CA

INDUSTRIAL WAREHOUSE
WITH OFFICE

PROPERTY INFORMATION

HIGHLIGHTS

- Two Dock-High Loading Doors
- Fully Sprinklered
- Easy Access to Highway 101
- 28' Clear Height
- Direct Access to Office from Parking Lot

SPACE DESCRIPTION

UNIT 104 Unit includes a 10,802+/- SF warehouse and a 3,478+/- SF office. The insulated warehouse features 200 amps of 208V, 3-phase power, and an updated sprinkler system. Additionally, it offers approximately 28' of clear height and two dock-high loading doors, one with a removable ramp. The fully-conditioned office includes a large open workspace, four private offices with floor-to-ceiling windows, two kitchenettes, and a private restroom.

LEASE TERMS

Size

14,280+/- RSF

Rate

Negotiable
Industrial Gross

Terms

Sublease through April 30, 2026
Longer Terms Potentially Available

Parking

On-Site

Zoning

Rancho Arroyo Business Park PCD

Keegan & Coppin Co., Inc.
1201 North McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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AREA DESCRIPTION



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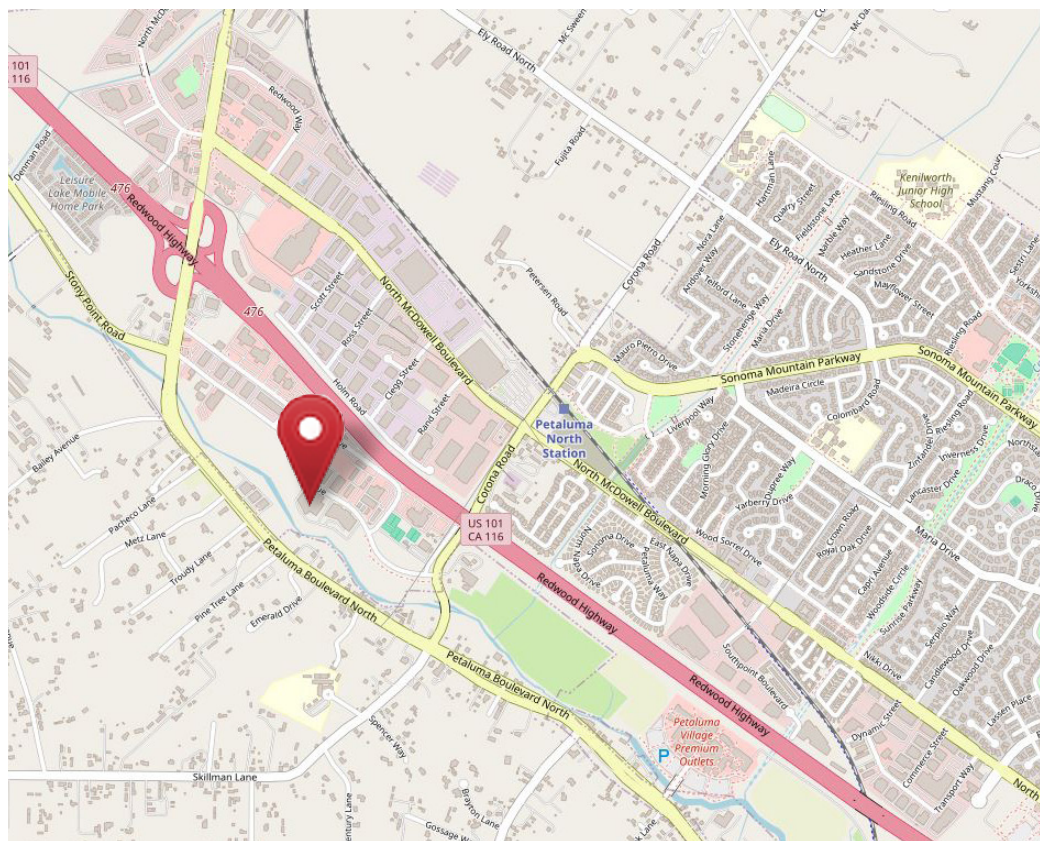
INDUSTRIAL WAREHOUSE
WITH OFFICE

DESCRIPTION OF AREA

1129 Industrial Avenue is located in the Rancho Arroyo Business Park in northern Petaluma. Conveniently positioned directly across Highway 101, this location offers easy access to various amenities, including a diverse selection of restaurants and cafés.

TRANSPORTATION ACCESS

- Easy Access to Highway 101
- Close Proximity to Petaluma North SMART Station



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PHOTOS



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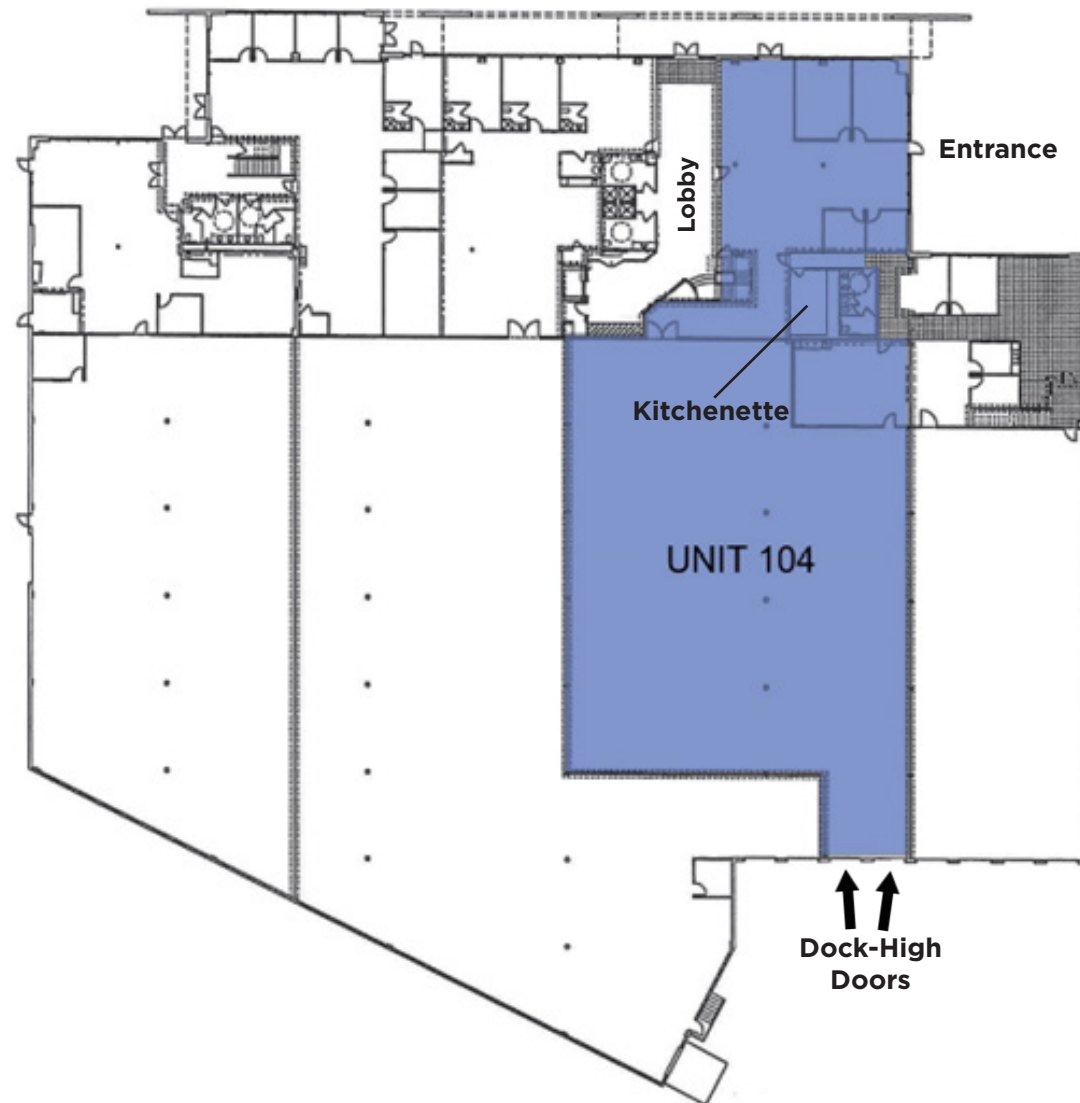
FLOOR PLAN



1129 INDUSTRIAL AVE.
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INDUSTRIAL AVE.



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AERIAL MAP



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