



# For Lease: Warehouse Space

660 Lakeville Street, Suite G, Petaluma, CA

- Automotive/Fitness Permitted
- 14' Ceiling in Warehouse
- Private Bathroom
- Two Roll-Up Doors

## Offering Summary

<b>Total Available sq. ft.:</b>	<b>2,328 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$1.20 psf</b>
<b>Lease Type:</b>	<b>NNN</b>
<b>Lease Term:</b>	<b>3 - 5 Years</b>
<b>Available:</b>	<b>Now</b>

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660 Lakeville Street, Suite G, Petaluma, CA 94954

## Building/Space Description:

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Approximately 2,328 SF of versatile warehouse/creative space with 14-foot ceiling height and two grade-level roll-up doors providing convenient access for loading and adaptable uses. The flexible footprint and high ceilings make this suite ideal for a variety of concepts, including fitness or health facilities, studios for art, dance or martial arts, creative workspaces or artisan shops, retail, catering services, printing and publishing, and research and development—among others. Dual roll-up doors enhance functionality for businesses needing easy drive-in access, and the open layout allows users to customize the environment to their specific operational needs.

## Location Description:

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Situated at 660 Lakeville St in Petaluma, this well-located commercial property enjoys excellent connectivity and exposure. The site is positioned just off U.S. Highway 101, providing easy access to the broader Sonoma County region and convenient commuting to Santa Rosa, Rohnert Park, and Marin County. The surrounding area supports a mix of industrial, service, and creative businesses, with nearby options for dining, retail services, and amenities that complement commercial activity. Petaluma's vibrant downtown and historic core—with shops, restaurants, and cultural destinations—are a short drive away, enhancing the appeal for employees and customers alike. The location also benefits from strong walkability and proximity to regional transit options.

## Space Information/Features:

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Total Available Square Feet:	2,328+/- sq. ft. (Landlord is source, agent has not verified sq. footage)
Divisible/Can Add:	No
Ceiling Clear Height:	14 Ft. +/-
Parking Spaces:	3 reserved parking spaces
Number of Roll-up Doors:	2
Power:	3 Phase, 100 amp

## Building Information/Features:

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Total Building Square Feet:	12,835 +/- sq. ft.
Year Constructed:	1979 +/-
Zoning/Permitted Uses:	<a href="#">T5/CPSP</a> (Owner will not accept woodworking uses)
Fire Sprinklers:	No
Heating & Air Conditioning:	Office area only
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

## Lease Information:

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Lease Term:	1 - 3 Years
Initial Base Rent:	\$1.20/psf (\$2793/mo)
Base Rent Increases:	3% per annum
Lease Type:	NNN
Tenant Direct Expenses:	PG&E, garbage, interior maintenance. Plus: \$0.32 psf (\$744.96/mo.) for water & common area Property taxes and insurance, adjusts annually based on previous years actual costs.

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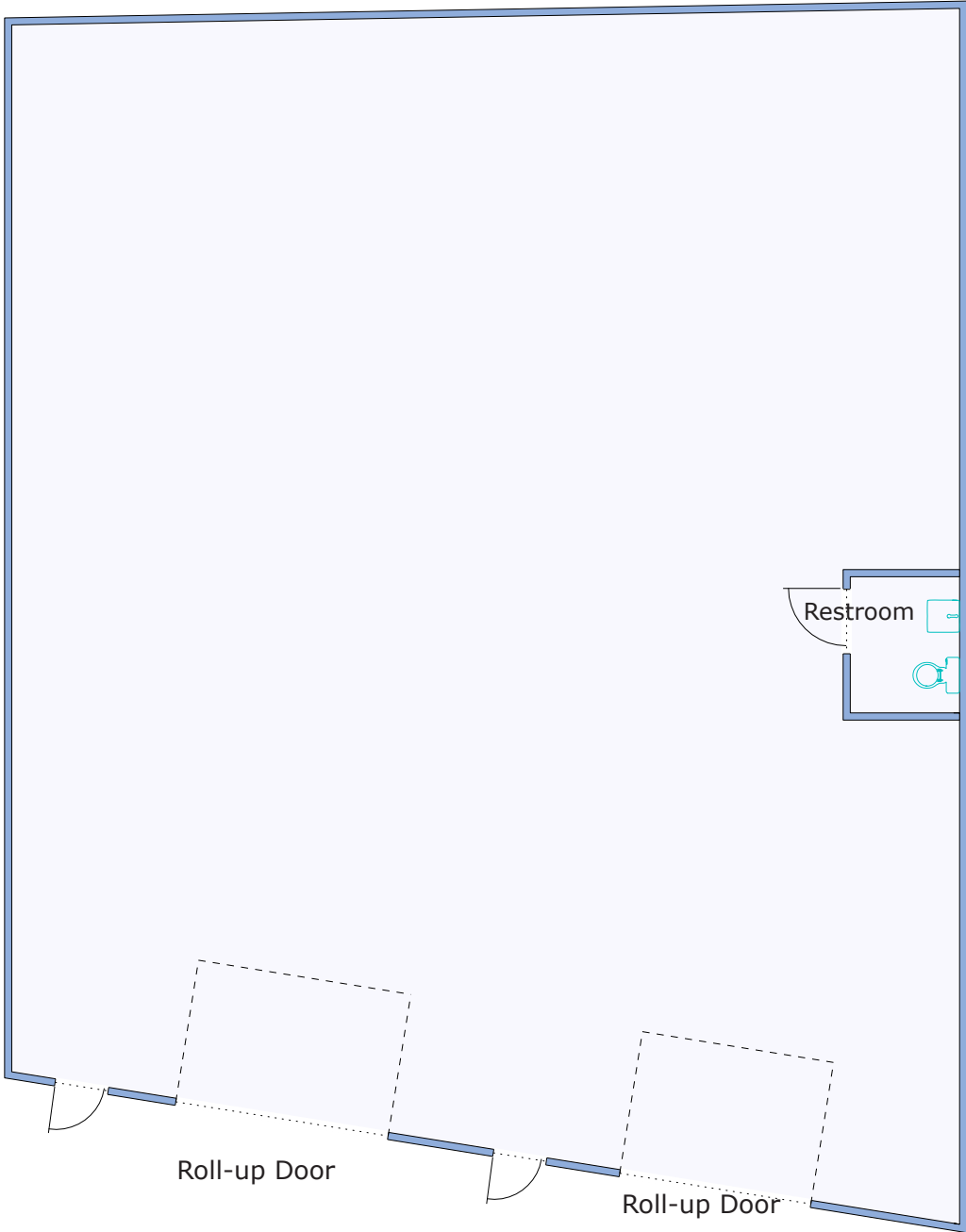
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# Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

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## Higher Level Commercial Real Estate

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