

FOR SALE

1470 CADER LANE

Petaluma, CA 94954



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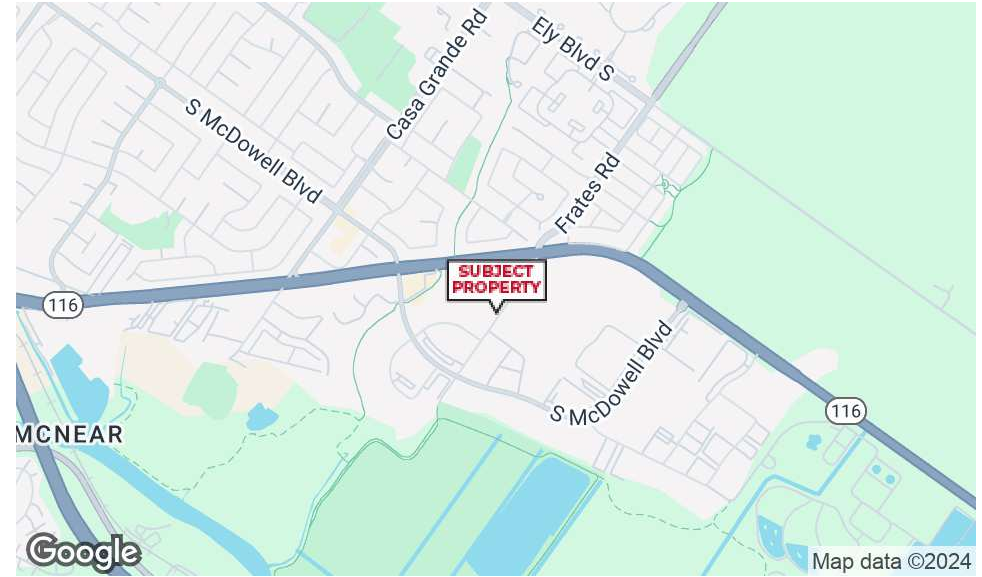
615A E. Washington St. | Petaluma, CA 94952 | <https://www.meridiancommercial.com>

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Property Summary

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PROPERTY DESCRIPTION

1470 Cader Lane provides a rare, beautiful Class A warehouse opportunity in Southern Petaluma. Built in 2017 by Devcon Construction, the property boasts high quality construction and is the newest and nicest warehouse building in Petaluma. Office addition was added in 2020 and provides great window lined office space with high clear height and break rooms and bathrooms on both floors. This is a unique opportunity to own the best warehouse building in Petaluma.

PROPERTY HIGHLIGHTS

- Also available for Lease
- Property can be delivered vacant at end of 2024
- 120 Parking Stalls
- Large Staging Area
- 28' Clear Height
- 3 Grade Level Doors
- 5 Dock High Doors with Automatic Levelers
- 2000 AMP 480 Volt 3 Phase Power
- ESFR Rated Fire Sprinkler System
- Energy Efficient LED warehouse lighting
- 12,000 Feet of Newly Built Out Class A Office Space

LOCATION DESCRIPTION

Discover the thriving industrial community surrounding the property in Petaluma, CA. As a hub for Industrial and Manufacturing, the area offers proximity to major transportation routes and a skilled workforce. Enjoy easy access to renowned local attractions such as the Petaluma Adobe State Historic Park, Petaluma Marina, and the Helen Putnam Regional Park. Brimming with a rich history, the area also boasts a variety of dining and retail options in the historic downtown district. With its ideal blend of business and leisure amenities, the location presents an attractive opportunity for prospective Industrial and Manufacturing investors and tenants alike.

OFFERING SUMMARY

Sale Price:	\$22,000,000
Available SF:	±86,000 SF
Building Size:	±86,000 SF
\$/SF:	\$255.81
NOI:	\$1,290,744.00
Cap Rate:	5.87%
Property Type:	Industrial

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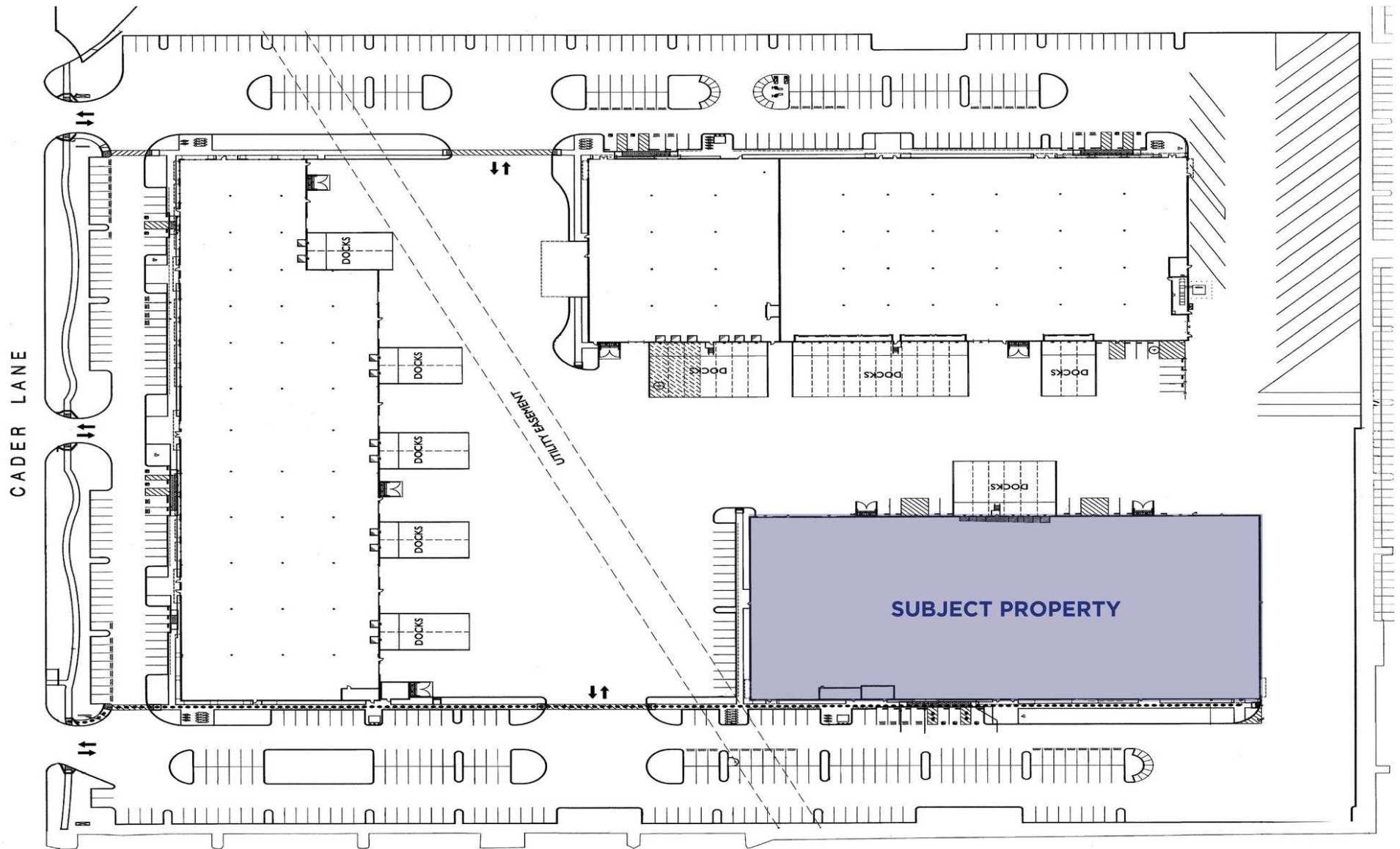


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Site Plans

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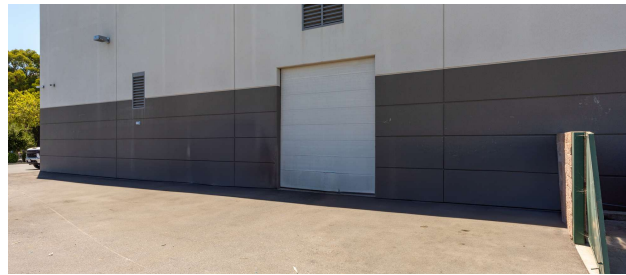


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Additional Photos

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Demographics Map & Report

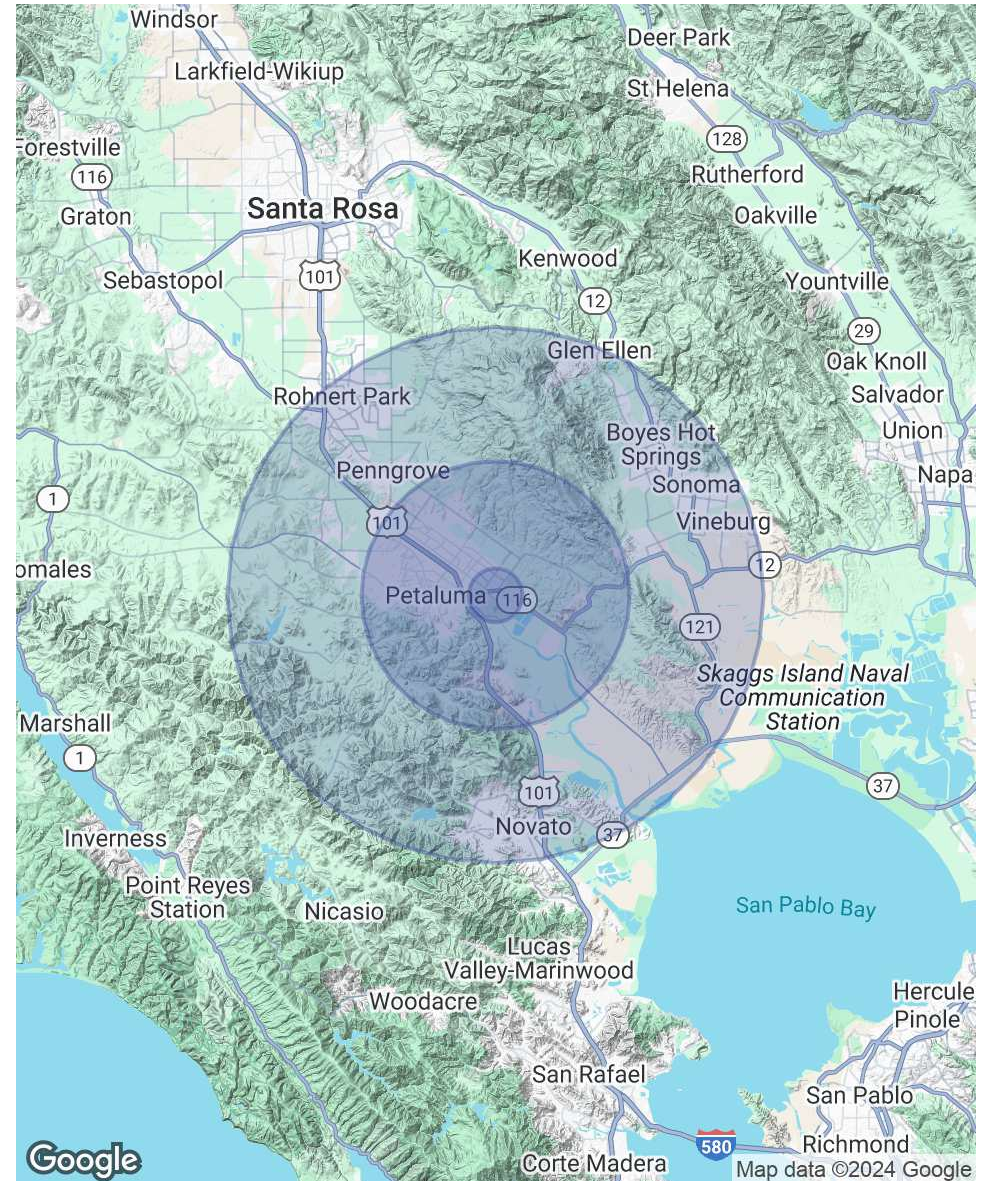
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,765	69,005	183,187
Average Age	39.9	39.7	39.9
Average Age (Male)	38.5	38.2	38.5
Average Age (Female)	40.9	41.2	41.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,764	25,890	70,040
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$92,471	\$90,691	\$92,258
Average House Value	\$630,522	\$611,156	\$638,739

2020 American Community Survey (ACS)



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Retailer Map

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Google

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