

**1455 N. MCDOWELL BOULEVARD**

PETALUMA | CA

**±19,950 RSF**

**WAREHOUSE/OFFICE  
\$1.47/RSF/MONTH  
MODIFIED GROSS**

**NEWMARK**

EXCLUSIVE AGENTS:

**HADEN ONGARO**

415-526-7649

haden.ongaro@nmrk.com

CA RE LIC#00916960

**TOM POSER**

415-526-7651

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CA RE LIC#01475459

**JOE MCCALLUM**

415-526-7672

joe.mccallum@nmrk.com

CA RE LIC#02048815

\*Schafer's ATA Martial Arts buildout completed 2022



## Modern Construction

20' clear heights  
Three roll-up doors



## Incredible Location

Proximity to Hwy-101



## Outdoor Amenities

Volleyball Court,  
BBQs, Picnic Tables



## Ample Parking

Available



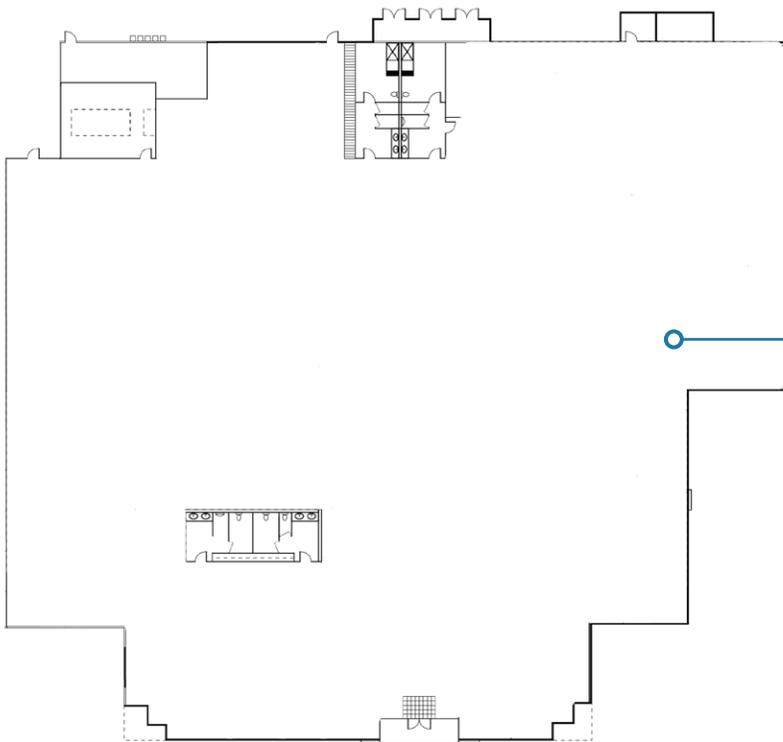
## Sprinkler System

Throughout



## Load Factor

±1.06%



**SUITE D ±19,950 RSF**

- Warehouse + Office
- Multiple Ensuite Restrooms
- Roll-up Door
- Ample Power
- Divisible to ±7,957 RSF

\*Landlord to deliver in shell.  
Floor plans not to scale. Measurements are approximate.



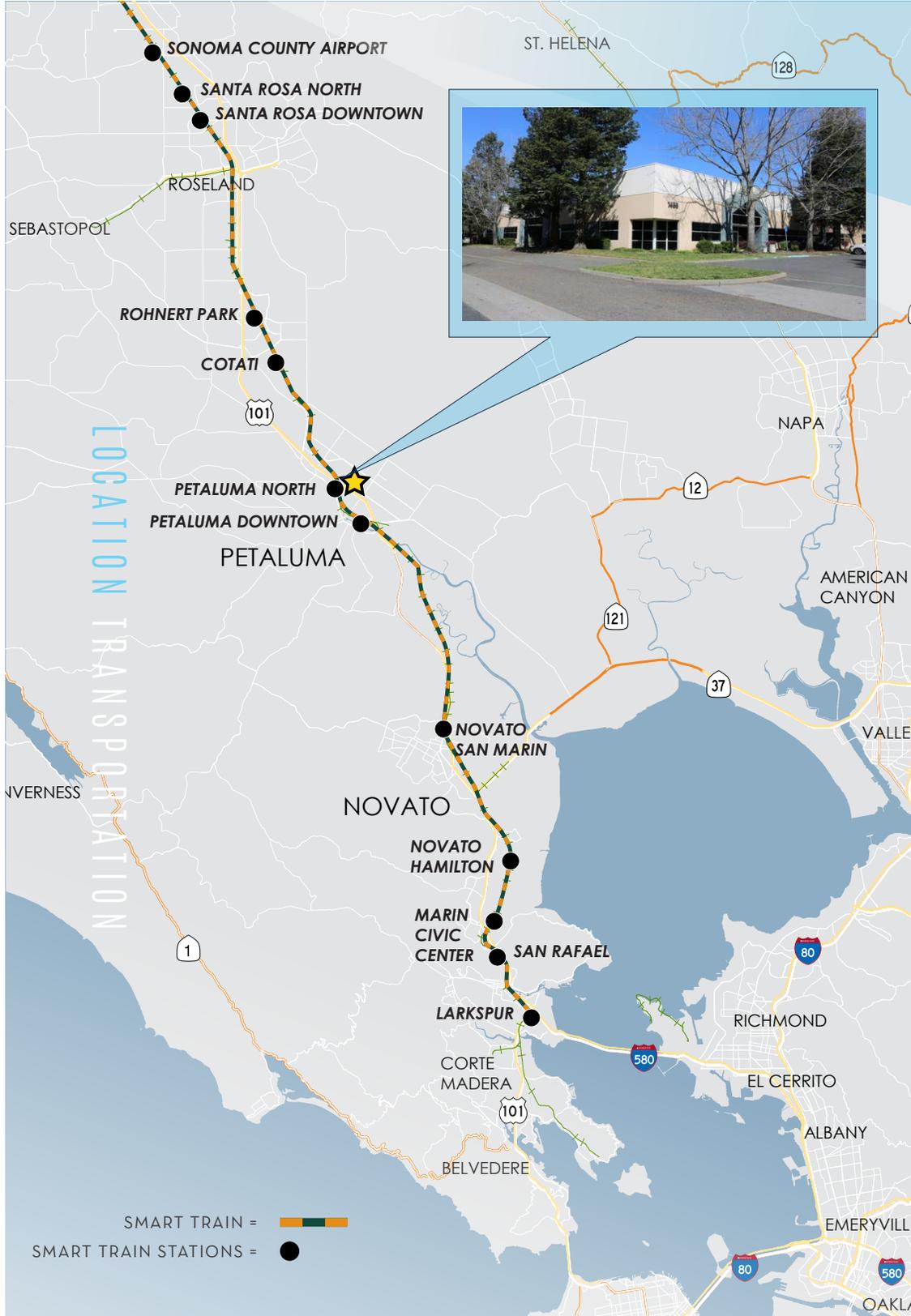
Great Location  
**N McDowell Blvd / Old Redwood Hwy**  
Intersection



**Convenient I-80 connection**  
via US Hwy-101/I-580 and CA 37



Close proximity to  
**amenities & services**



SMART TRAIN =   
SMART TRAIN STATIONS = 

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