



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1364 N MCDOWELL BLVD
SUITE 23
PETALUMA, CA

Small Warehouse Unit

Go beyond broker.

REPRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMayer@keegancoppin.com

DEMI BASILIADES, SREA
LIC # 02080190 (707) 664-1400, EXT 305
DBasiliades@keegancoppin.com



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WAREHOUSE SPACE FOR LEASE

PROPERTY INFORMATION

Space Size	Unit 23: 1,625+/- SF	Zoning	BP - Business Park
Lease Rate	\$1.30 PSF, CAMs @ \$0.18 PSF	Parking	2/1,000 SF
Lease Terms	3-5 year Term Requested	Total Bldg SF	53,000+/- SF

DESCRIPTION OF PREMISES

Small warehouse unit with a 22' clear height, roll-up door and a man door. Concrete floors, power outlets, fluorescent lighting and common area restrooms.

DESCRIPTION OF AREA

Established business and industrial area in North Petaluma. Excellent mix of industries in the area. Easy access to Highway 101. Next door to Lagunitas.

HIGHLIGHTS

- Conveniently Located
- 12' x 14' Roll-up Door
- 22' Max Clear, 16' Low Point
- "BP" Business Park Zoning
- Bonus Mezzanine

AREA MAP



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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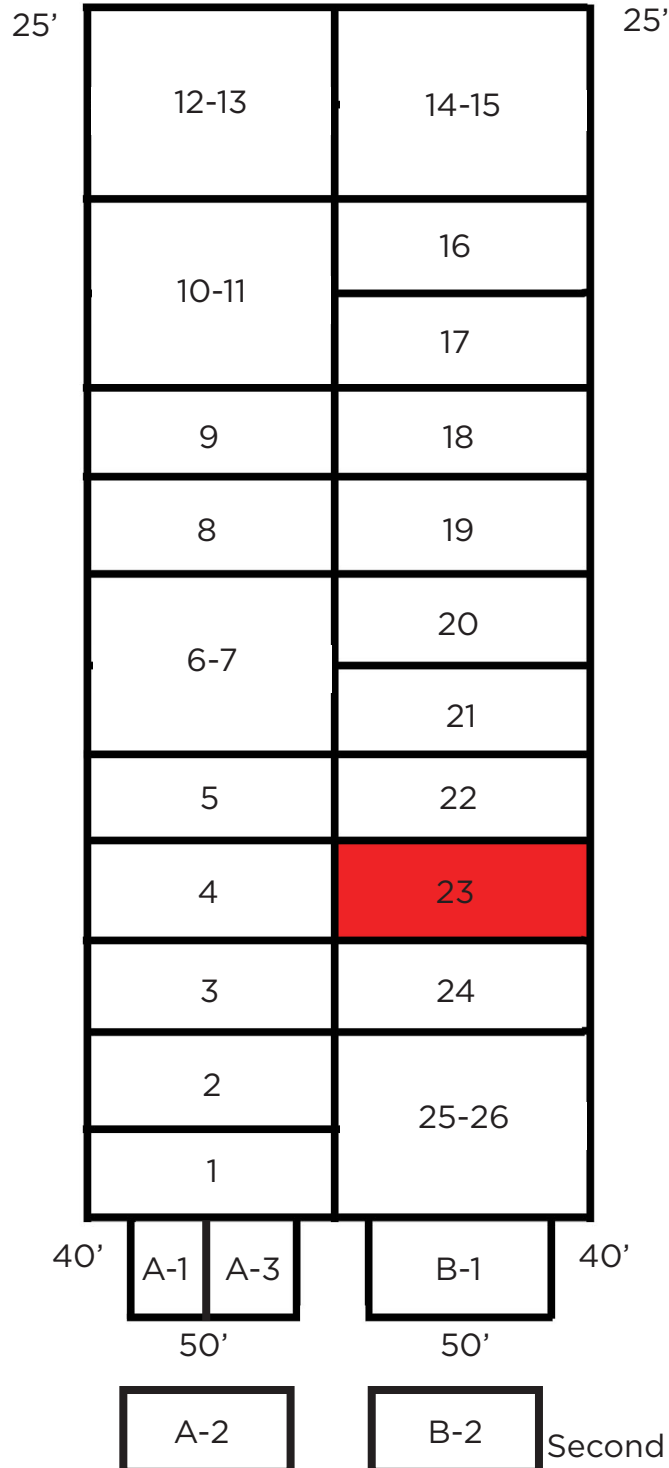
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SITE PLAN



= Available

Not to Scale



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PHOTOS



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