



Keegan & Coppin
COMPANY, INC.

FOR LEASE

963 TRANSPORT WAY
PETALUMA, CA

Industrial Units



Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



963 TRANSPORT WAY, PETALUMA, CA PROPERTY INFORMATION

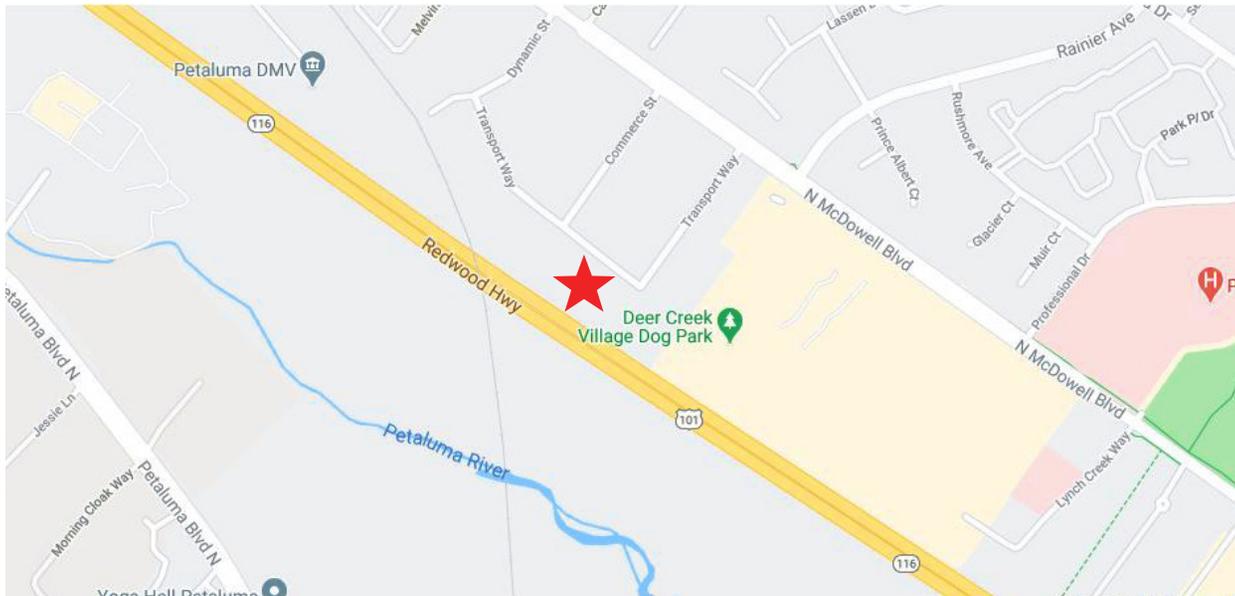


963 TRANSPORT WAY
PETALUMA, CA

INDUSTRIAL UNITS

PROPERTY INFORMATION

Hard to find, fully sprinklered, warehouse units in the City's Industrial zone which allows for a variety of heavier industrial uses. Located off N. McDowell Blvd with access to Highway 101. Close to Deer Creek Village with Friedman's Home Improvement Store, Mary's Pizza, etc. Potential freeway signage opportunity with City approvals.



LEASE TERMS

RATE

\$0.95 - \$1.10 per sq ft

TERMS

NNN

3-5 Years Preferred

Tenants Pay for Utilities

PARKING

On-Site

ZONING

I - Industrial

Keegan & Coppin Co., Inc.
1201 N 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.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



963 TRANSPORT WAY, PETALUMA, CA AVAILABLE SPACES



963 TRANSPORT WAY
PETALUMA, CA

INDUSTRIAL UNITS

AVAILABLE SPACE

| SUITE | RATE | DESCRIPTION |
|------------------------------------|----------------|--|
| SUITE 10/11: 2,358+/- sq ft | \$0.95 psf NNN | Suite includes ground level warehouse area of 1,456+/- sq ft and a mezzanine area of approximately 902+/- sq ft. The warehouse includes two (2) roll-up doors as well as a sink on the ground level and a utility sink on the mezzanine. One shared bathroom with adjacent tenant. |
| SUITE 14/15: 6,491+/- sq ft | \$1.10 psf NNN | Suite includes a 3,000+/- sq ft warehouse and a second floor office/flex space of approximately 3,491+/- sq ft. The ground floor warehouse has three (3) roll-up doors ranging in size from 12' to 14' high. Interior warehouse clear height is approximately 21'. Second level office/flex space can be accessed from the warehouse directly or with separate exterior entrance. Second floor is primarily open space with three (3) private offices, kitchenette/break room, storage room and two (2) private restrooms. |

Keegan & Coppin Co., Inc.
 1201 N 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.

REPRESENTED BY:

SARA WANN, PARTNER
 LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



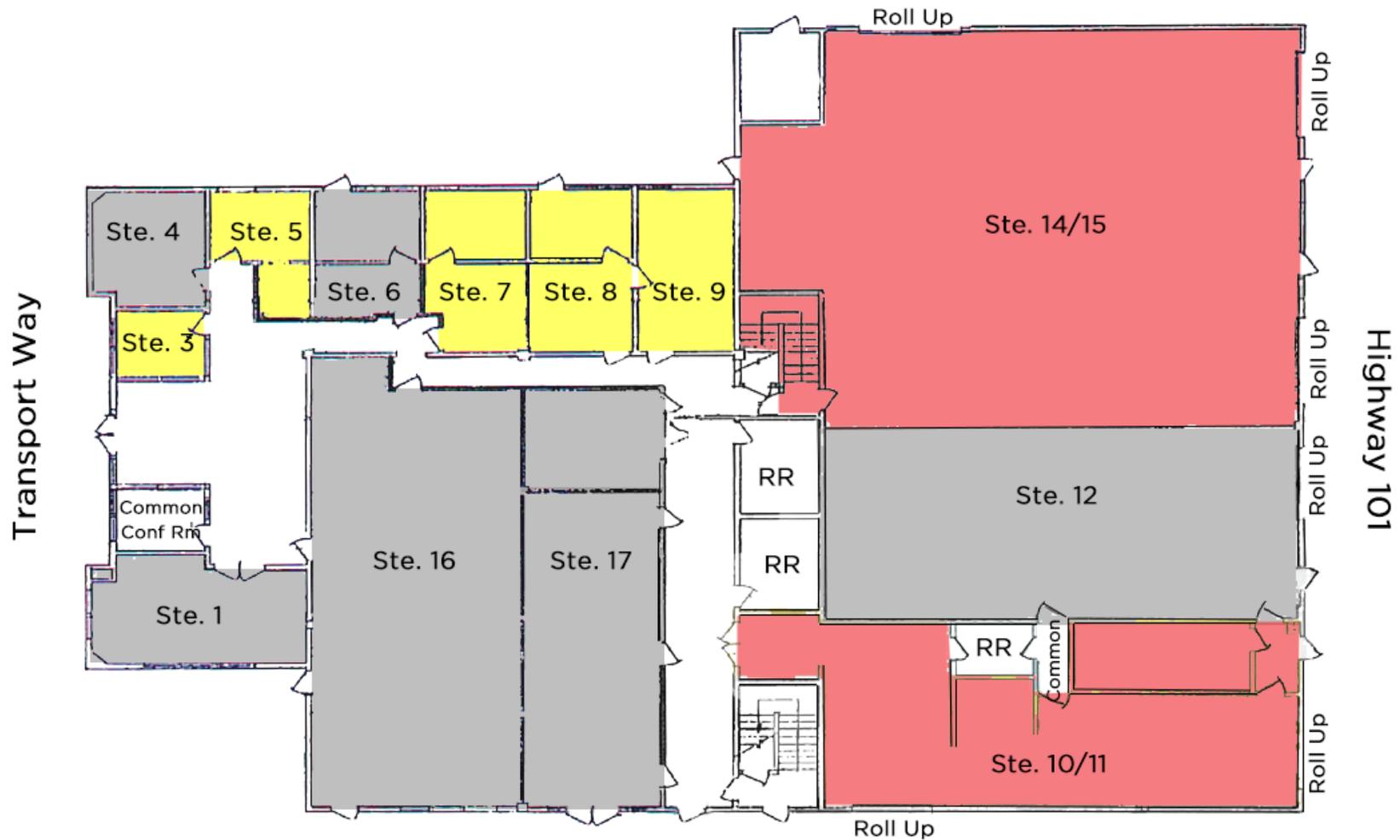
963 TRANSPORT WAY, PETALUMA, CA FLOOR PLAN



963 TRANSPORT WAY
PETALUMA, CA

INDUSTRIAL UNITS

AVAILABLE SUITES



 = Small office suites also available. See Agent for more details.

PRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



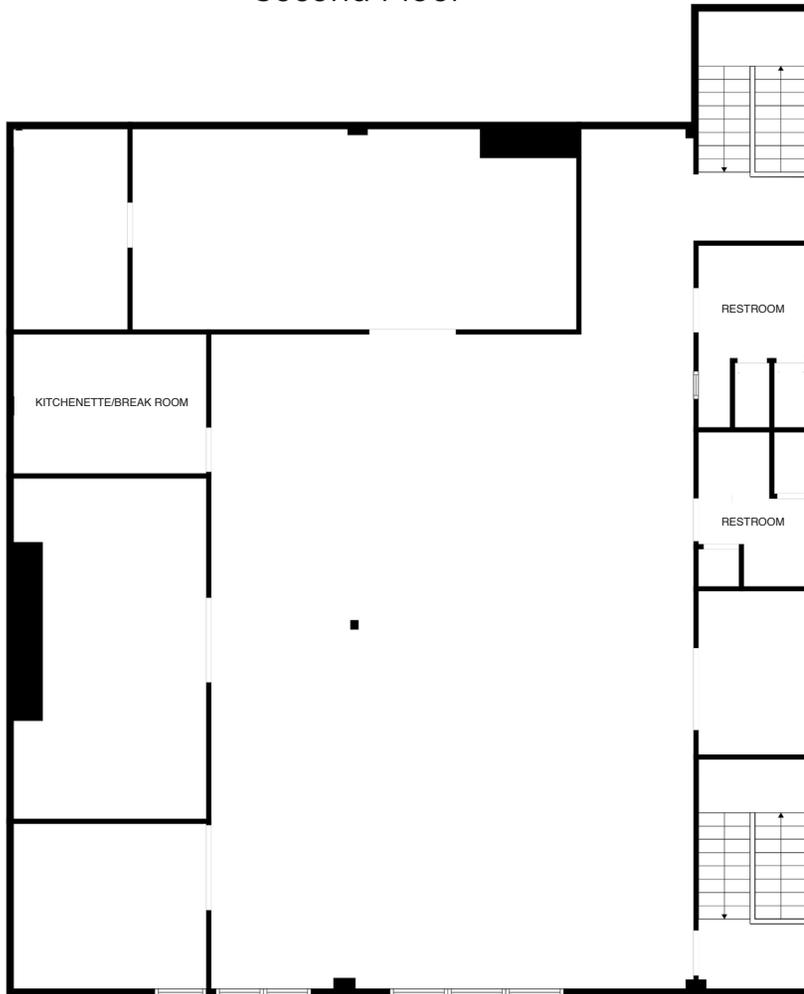
963 TRANSPORT WAY, PETALUMA, CA SUITE 14/15 FLOOR PLAN



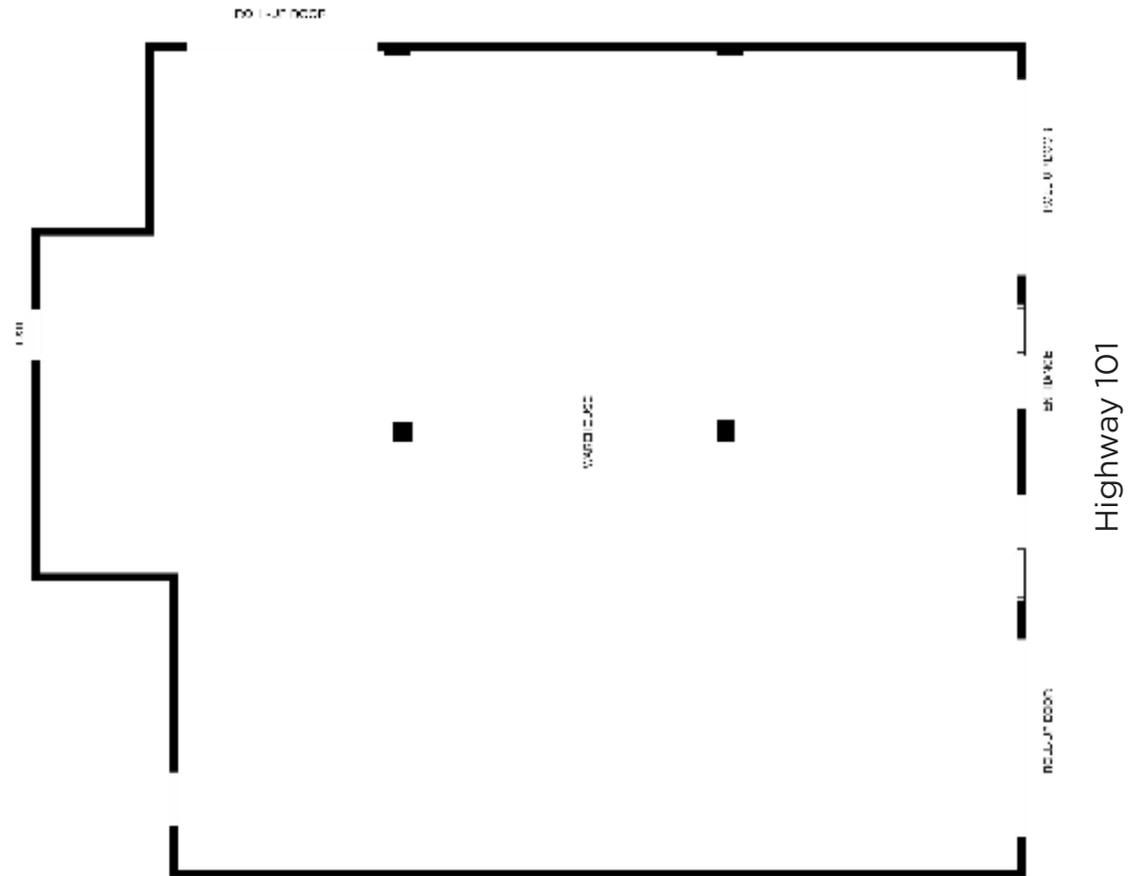
963 TRANSPORT WAY
PETALUMA, CA

INDUSTRIAL UNITS

Second Floor



First Floor



Floor plan was not drawn by a professional architect and is not to scale.

PRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM

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.



963 TRANSPORT WAY, PETALUMA, CA PHOTOS



963 TRANSPORT WAY
PETALUMA, CA

INDUSTRIAL UNITS



PRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM

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.

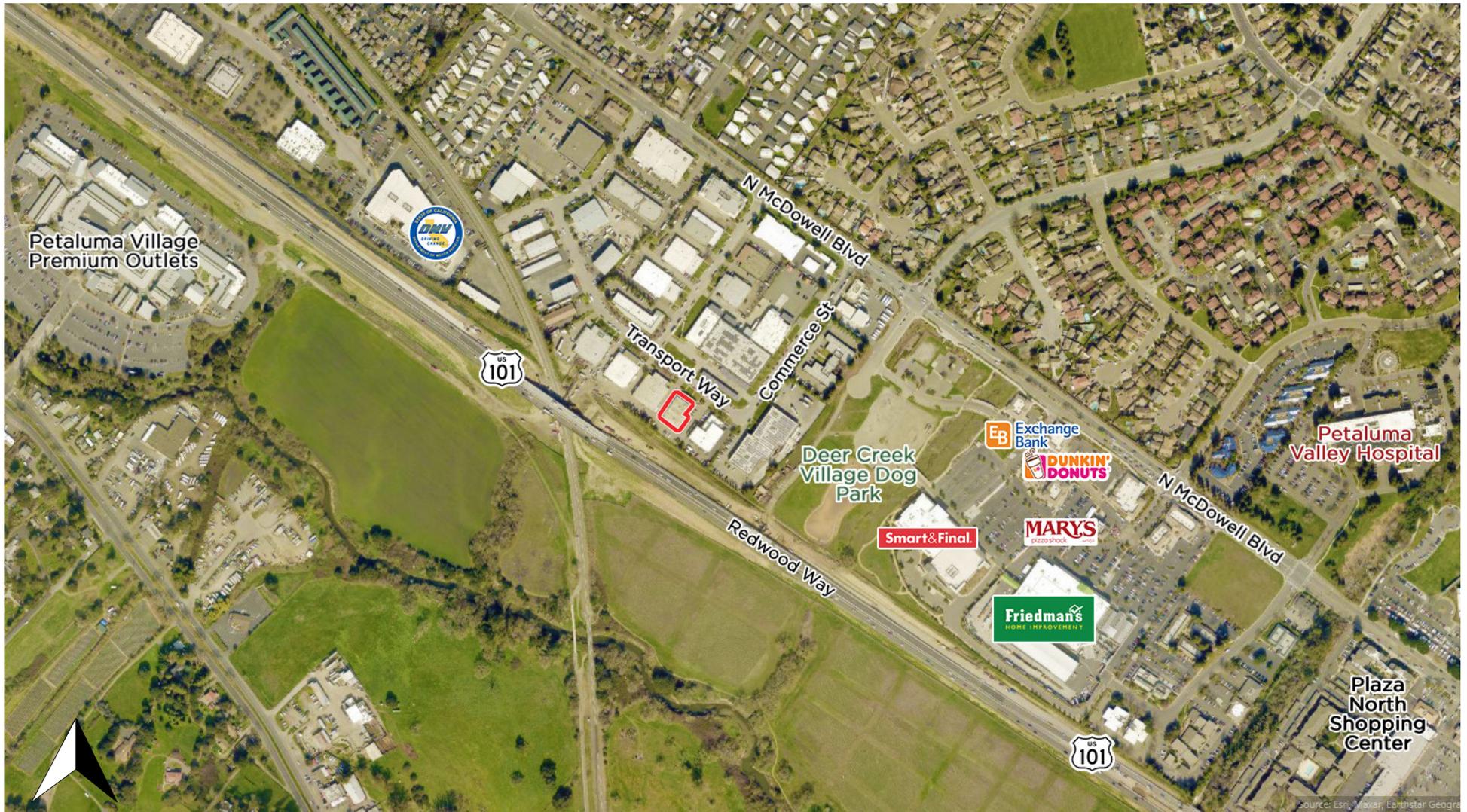


963 TRANSPORT WAY, PETALUMA, CA AERIAL MAP



963 TRANSPORT WAY
PETALUMA, CA

INDUSTRIAL UNITS



PRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM

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.
Map created using ArcGIS® software by Esri. ArcGIS® is the intellectual property of Esri and is used herein under license. Copyright © Esri.