

1455 N. MCDOWELL BOULEVARD

PETALUMA | CA

±19,950 RSF

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

EXCLUSIVE AGENTS:

HADEN ONGARO

415-526-7649

haden.ongaro@nmark.com
CA RE LIC#00916960

TOM POSER

415-526-7651

tom.poser@nmark.com
CA RE LIC#01475459

JOE MCCALLUM

415-526-7672

joe.mccallum@nmark.com
CA RE LIC#02048815

SHANE ZUVELLA

415-525-7677

shane.zuvella@nmark.com
CA RE LIC#02125003

NEWMARK

*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

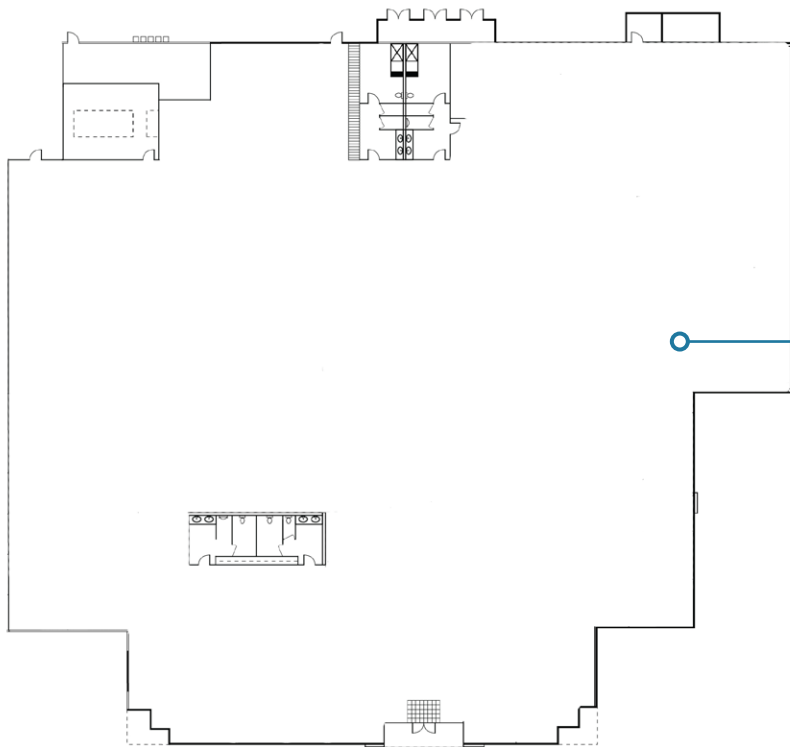
±1.06%

1455 N. MCDOWELL BOULEVARD | PETALUMA | CA | P1

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*North Bay Strength & Conditioning completed in 2024



SUITE D ±19,950 RSF

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



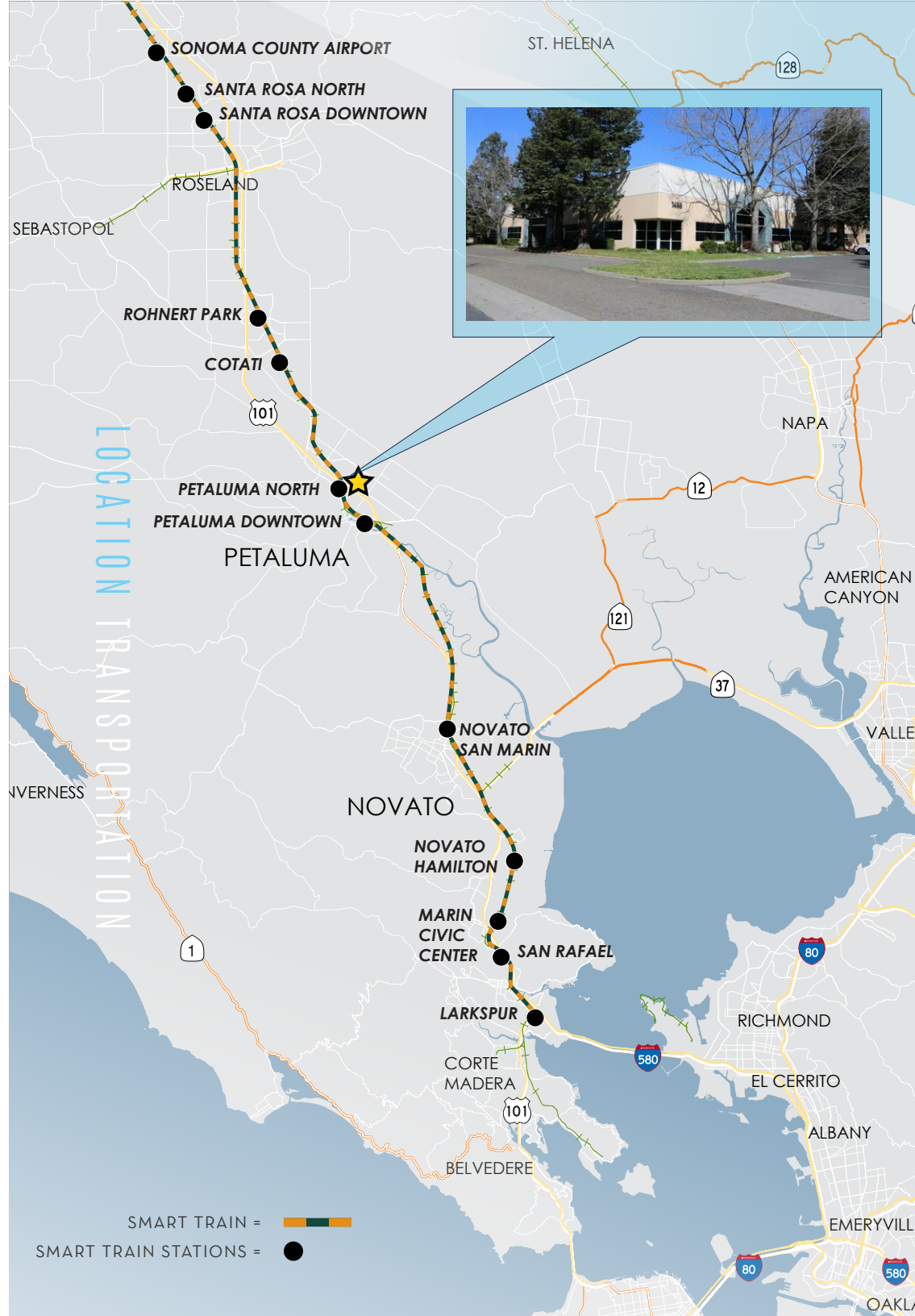
Great Location
N McDowell Blvd / Old Redwood Hwy
Intersection



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



Close proximity to
amenities & services



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1101 Fifth Avenue, Suite 370 San Rafael, CA 94901

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