



For Lease | Flex Space

270 Sears Point Rd.

Petaluma, CA



Call Kimber Companies Today at
415.331.6466
or Email
Max@kimber.net

270 SEARS POINT ROAD MULTI-USE SPACE FOR RENT

4,800 square feet with 16'x16' electric roll-up doors on either side, 2 man-doors, 200 Amps delivered 120v-208v power 1PH.



DESCRIPTION

This space is located on Sonoma County side of the Sonoma County/Marin County border, and offers a nightly security patrol, easy Highway on and off access, ample employee parking, and room for expansion. This space has gorgeous views of the nearby mountain ranges over the expansive agricultural parcels, on the other side, the Petaluma River and San Pablo Bay can be seen.

270 SEARS POINT ROAD PETALUMA, CA 94954



RATE

\$1.25 per sq ft

Yard Space Available

Please inquire about Yard Space Rate



TERMS

Industrial Modified Gross

1-10 Year Term Lease



PARKING

Parking is available on-site



ZONING

K

Allows for boat fabrication, boat dealerships, special events, recreational facilities, sporting facilities, and other marine related uses.



MULTI-USE SPACE FOR LEASE

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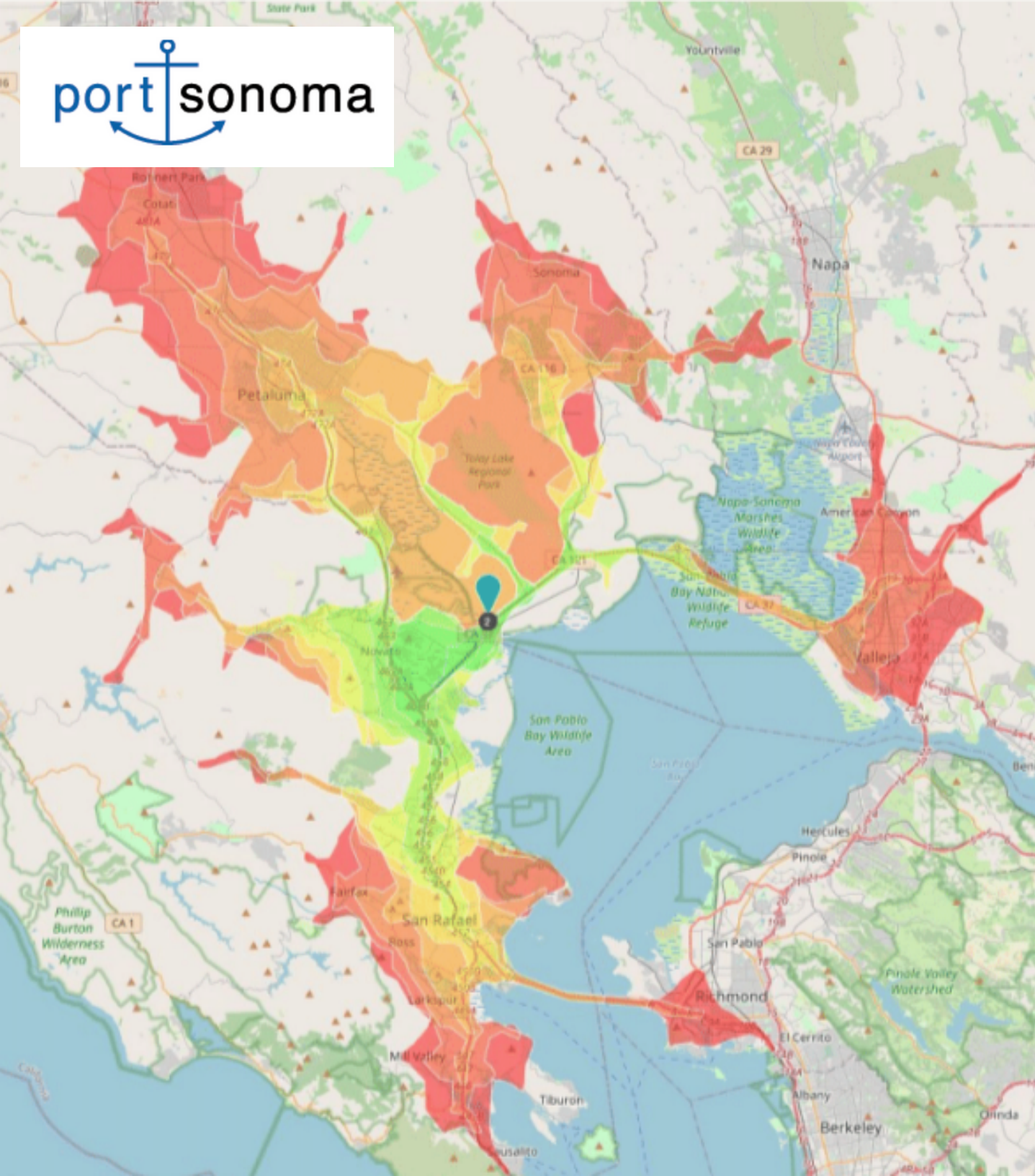
DESCRIPTION:

This 4,800 square foot Space sits inside a fully fenced in courtyard and is within close vicinity to a massive labor force, and wine country tourists alike. This space was previously used for boat storage, and for boat manufacturing, but it has the potential for other uses such as a boat dealership, a chandlery shop, a boat repair shop, a sporting facility etc. Options for shop cranes, power transformers, and other reasonable TI's available.



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Labor Force Population Data:

Range (Minutes) **Population**

9	26,026
12	55,449
15	81,816
18	117,361
21	179,065
24	232,375
27	896,471
30	985,667

2021 Mean Household Income

Within 5 Minutes
\$91,000-114,000

Within 15 Minutes
\$91,000-153,000+

Within 20 Minutes
\$71,000-153,000+

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Nearby Hotspots:

SFO International

51 Minutes Away

Port Of Oakland

36 Minutes Away

Union Pacific Railroad

40 Minutes Away

Napa Valley

32 Minutes Away

San Fransisco

42 Minutes Away

Bodega Bay

56 Minutes Away

Safari West

47 Minutes Away

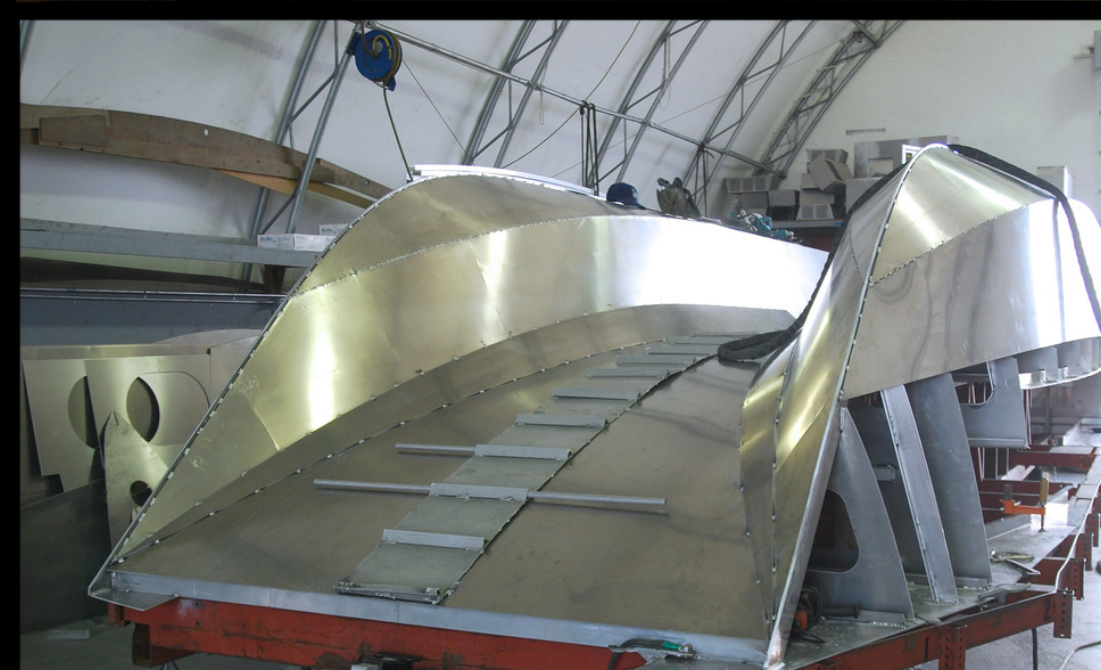


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Electric Description

Inside this Space there is a 120/208v service with 200 amps delivered. In total there are (10), 208v outlets which has made this space ideal for production welding, and aluminum hull boat fabrication. This location of Port Sonoma Marina has 1,200 amps delivered and divided into (3), 400 Amp Main Panels, all within 200 feet of this space, therefore power expansion is an option. When the power comes in from the drop it is 3PH, but it is reduced to 1PH for this space. We have previously considered, and the option is available to increase the power supply to 480v 3PH if necessary to prospective tenants.



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