

**FOR LEASE**

**1129 INDUSTRIAL AVE**

Petaluma, CA 94952



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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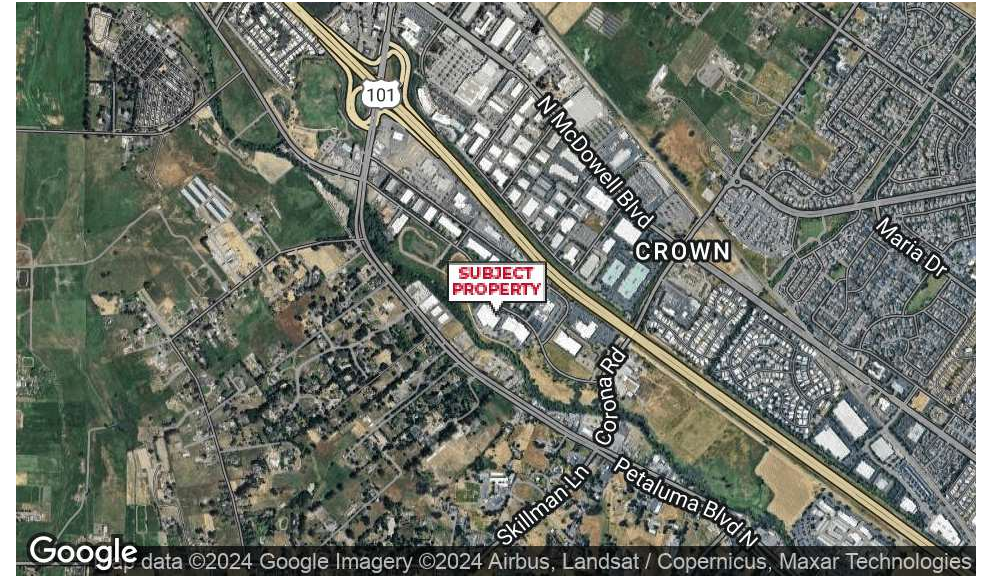
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Property Summary

# 1129 INDUSTRIAL AVE

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## PROPERTY DESCRIPTION

Efficient warehouse space with a large parking lot. The available space is large open warehouse with 28' clear height.

## PROPERTY HIGHLIGHTS

- Available for occupancy December 1, 2024
- 28' clear height
- 1 small office
- Shared restroom
- 1 grade level loading door
- 9 parking stalls

## LOCATION DESCRIPTION

1129 Industrial is a well located, hard to find industrial space in Northern Petaluma. Located just off the Penngrove exit on Highway 101, the location allows for easy ingress and egress of the highway for trucks of all sizes.

## OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (Gross)
Available SF:	±9,328 SF
Building Size:	±73,800 SF
Property Type:	Industrial
Zoning:	PD

SPACES	LEASE RATE	SPACE SIZE
Unit 101	\$1.25 SF/month	9,328 SF

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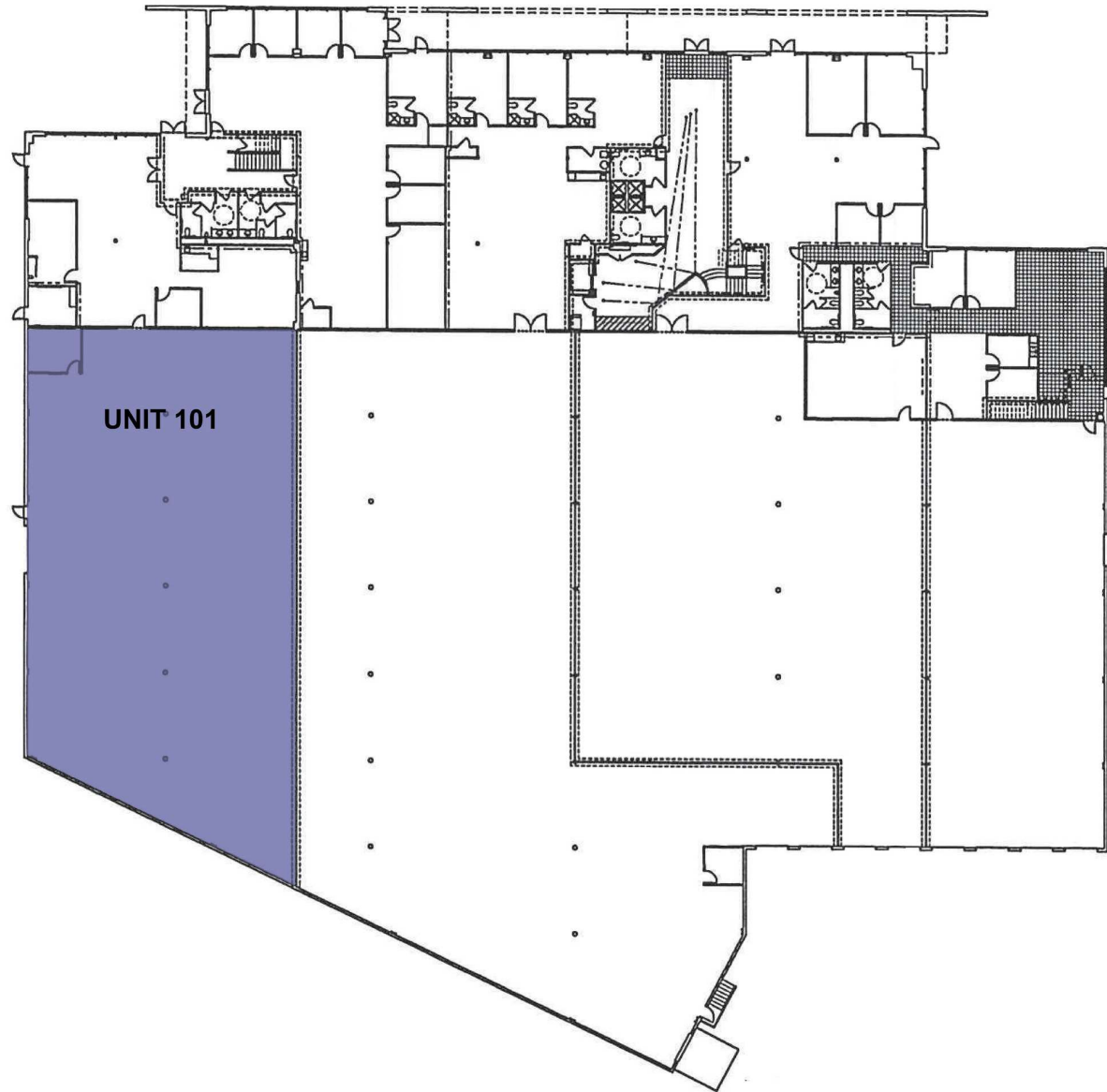


# FOR LEASE

Floor Plans

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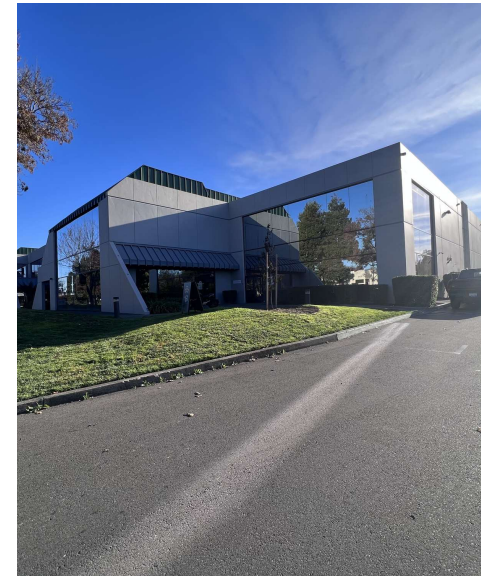


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Additional Photos

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## Demographics Map & Report

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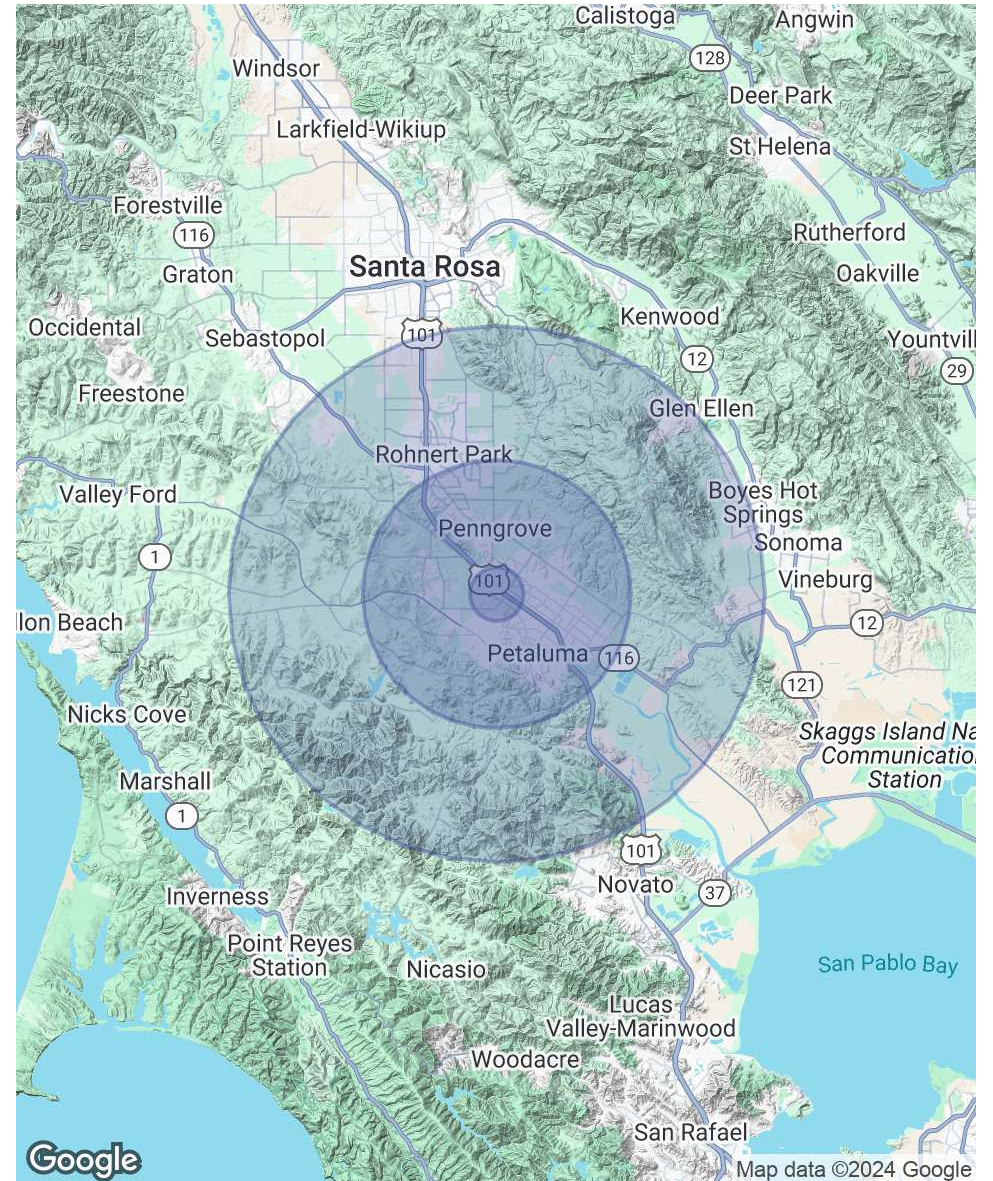
Petaluma, CA 94952

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,444	78,695	177,691
Average Age	46	43	42
Average Age (Male)	44	42	41
Average Age (Female)	47	45	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,431	30,521	67,070
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$145,189	\$160,282	\$143,600
Average House Value	\$885,801	\$957,885	\$858,237

\* Demographic data derived from 2020 ACS - US Census



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