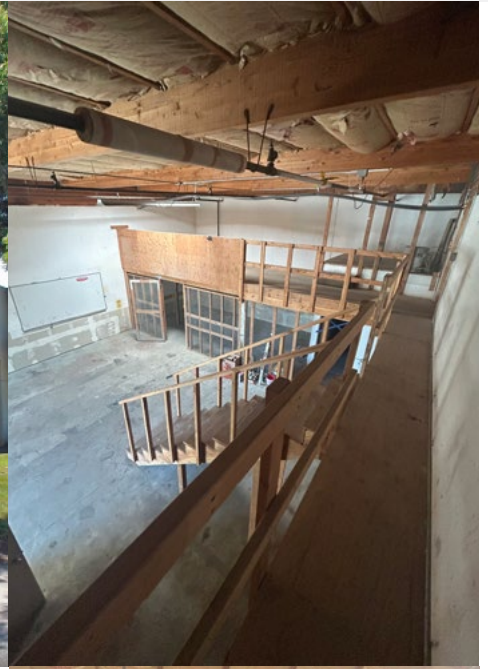


FOR SALE OR LEASE

1130 INDUSTRIAL AVE #4, PETALUMA, CA 94952



\$450,000

SALE PRICE

1,365

WORK AREA SF

1,368

LOT SIZE SF

1

BATHROOM

Flexible layout suitable for a wide range of businesses: industrial, office, creative, or light manufacturing



Property Description

Located in a well-maintained complex within a Planned Community Development (PCD) zone, this 1,365 sq. ft. unit offers a flexible layout suitable for a wide range of business uses, whether industrial, office, creative, or light manufacturing. Originally built in 1987, the property features a front office/reception area, fire sprinkler system, and a 12'H x 10'W grade-level roll-up door for easy loading access. The unit includes two reserved parking spaces, plus access to ample shared unreserved parking for staff and visitors. This adaptable space presents a rare opportunity for customization in a sought-after location. Perfect for entrepreneurs, small businesses, makers, or those seeking a blend of office and production space.

Location Facts

- Quick and easy Hwy 101 access - over 161K cars per day
- Short 10 minute drive to Downtown Petaluma (includes Petaluma Farmers Market, Hank's Pizza, Brewsters Beer Garden, Sugo Trattoria, The Bagel Mill, + more
- Centrally located between Santa Rosa, Point Reyes, and San Francisco

4302 REDWOOD HWY SUITE 200

SAN RAFAEL, CA 94903

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