



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

**1110 INDUSTRIAL AVE, UNITS 25 & 26  
PETALUMA, CA**

Two Industrial Condos



Go beyond broker.

PRESENTED BY:

**DEMI BASILIADES, SREA**  
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# PROPERTY SUMMARY



1110 INDUSTRIAL AVE, UNITS 25 & 26  
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## HIGHLIGHTS

- Double Unit Industrial Condo
- Two Grade-Level Roll-up Doors
- Extensive Electrical Infrastructure and Ventilation
- Plumbed for Shop Sink
- Integrated Winch and Rail System
- Bonus Mezzanine Storage
- Two Air Compressors Included
- Corner Unit with Excellent Window and Glass Line

**APN#**  
150-060-025, 150-060-026

**PARKING**  
Pro Rata

**TOTAL S.F.**  
Unit 25: 1,095+/- SF  
Unit 26: 1,214+/- SF  
Total: 2,309+/- SF

**ASSOCIATION DUES**  
Unit 25: \$481.92  
Unit 26: \$556.30

**ZONING**  
Rancho Arroyo Business Center  
PCD



## SALE PRICE

**\$675,000.00 (\$292+/- PSF)**

## DESCRIPTION OF PREMISES

Great owner/user warehouse. This double unit industrial condo offers a practical, well-laid-out configuration with a private office at the front entry and three additional office or flex rooms. The layout opens into a large open warehouse, where the restroom is located, and includes two grade-level roll-up doors, extensive electrical already in place, significant venting throughout, plumbing for a shop sink, a winch and rail system, two air compressors, and a shop heater. A bonus mezzanine provides additional storage, and as a corner unit the space benefits from strong window and glass frontage with good natural light and visibility.

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# PETALUMA



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### DESCRIPTION OF AREA

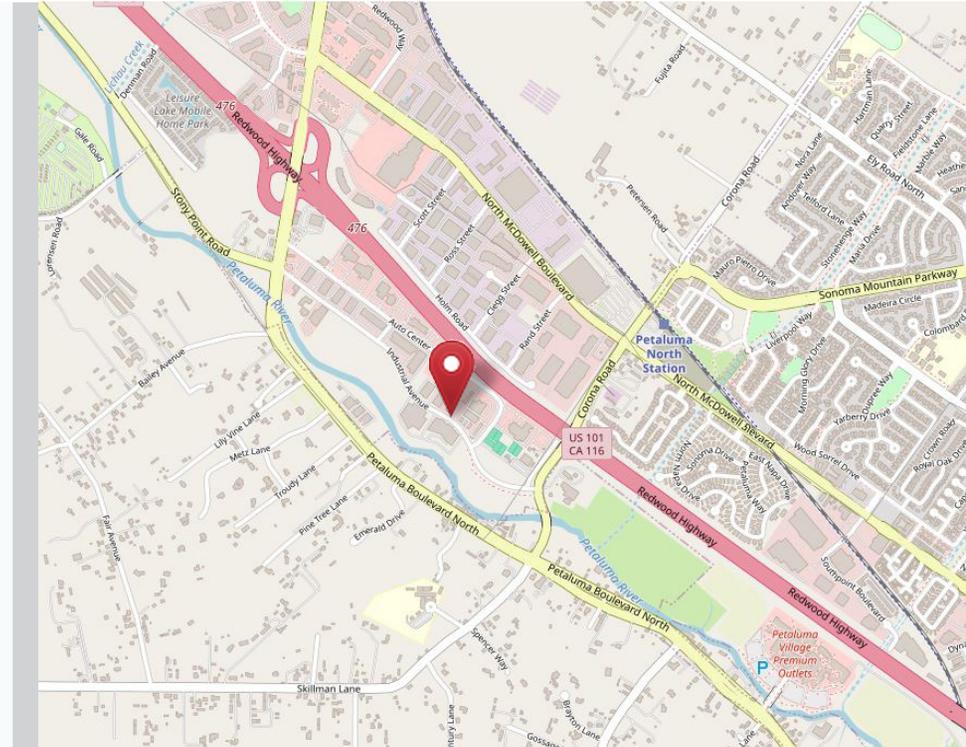
The property is located within a well-established industrial condominium park serving a wide range of owner-users, contractors, and light manufacturing businesses. The surrounding area is characterized by a strong concentration of trade, service, and production users, providing a functional business environment with compatible neighboring uses. The location offers efficient access to major arterials and regional transportation routes, supporting both local operations and broader distribution needs.

The industrial park benefits from stable occupancy, limited turnover, and strong demand for owner-occupied product, reflecting the ongoing scarcity of small-to-mid-size industrial condominiums in the market. Nearby commercial services, suppliers, and amenities support day-to-day operations, while proximity to the local workforce and residential areas enhances convenience for employees.

This location is well suited for contractors, fabricators, service providers, and owner-users seeking a long-term operational base in a proven industrial setting with strong fundamentals and long-term stability.

### PETALUMA MOMENTUM

- **300+ new businesses opened in 2025**, reflecting strong commercial growth citywide.
- **\$2 million in state funding** awarded to advance the 24-acre Petaluma River Park along the downtown waterfront.
- **Major mixed-use and housing projects** underway, adding activity and long-term stability to the downtown core.
- **General Plan Update** in progress, guiding future development, transportation, and economic policy.
- **Expanding retail and restaurant scene**, strengthening the walkable Downtown and River District.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	4,339	45,227	84,169
Est. Avg. HH Income	\$100,387	\$107,087	\$108,226

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# SBA LOAN SCENARIO



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## SBA 504 loan scenario (90% Loan to Value)

Project Amount:	<b>\$675,000</b>	
First loan amount:	\$337,500	
SBA loan amount:	\$270,000	
Amortized: bank 1st DOT	<b>25</b> yrs	
Amortized: SBA 2nd	25 yrs	
Bank interest rate	<b>6.500%</b>	\$2,279 Mo.
SBA 504 interest rate:	<b>5.850%</b>	\$1,715 Mo.
Monthly payment:	\$3,994	
Cash down payment	\$67,500	



### Estimated Bank Fees and Reports

Bank & SBA:	
Bank loan fee(1st and Bridge)	<b>\$10,800</b>
SBA 504 loan fee (Financed by SBA)	\$7,155
Appraisal	\$3,000
Environmental	\$2,100

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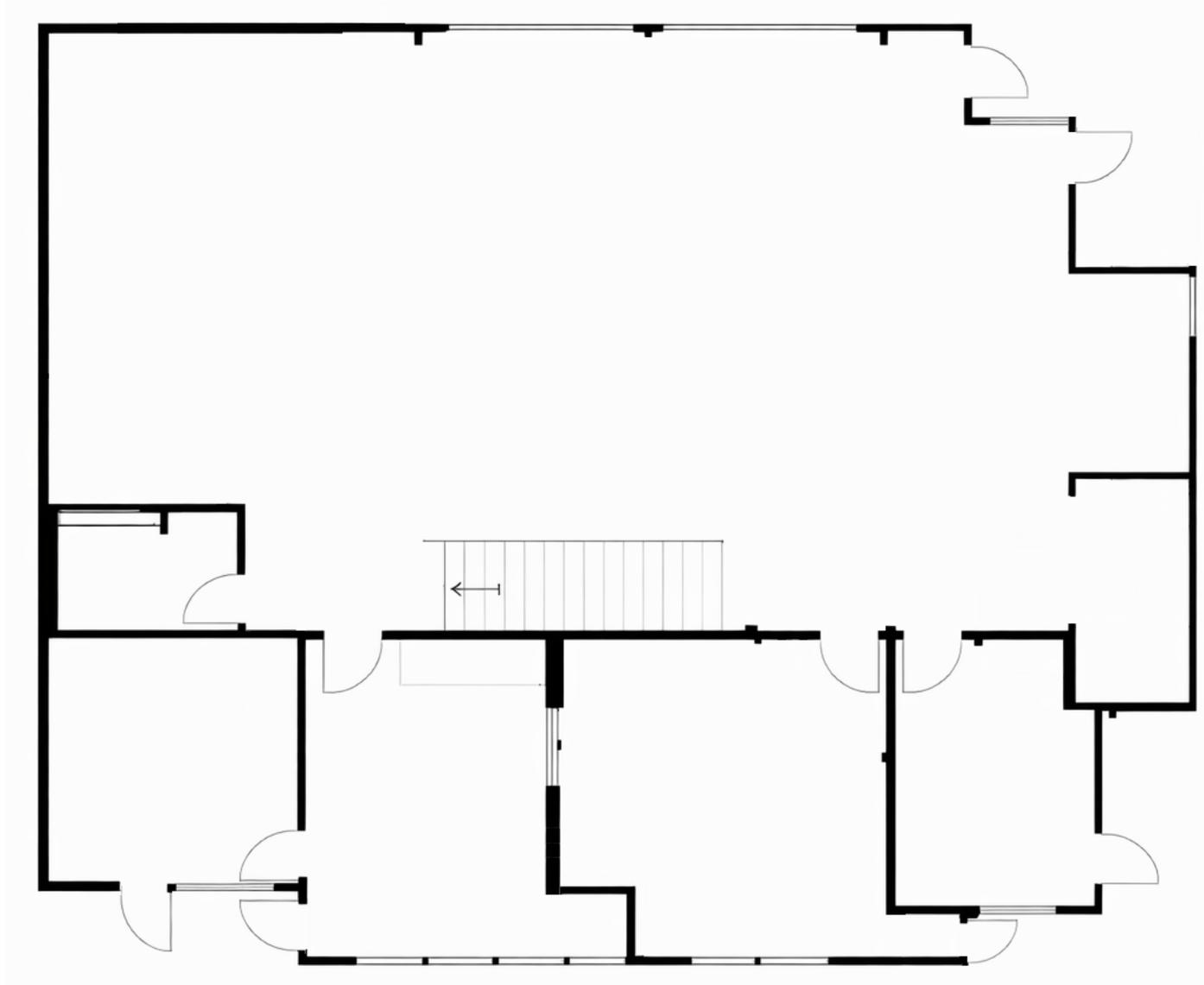


# FLOOR PLAN



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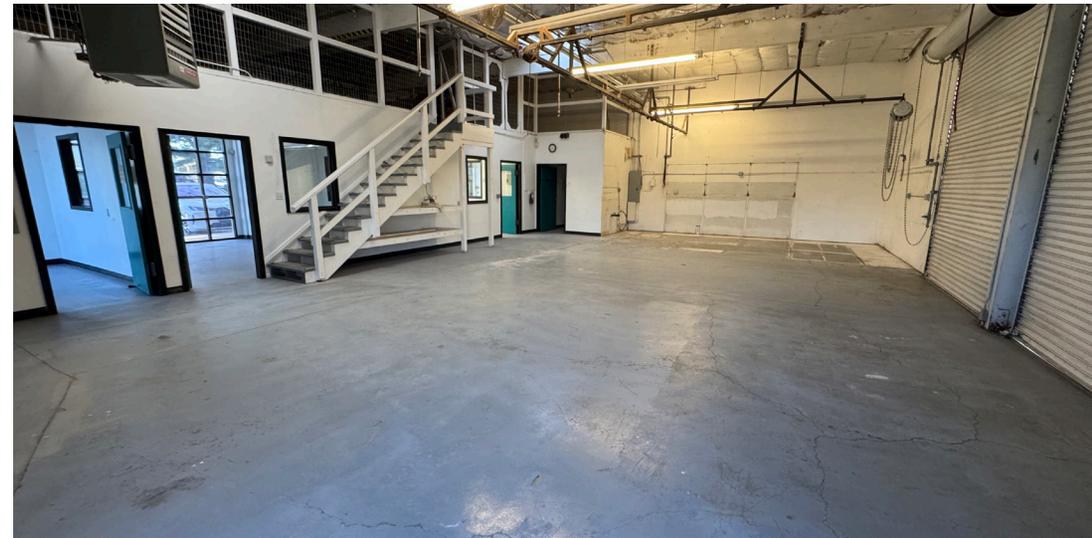
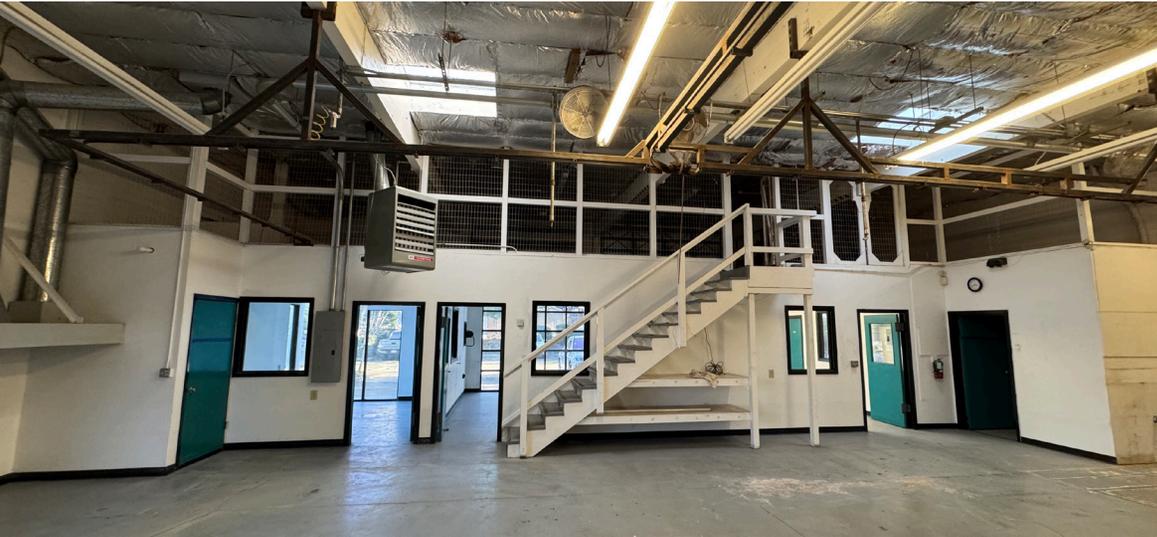


# PHOTOS



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# VICINITY AERIAL



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SAN FRANCISCO  
NORTH/PETALUMA  
KOA



1110  
Industrial Ave.



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