

AVAILABLE FOR LEASE

# 1350-1370 INDUSTRIAL AVE

PETALUMA, CALIFORNIA



**1350 WOODSIDE BUSINESS PARK 1340**

A	Crown Trophy	A	Catstudio
B	Crown Trophy	B	Catstudio
C	Charles Keller Construction, Inc.	C	Holly Solar
D	Charles Keller Construction, Inc.	D	Sheila's Naturals
E	Charles Keller Construction, Inc.	F	Jimmy's Catering Company
G	Slembrock-Mary Corp.	F	Catstudio
H	S/S Plumbing	G	Catstudio

**FLEX SPACE AVAILABLE**

**±680 - ±5,060 SF**

**Trevor Buck**

Executive Managing Director  
+1 415 451 2436  
trevor.buck@cushwake.com  
Lic #: 01255462

**Drew Soltis**

Associate  
+1 415 451 2415  
drew.soltis@cushwake.com  
Lic #: 02163430

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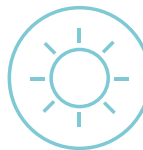
±680 - ±5,060 SF

\$1.50 PSF INDUSTRIAL GROSS

TENANT IMPROVEMENTS AVAILABLE



FULLY  
SPRINKLERED



GREAT NATURAL  
LIGHT



AMPLE  
POWER



SINGLE FLOOR  
BUILDING



3 ROLL UP DOORS  
13.6' CLEAR HEIGHT

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## PROPERTY OVERVIEW

1350-1370 Industrial Avenue offers highly functional flex industrial suites designed to accommodate a wide range of users from light industrial and warehouse to showroom and office uses. The project features a clean, single-story layout with abundant natural light, grade level loading, and flexible suite sizes ranging from  $\pm 680$  SF to  $\pm 5,060$  SF.

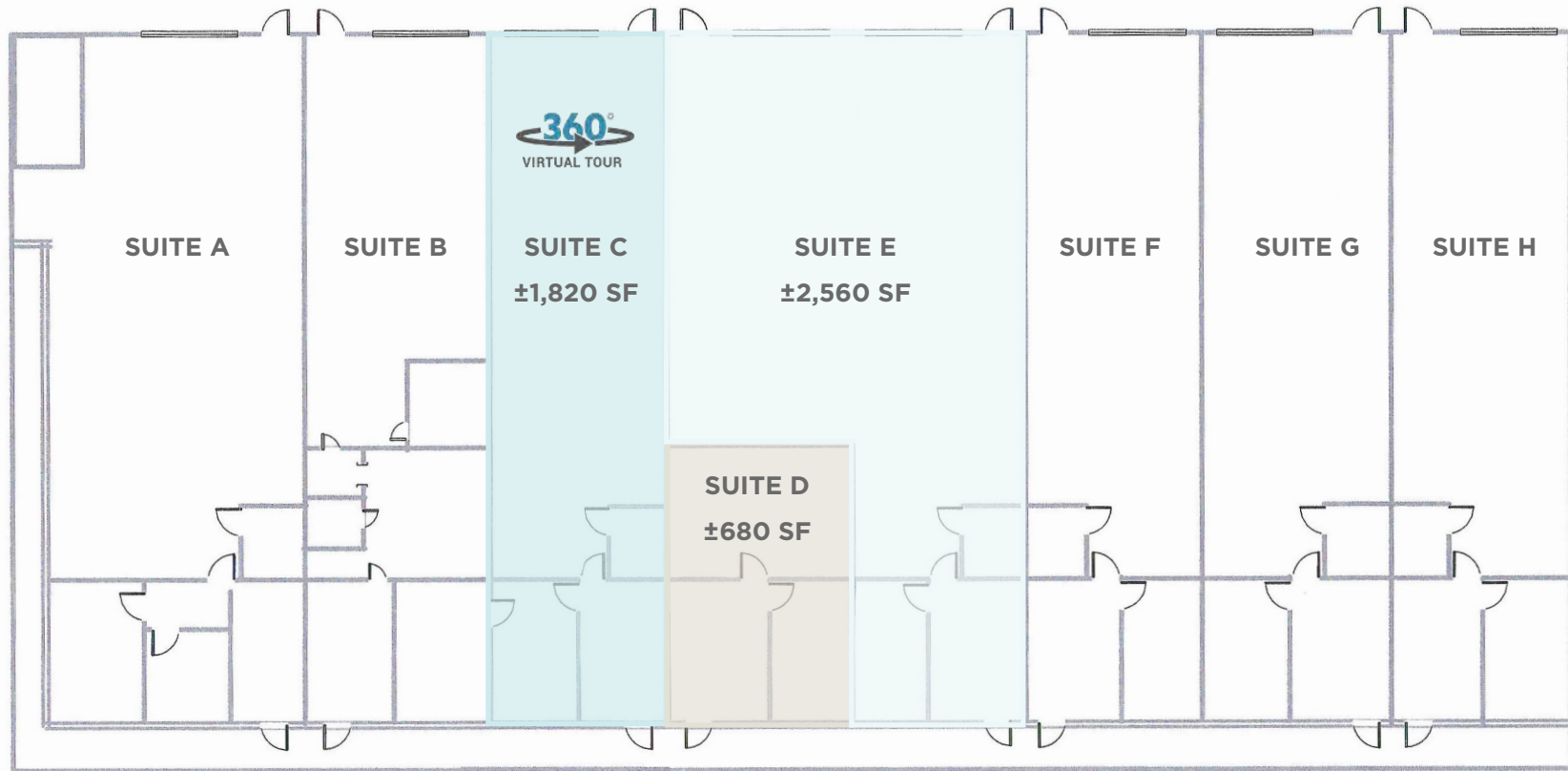
## HIGHLIGHTS

- 0.4 miles from HWY 101
- \$1.50 PSF Industrial Gross
- Tenant improvements available
- 1 mile from SMART train
- 3 miles to Downtown Petaluma
- Fully sprinklered
- Ample on-site parking

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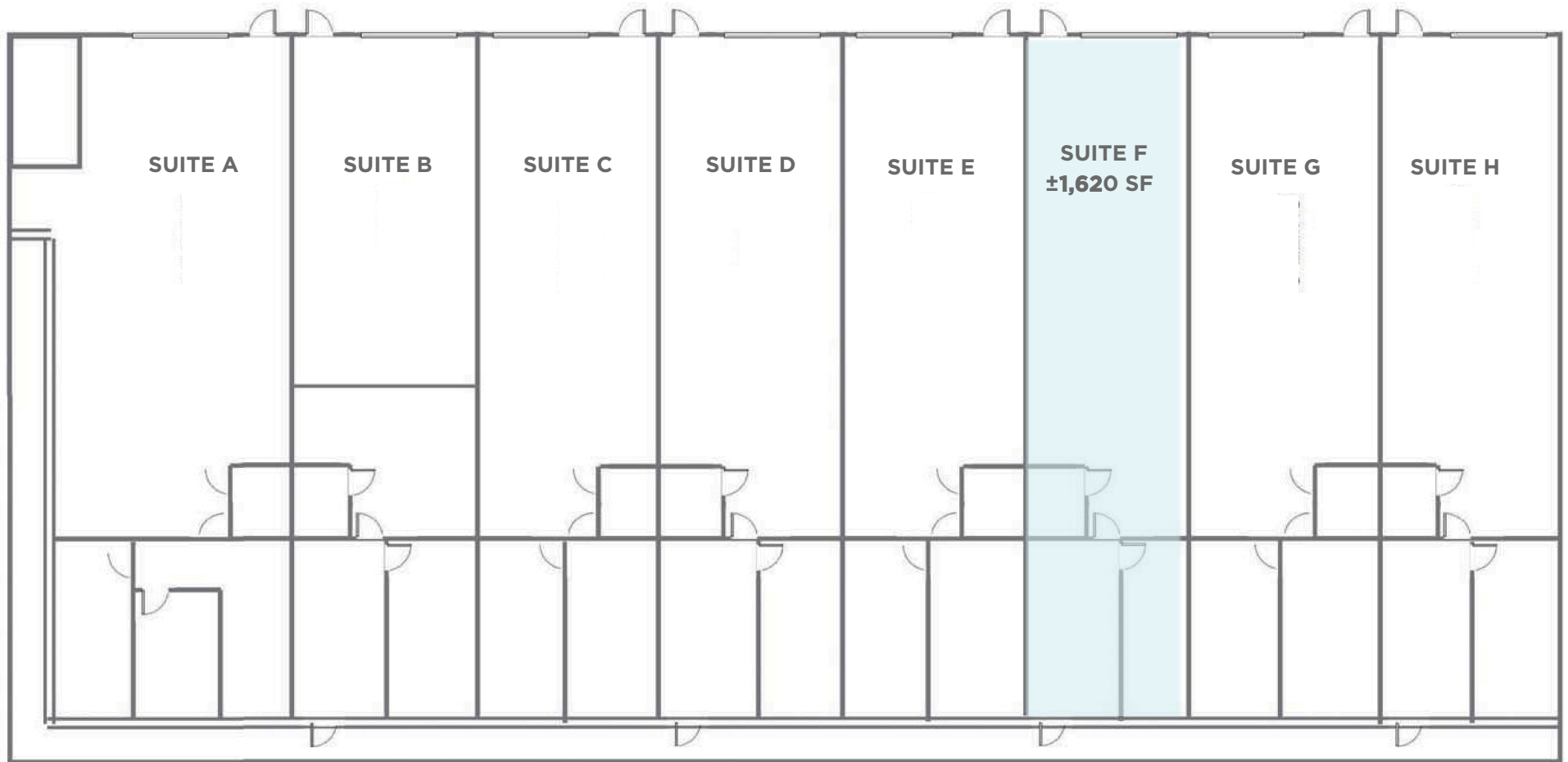
## 1350 FLOOR PLAN

±680 - ±5,060 SF AVAILABLE

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**1370 FLOOR PLAN**  
±1,620 SF AVAILABLE