

FOR LEASE

800 LINDBERG LANE

800 Lindberg Lane, 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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Property Summary



PROPERTY DESCRIPTION

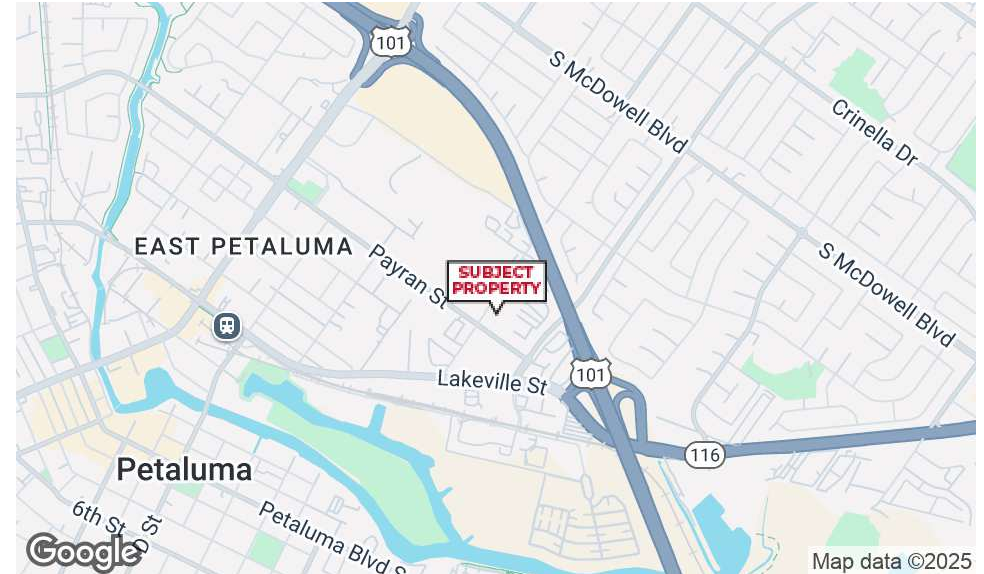
Discover an exceptional leasing opportunity at 800 Lindberg Lane, Petaluma, CA. The convenient location near Highway 101 and Highway 116 ensures seamless access for employees and clients, while the newly painted facade and ample parking create a welcoming and professional environment. With its strategic positioning and practical features, this property is poised to elevate the success of your business endeavors. Don't miss out on the chance to make this space the ideal home for your office or office warehouse operations.

LOCATION DESCRIPTION

With easy access to Highways 101 and 116, the location provides seamless connections to the entire Bay Area. Located at the intersection of Lindberg Lane and Payran Street in Petaluma, the site is close to the Petaluma Gateway Center with multiple dining options and East Washington Plaza with Target, Sprouts and Dick's Sporting goods for larger shopping trips.

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OFFERING SUMMARY

Lease Rate:	\$1.20 SF/month (NNN)
Available SF:	±6,336 SF
Lot Size:	±2.07 Acres
Building Size:	±36,000 SF
Property Type:	Office/Industrial/Retail
Zoning:	Industrial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,146	22,461	28,744
Total Population	13,292	59,759	76,690
Average HH Income	\$77,102	\$87,791	\$91,902

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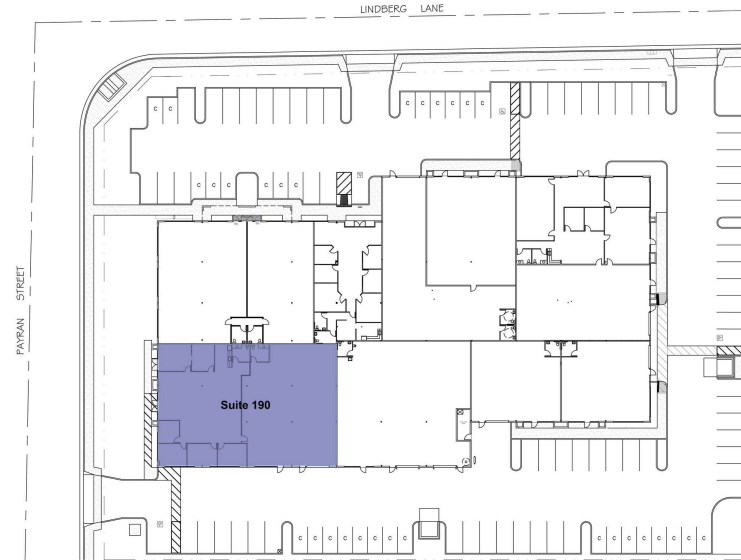


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Lease Spaces

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AVAILABLE SPACES

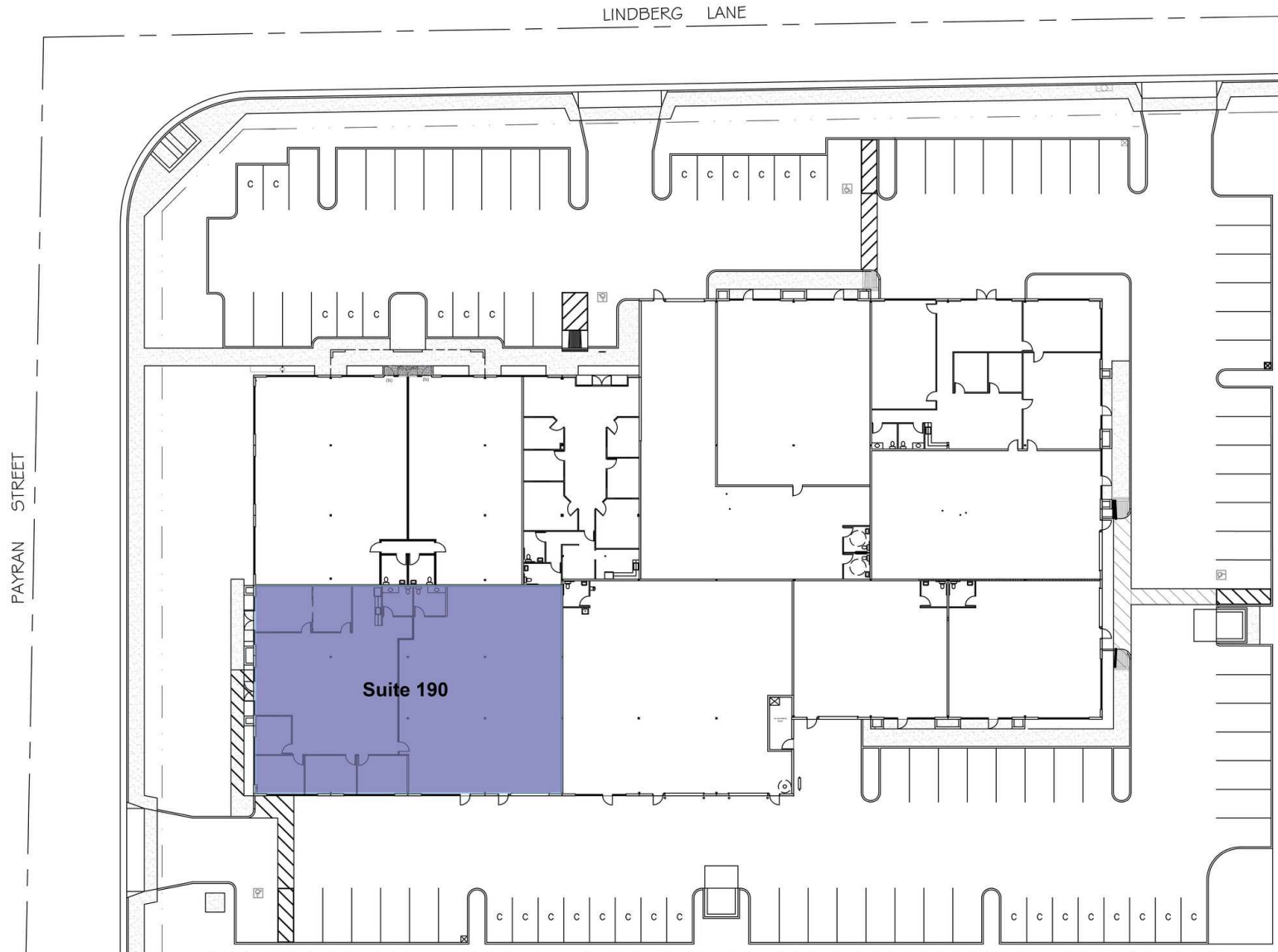
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 190	Available	6,336 SF	NNN	\$1.20 SF/month	Corner unit facing Payran Street, roughly half office and half warehouse. Office has 6 private offices, dramatic polished concrete floors and 12' ceilings in the open area. The space features kitchenette and well appointed restroom; warehouse features a single 12'x12', grade-level roll-up door and 14-16' ceilings and a separate restroom. Attractive, clean, multi-use space in desirable part of town. NNN estimated to be \$0.40 PSF.

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Floor Plan

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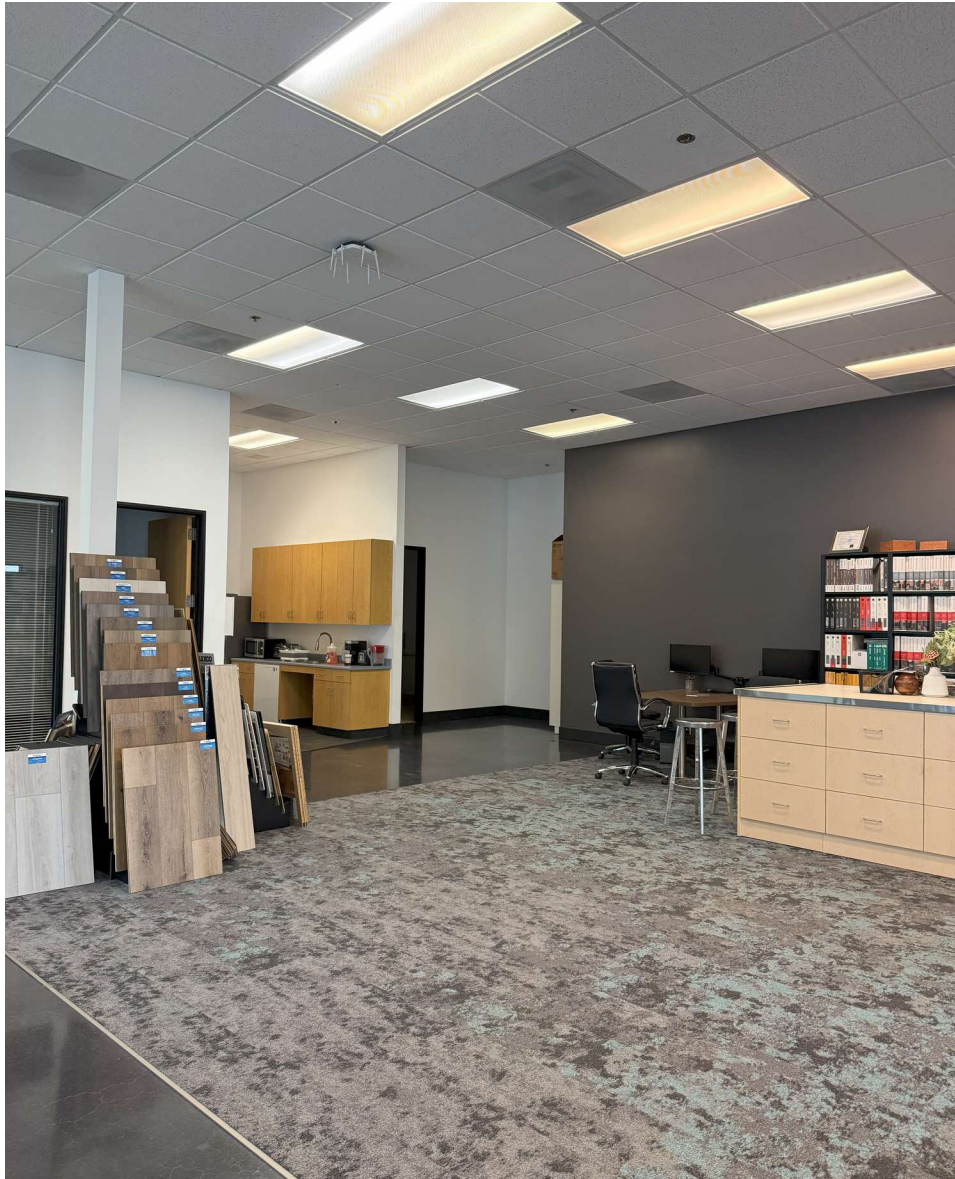


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Additional Photos

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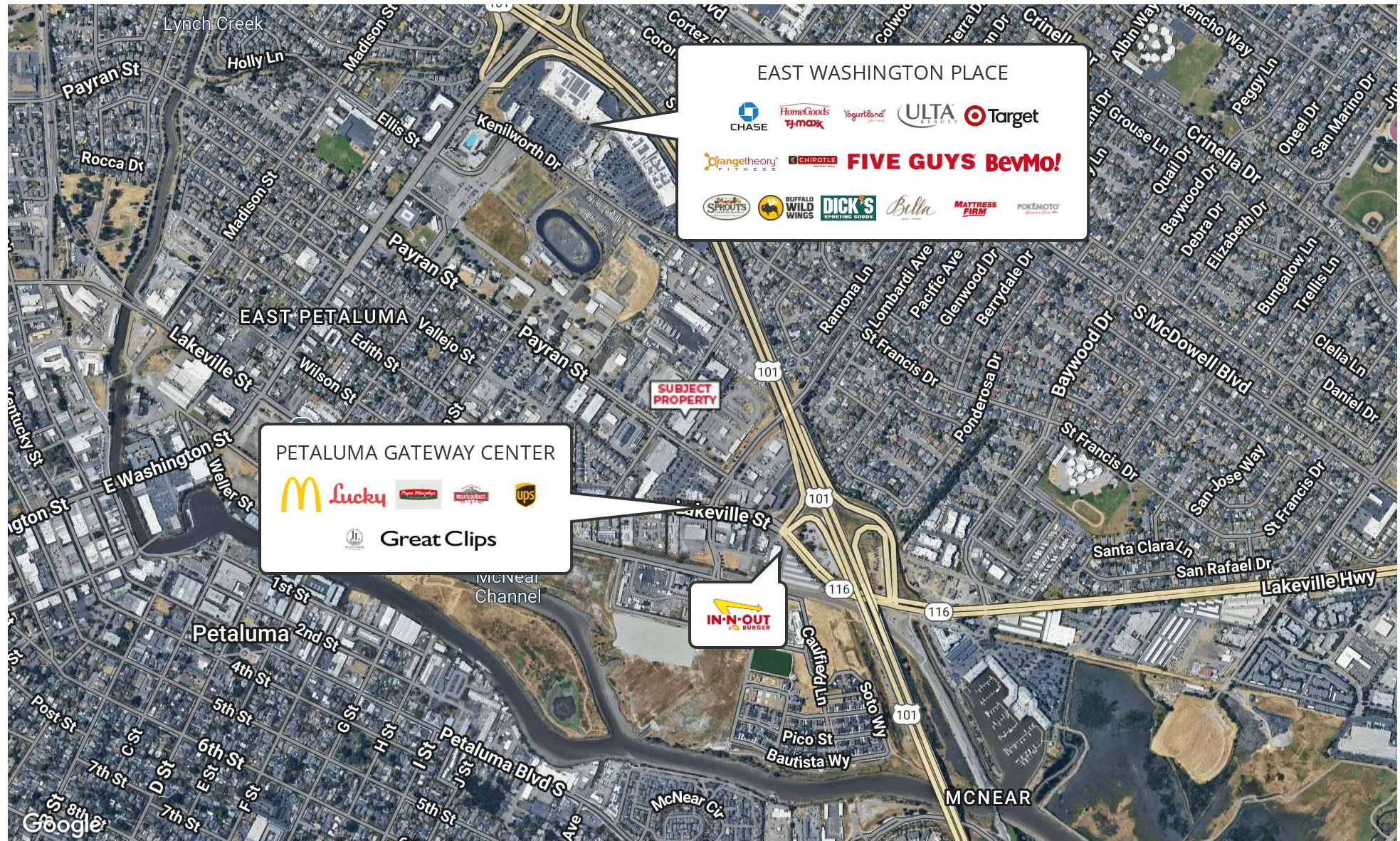


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Retailer Map

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