

FOR LEASE

2250 S MCDOWELL BLVD EXT

Petaluma, CA 94954



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Executive Summary

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OFFERING SUMMARY

Property Type:	Industrial
Lease Rate:	\$1.30 SF/month (NNN)
Building Size:	+/- 136,867 SF
Available SF:	+/- 136,867 SF
Lot Size:	+/- 263,102 SF
Year Built:	2000
Submarket:	Petaluma/Cotati/Rohnert I

PROPERTY HIGHLIGHTS

- Available for occupancy May 1, 2024
- 69 parking stalls
- Secured by perimeter fencing and warehouse gate
- Great shaded picnic area with benches and tables
- 30-32' clear height
- 1 grade level door
- 24 bays with levelers
- 2000 AMPS 480 Volt 3 Phase Power
- ESFR rated sprinkler system
- Energy efficient warehouse lighting
- High production rooftop solar panels
- On-site well and storage tank
- Glass line offices and skylights provide for great natural lighting
- 17 private offices
- 2 floors - elevator served
- NNN expenses approximately \$0.12 per foot

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Property Description

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PROPERTY DESCRIPTION

Hard to find large distribution facility in Petaluma with high end office build out. Great clear height with ample loading docks for convenient distribution. Plenty of power for electric fork lifts and full warehouse racking may be available to purchase or lease, 900 lb capacity per level/4,500 lb per bay.

Arguably the nicest office space for lease in Petaluma. 2250 South McDowell Boulevard offers everything a large office tenant needs, large entry doors and a nice lobby along with beautiful glass lined private offices with work stations included. Large conference room and newly built out kitchen and break area allows this to be a true turn key Class A office opportunity at a very attractive price.

LOCATION DESCRIPTION

Located in the exclusive Oakmead Business Park, 2250 South McDowell offers the best logistics location in Sonoma County. Just off Highway 116 the property is three minutes away from Highway 101 and has easy access to Interstate 80. The property also offers a great setting for employees as it is a short walk to Schollenberger Park along with many dining amenities including Starbucks, Dandy Sandos, Lily Kai, Extreme Pizza and Pub Republic.

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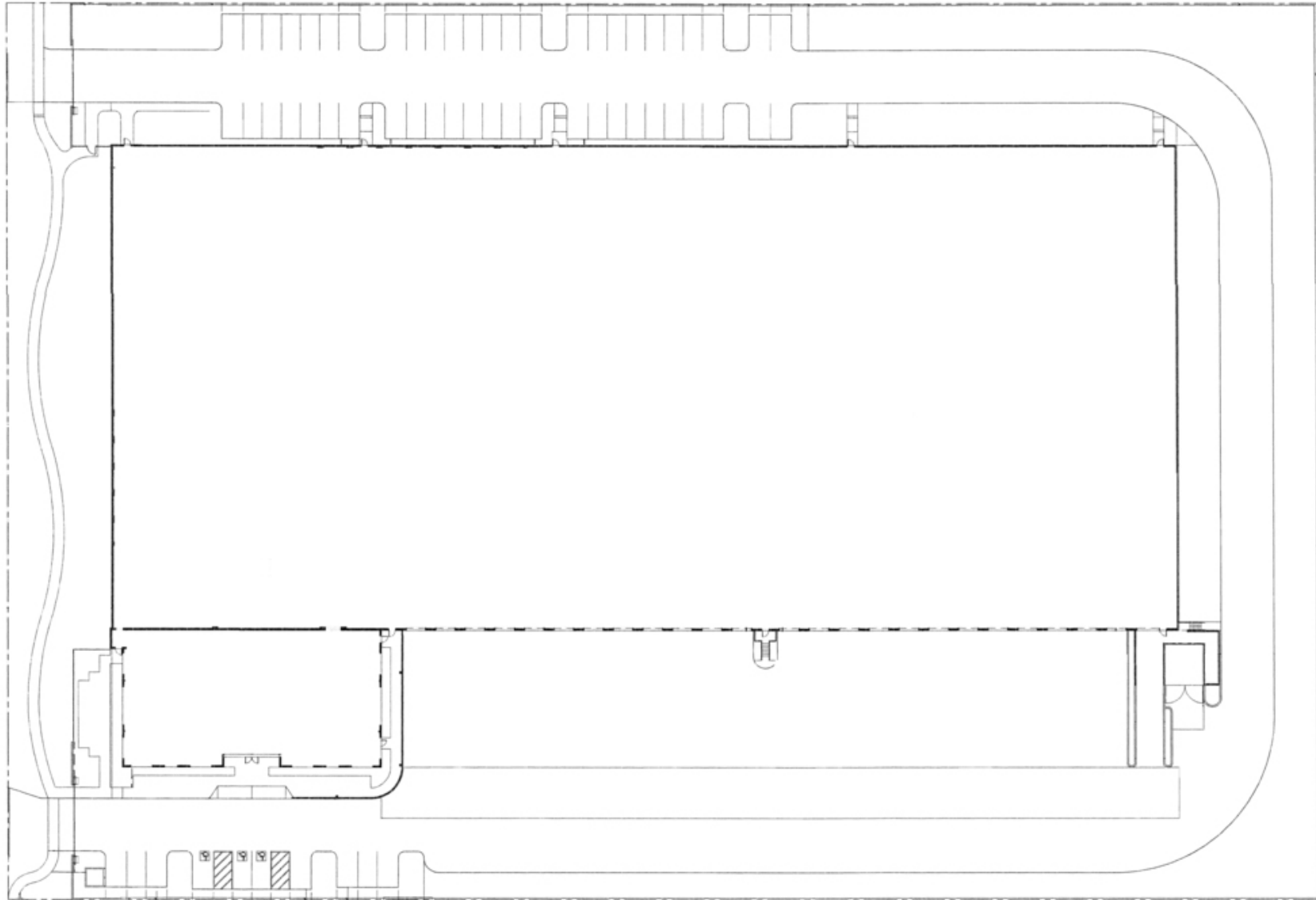


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Floor Plans - Warehouse

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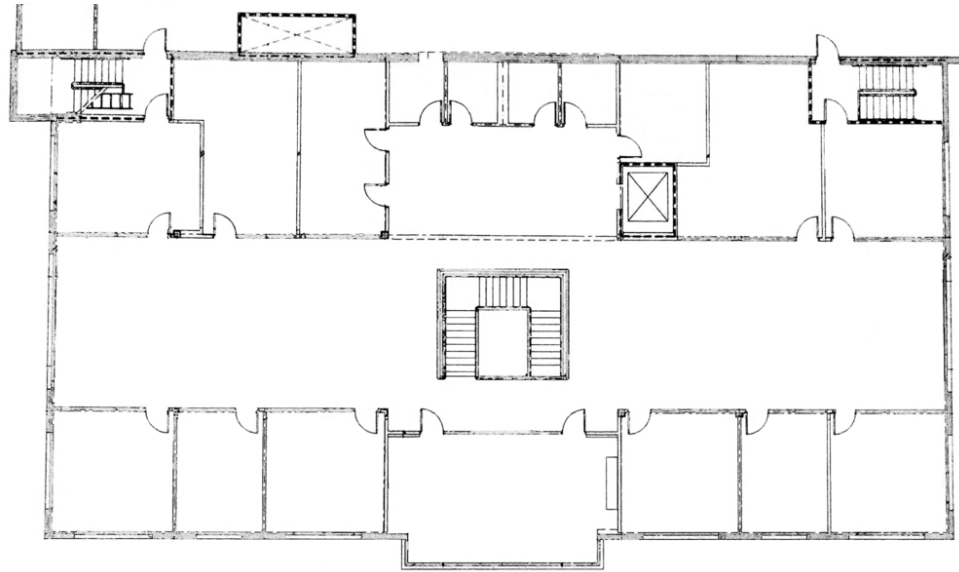


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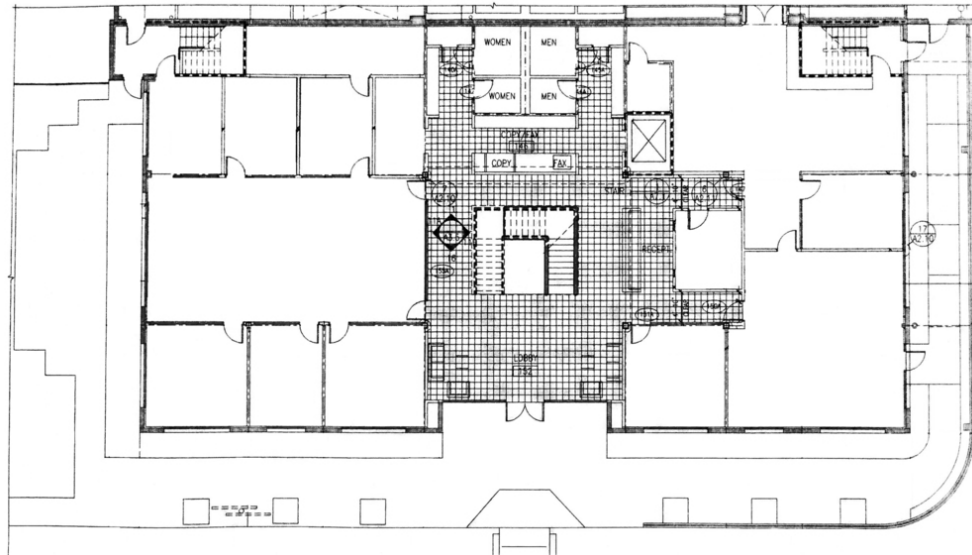
Floor Plans - Office

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1st Floor Office



2nd Floor Office

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Retailer Map

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Google

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Demographics Map & Report

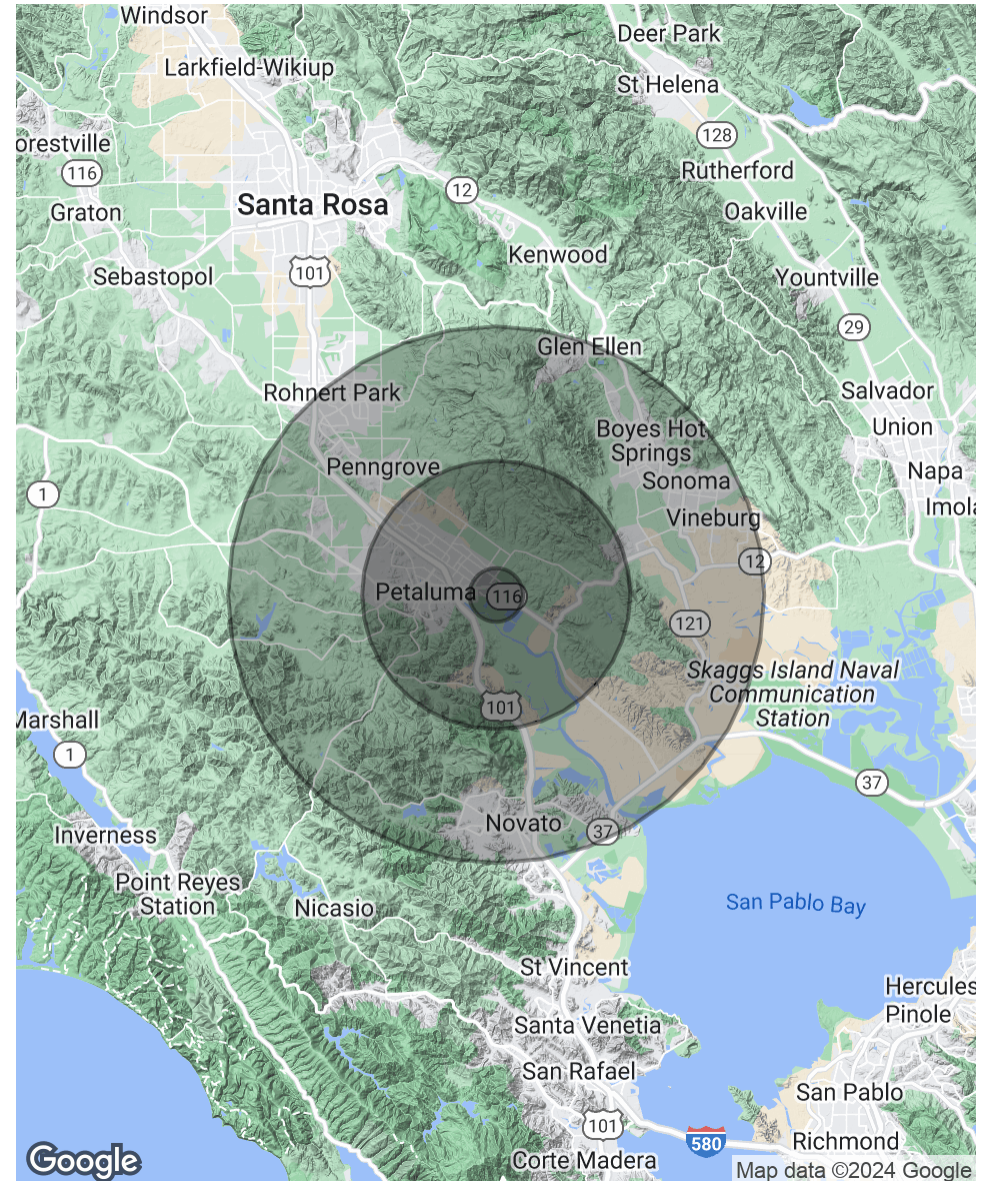
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,055	64,561	183,544
Average Age	39.5	39.7	40.5
Average Age (Male)	36.5	38.2	39.0
Average Age (Female)	41.4	41.2	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,146	24,203	70,458
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$98,058	\$90,725	\$92,966
Average House Value	\$515,332	\$599,006	\$644,563

* Demographic data derived from 2020 ACS - US Census



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