

FOR LEASE

740 SOUTHPOINT BLVD

Petaluma, CA 94954



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

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PROPERTY DESCRIPTION

This stand-alone building offers 3,800 square feet of modern office space, complemented by a host of practical amenities such as 100 parking stalls, 24' clear height, 4 grade level, and 2 dock doors. With reinforced concrete construction and complete sprinkler coverage, this space is both secure and adaptable. The advanced infrastructure includes 2000 AMPS 480 Volt 3 Phase power, making it suitable for a variety of business needs. This property is an exceptional opportunity for forward-thinking businesses seeking a top-tier location.

PROPERTY HIGHLIGHTS

- 100 parking stalls
- 24' clear height
- 4 grade level and 2 dock doors
- 2000 AMPS 480 Volt 3 Phase power
- Close proximity to new Petaluma North Smart Train station
- Property may also be available for purchase, contact for pricing guidance

LOCATION DESCRIPTION

This prime location offers an ideal setting for industrial and manufacturing tenants. Petaluma's proximity to the Bay Area ensures access to a skilled workforce and a network of suppliers. With a rich agricultural heritage, the location is perfect for businesses in the food and beverage industry, allowing for easy access to local farms and producers.

OFFERING SUMMARY

Lease Rate:	\$1.05 SF/month (NNN)
Available SF:	±42,926 SF
Building Size:	±42,926 SF
Property Type:	Industrial
Zoning:	PUD

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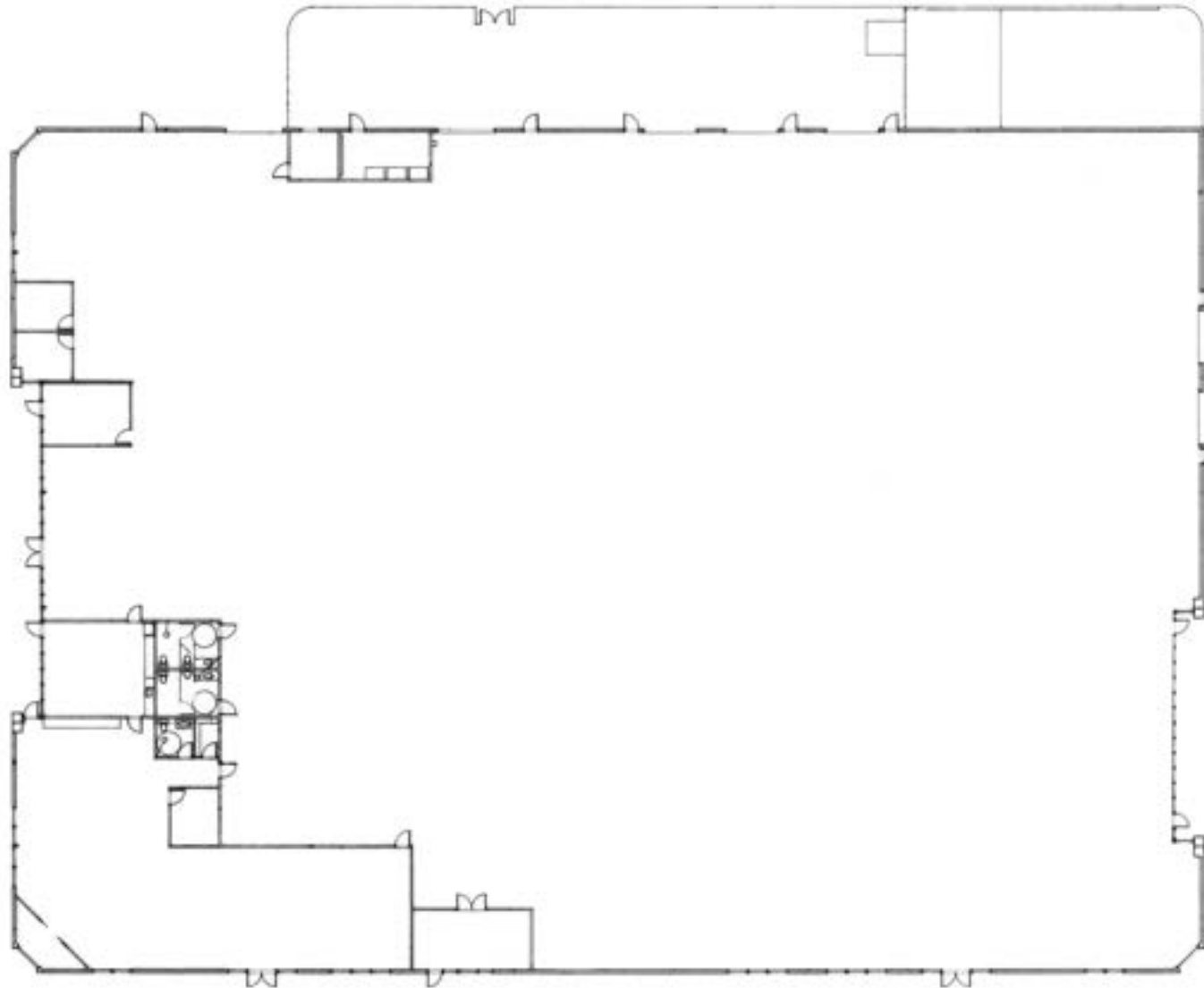


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Floor Plans

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Additional Photos

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Retailer Map

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Demographics Map & Report

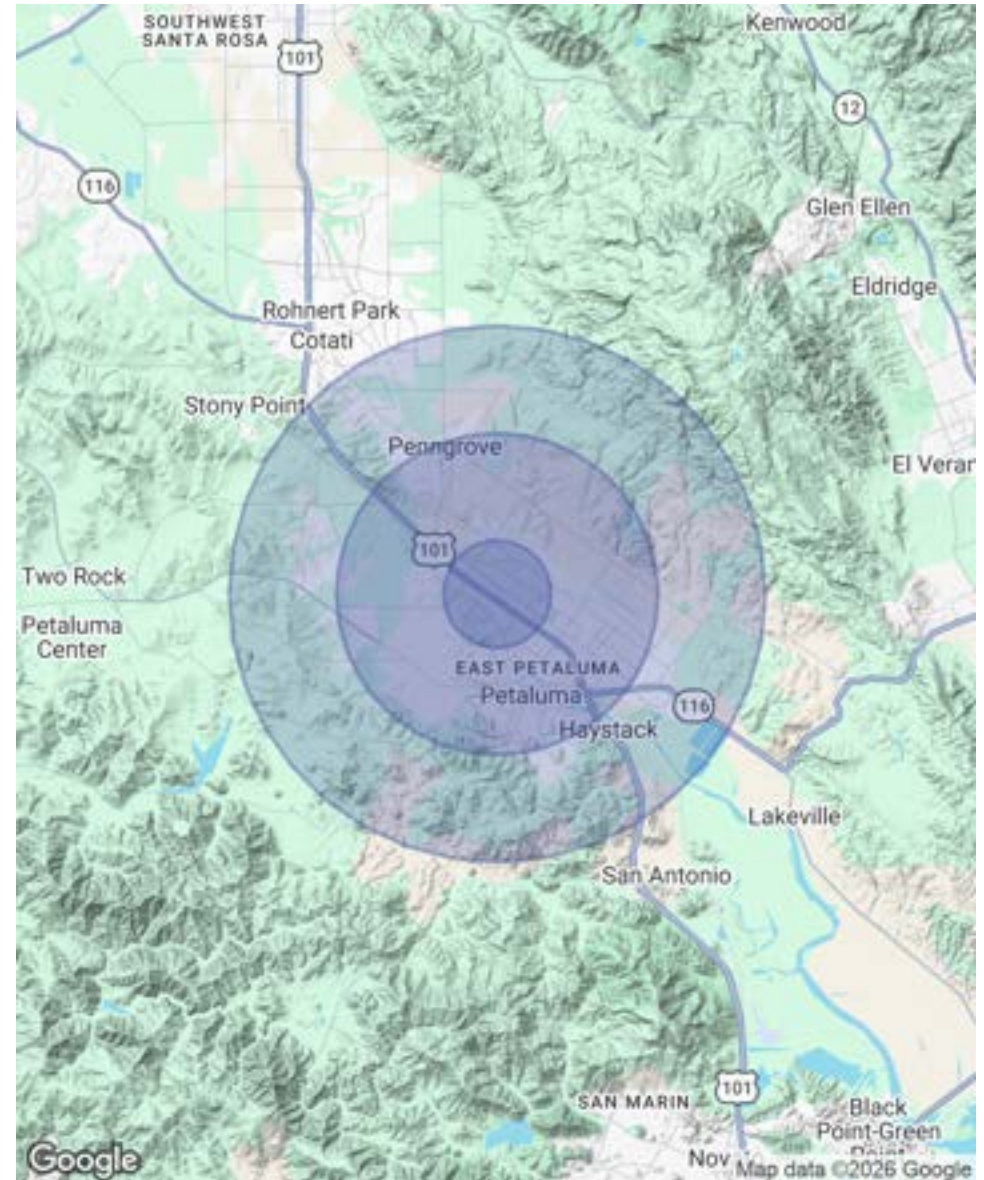
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,787	57,861	77,037
Average Age	44	44	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,623	22,673	29,857
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$160,595	\$156,250	\$160,108
Average House Value	\$837,145	\$937,534	\$957,054

Demographics data derived from AlphaMap



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