



For Sublease

1330 Redwood Way, Petaluma, CA

±42,000 SF Office / Warehouse / Lab Building



JLL

Jones Lang LaSalle Brokerage, Inc.
CA Real Estate License #01856260

Project Highlights

- ±42,000 SF office / warehouse / lab building (dock-high & grade-level loading doors)
- Divisible to ±11,130 SF (office)
- Building to be delivered fully furnished
- Building and monument signage available
- Abundant retail amenities nearby
- Excellent access to Highway 101
- Lease rate: negotiable
- Sublease LED: 12/31/2029



Floor Plan

- Quality Control Storage, Processing, & Dispensing Areas (±1,400 SF)
- GMP Warehouse Area to Include: Released Goods Storage, Shipping & Receiving, 5C Storage, & Stability Cages (±6,500 SF)
- GMP Laboratory Area to Include All Adjacent Rooms (±7,570 SF)
- GMP Manufacturing Area (±2,300 SF)
- Non-GMP R&D Laboratory Area to Include All Adjacent Rooms (±2,500 SF)
- General Office Area (±21,730 SF)



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Neighboring Tenants

1330 Redwood Way is conveniently located less than a mile away from Highway 101. The property is adjacent to numerous shopping, dining, and fitness amenities including Active Wellness Center, Home 2 Suites by Hilton, Beyond the Glory Sports Bar, Gohan Japanese, Bianchinni's Deli, Starbucks, Caffe Giostra, Applebee's, Lagunitas Brewing Company, and HenHouse Brewing Company. The Petaluma North SMART Train station sits just one mile away from the property and is a preferred option by many commuters.



Walking Distance

- Active Wellness Center.....10 mins
- Beyond the Glory Sports Bar.....5 mins
- Gohan Japanese.....6 mins
- Bianchinni's Deli.....6 mins
- Starbucks.....8 mins
- Caffe Giostra.....7 mins
- Applebee's.....9 mins
- Lagunitas Brewing Company.....11 mins
- HenHouse Brewing Company.....10 mins
- Petaluma North SMART Station.....20 mins

For more information, please contact:

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