



Keegan & Coppin
COMPANY, INC.

FOR SUBLEASE

1338 ROSS STREET
PETALUMA, CA

Warehouse Space



Go beyond broker.

REPRESENTED BY:

STEVE GORDON
BROKER ASSOCIATE

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RUSS MAYER, PARTNER

LIC # 01260916 (707) 664-1400 EXT 353
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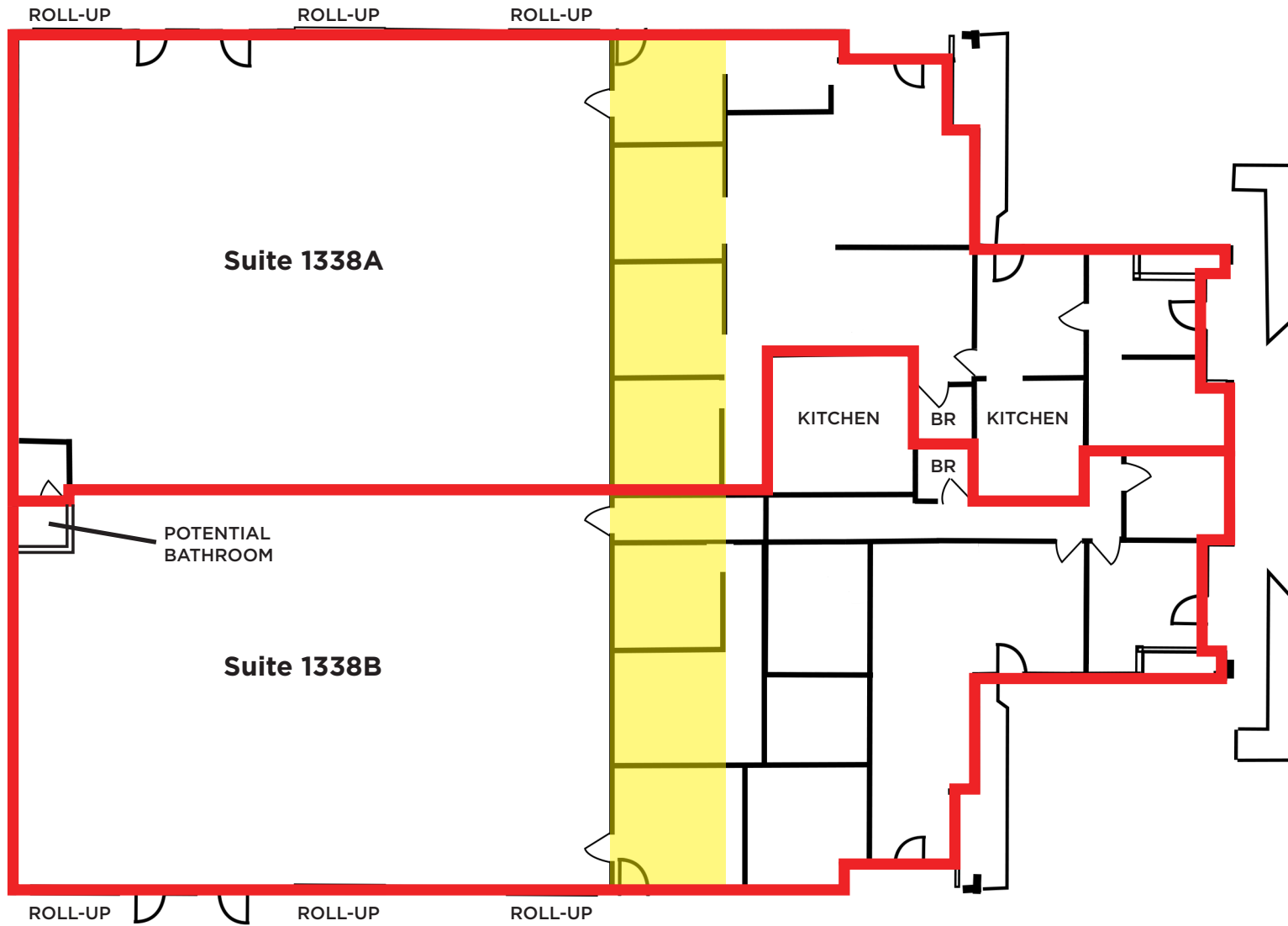


FLOOR PLAN



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= POSSIBLE WAREHOUSE EXPANSION

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EXECUTIVE SUMMARY



1338 ROSS STREET
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PROPERTY INFORMATION

HIGHLIGHTS

- Grade Level Roll-Up Doors (10'x12')
- Sprinklered for Fire Protection
- Excellent Location Along N. McDowell Boulevard with Easy Access to Highway 101
- On-Site and Street Parking
- I - Industrial Zoning

LEASE TERMS

CAM Expenses Estimated at \$0.25 PSF
Sublease Until June 30, 2028

INDUSTRIAL SPACE

DESCRIPTION

1338A:	\$0.91 PSF	Approx. 6,000+/- SF warehouse with three (3) roll-up doors and one (1) bathroom. Fire sprinkler system, zoned Industrial, 16' clear height, 400 amps of power, three phase. Six (6) private offices, large open reception area, kitchen, bathroom.
1338B:	\$0.91 PSF	Approx. 6,000+/- SF warehouse with three (3) roll-up doors and one (1) bathroom. Fire sprinkler system, zoned Industrial, 16' clear height, 400 amps of power, three-phase. Six (6) private offices, large open reception area, kitchen, bathroom.

Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

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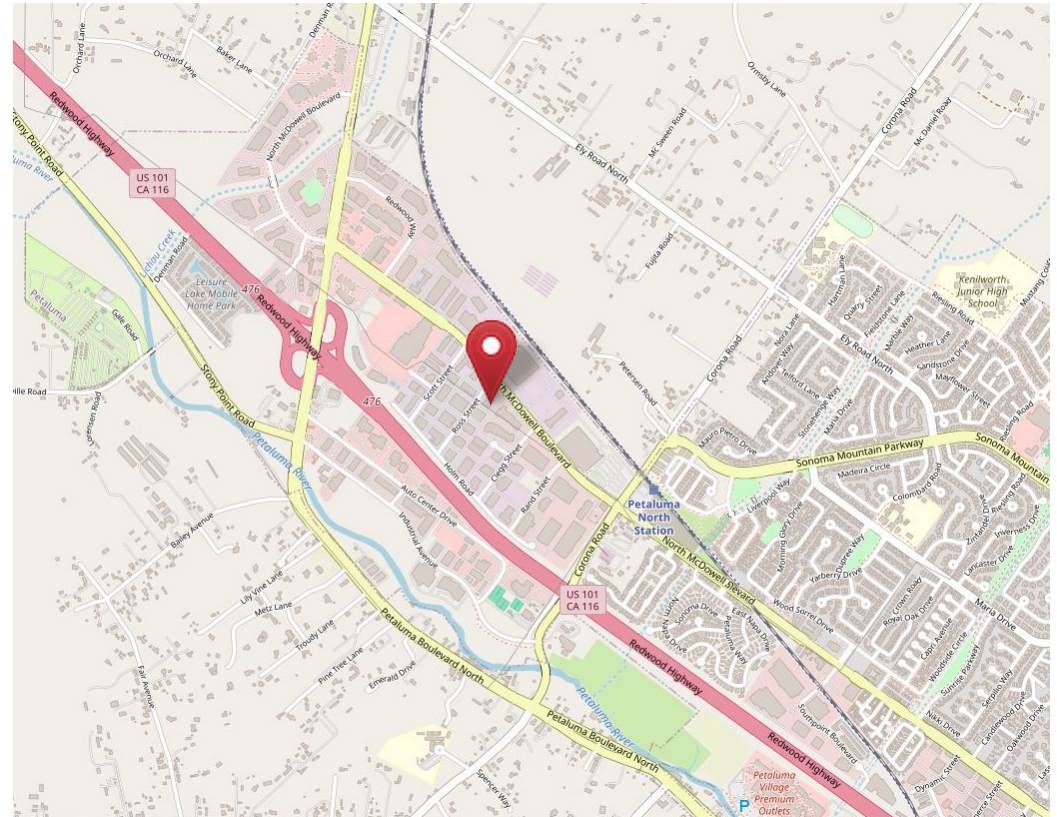
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DESCRIPTION OF PREMISES

The property is a concrete building. Parking has fresh asphalt. Zoned I - Industrial, applied to areas that are appropriate for a full range of manufacturing, industrial processing, general service, warehousing, storage and distribution operations. Small restaurants and service commercial are allowed as ancillary uses.

DESCRIPTION OF AREA

Located in the Petaluma Industrial Park, this building is situated on a hard corner parcel at the intersection of N. McDowell Boulevard and Ross Street. The property offers easy access to the Hwy 101/Old Redwood Hwy interchange, and just a few blocks away from the Orchard Retail and Redwood Gateway Centers offering full retail amenities, including restaurants and Active Wellness Center Sports Club.



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PHOTOS



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AERIAL MAP



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