



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

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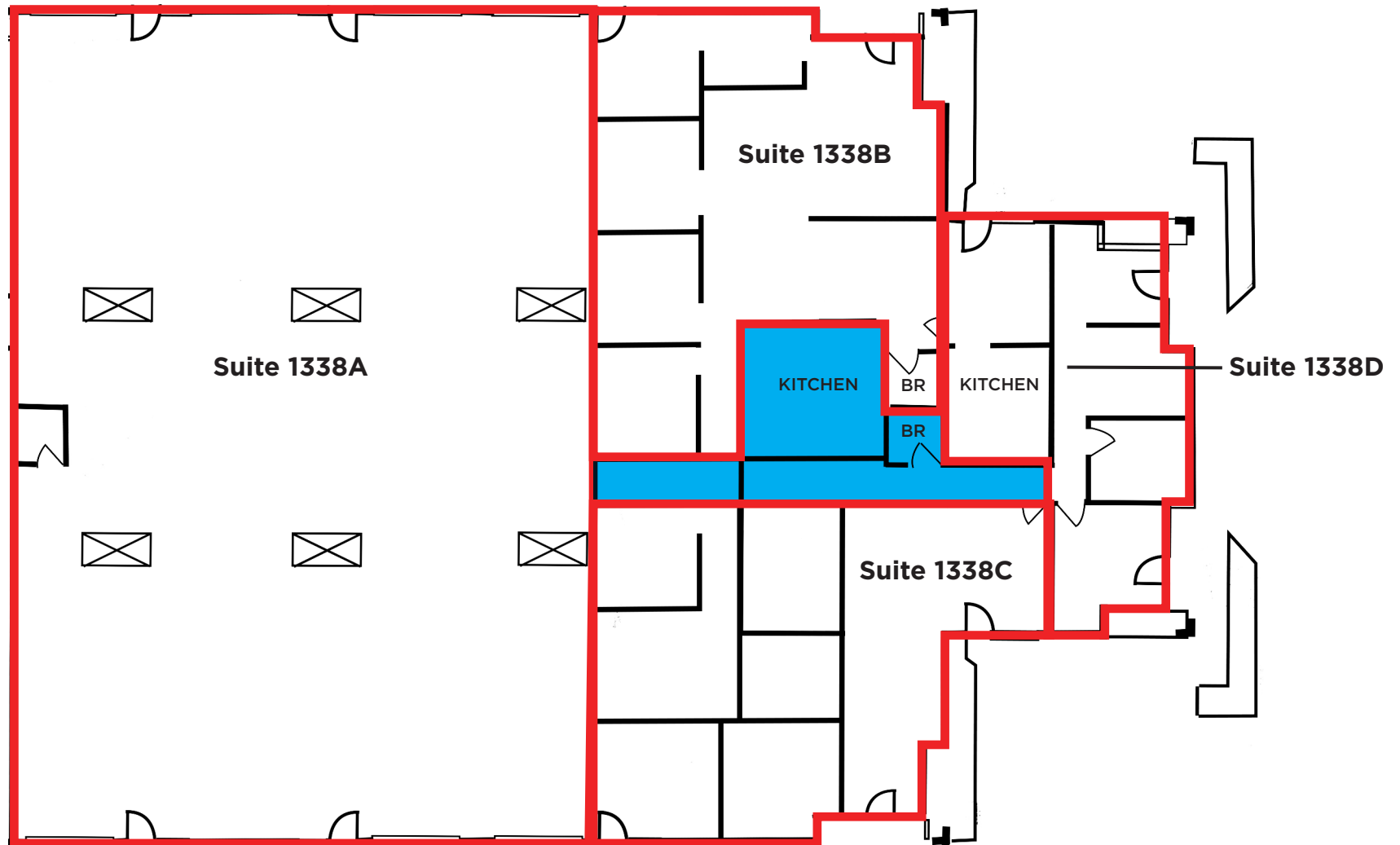


FLOOR PLAN



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 = Common Area for Suites B, C & D

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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

LEASE TERMS

PARKING

On-Site & Street

ZONING

I - Industrial

INDUSTRIAL SPACE

DESCRIPTION

1338A:	\$8,505/Mo	6,300+/- SF warehouse with six (6) roll-up doors. One (1) bathroom. Fire sprinkler system, zoned Industrial, 16' clear height, 400 amps of power, three-phase.
1338B:	\$2,400/Mo	Ground floor, four (4) private offices, three (3) open office areas. Shared kitchen and bathroom. Direct exterior access.
1338C:	\$2,200/Mo	Ground floor, five (5) private offices, two (2) open office areas. Shared kitchen and bathroom. Large conference room. Direct exterior access.
1338D:	\$1,200/Mo	Ground floor, three (3) private offices, two (2) open office areas. Shared kitchen and bathroom. Direct exterior access.

Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
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DESCRIPTION



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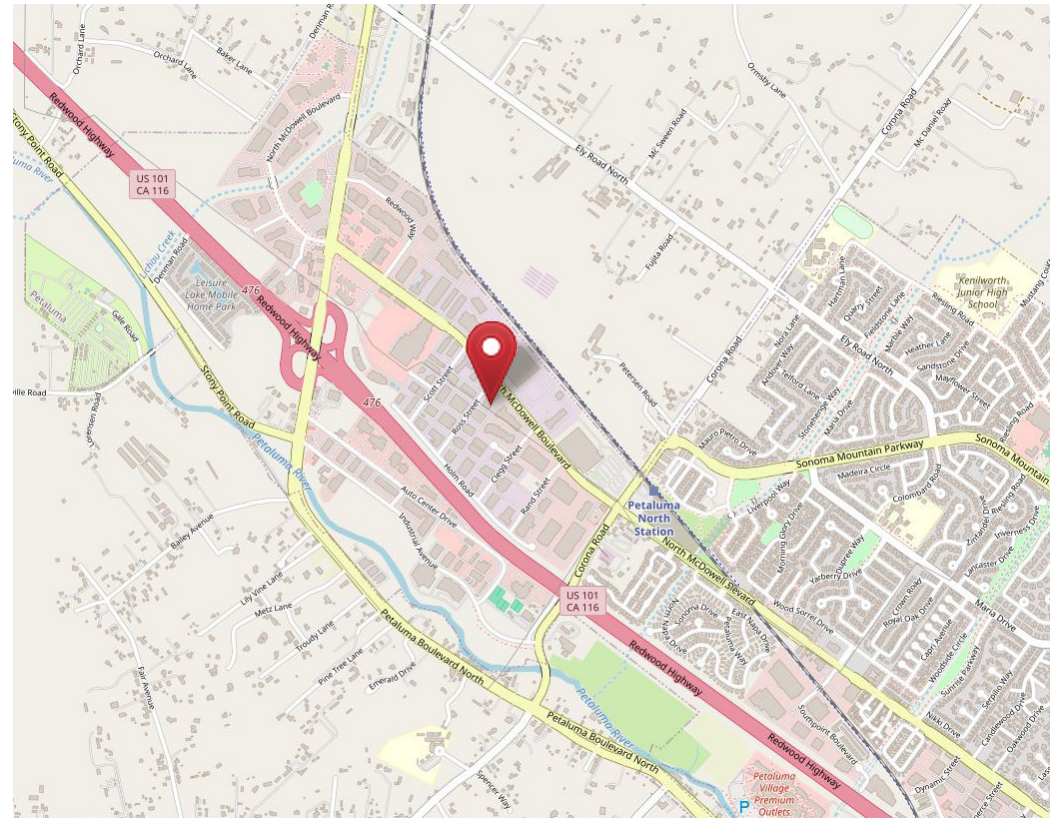
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DESCRIPTION OF PREMISES

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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