

FOR LEASE

1997 S MCDOWELL 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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FOR LEASE

Property Summary

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PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 1997 S McDowell Blvd, Petaluma, CA, 94954. This modern property offers exceptional features including grade level roll-up doors, a generous 22' clear height in the warehouse area, and reliable three-phase power. With ample parking boasting a 3 per 1,000 parking ratio, this property provides convenience for both tenants and visitors. Don't miss the chance to secure this versatile space for your business needs.

PROPERTY HIGHLIGHTS

- NNN's are approximately \$0.61 per square foot
- 5,400+/- SF Warehouse; 2,295+/- SF Office
- Each Unit has two grade level roll up doors
- 22' clear height in warehouse area
- Good three phase power
- 3 per 1,000 parking ratio

LOCATION DESCRIPTION

Located in the Cader Lane Industrial Park in southern Petaluma, Sonoma County, between the Lakeville Business Park and the Oakmead Northbay Business Park. The area is home to many prestigious companies such as Scandinavian Designs, Thermo Fisher Scientific, FedEx, UPS, Kaiser Permanente, and many others. California Highway 116 and US Highway 101 are nearby providing efficient distribution and access to all points.

OFFERING SUMMARY

Lease Rate:	\$1 SF/month (MG)
Available SF:	±7,695 SF
Building Size:	±25,800 SF
Property Type:	Office
Zoning:	BP

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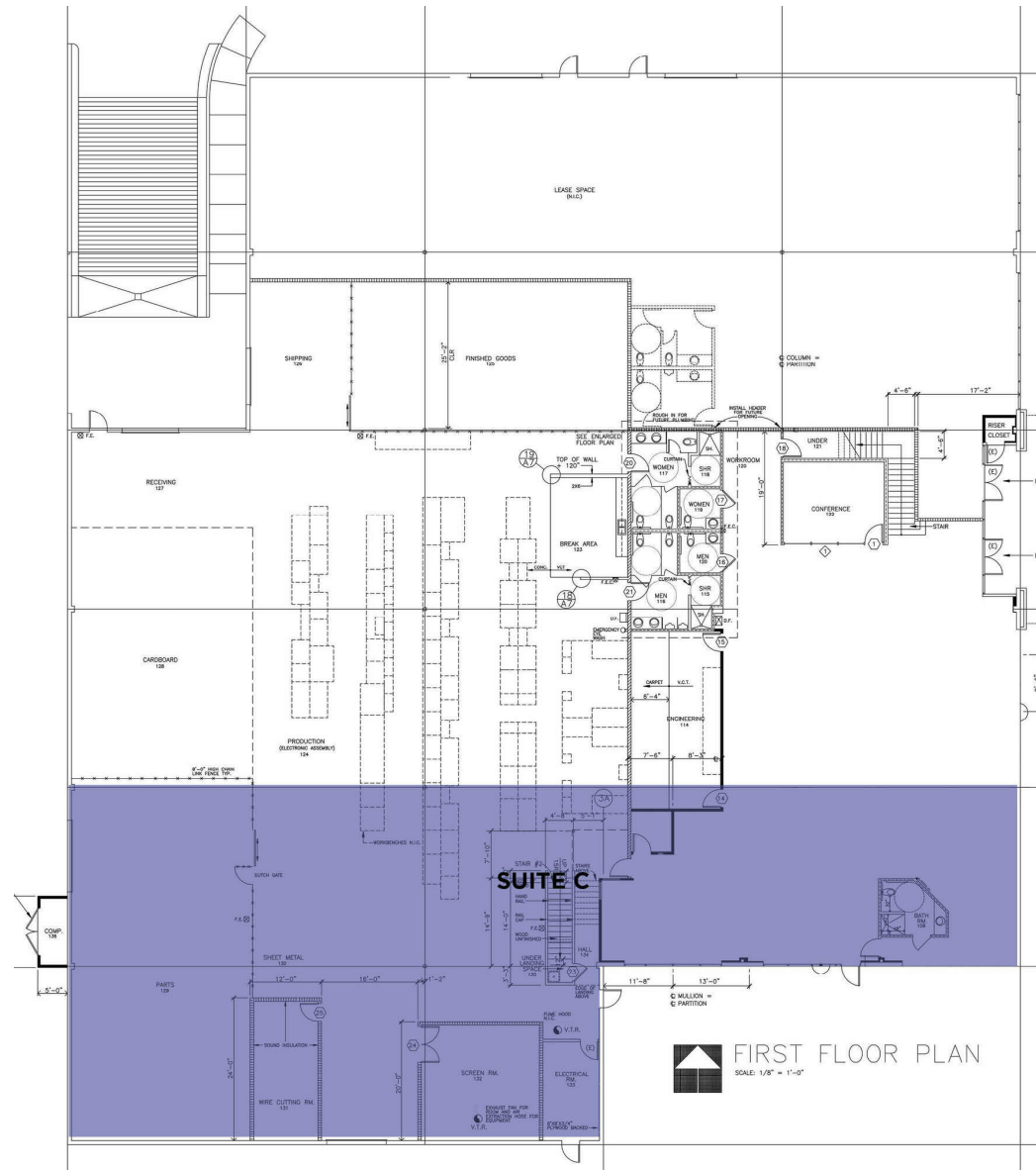


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Floor Plans

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FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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