



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1320 STUB ROAD  
PETALUMA, CA

Freestanding Flex Building



REPRESENTED BY:

**NATHAN BALLARD, PARTNER**  
LIC # 01743417 (415) 461-1010, EXT 116  
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# SINGLE TENANT FLEX BUILDING FOR LEASE



1320 STUB ROAD  
PETALUMA, CA

**FREESTANDING FLEX BUILDING**

## PROPERTY INFORMATION

### HIGHLIGHTS

- First Class Construction
- Generous Parking
- Fully Sprinklered
- Flexible Layout
- One Grade Level Roll Up
- Abundant Power
- Best North Petaluma Location
- Favorable Zoning

### DESCRIPTION

Keegan & Coppin Co., Inc. is pleased to offer this first class single-tenant flex building for lease. Available for the first time in over 20 years, this extremely well maintained freestanding building with its flexible layout lends itself to a wide variety of prospective uses. Immediate access to Highway 101 and abundant onsite parking complement the hard to find features that make this property unique including two private restrooms, a large break room with kitchenette, and efficient open office space. Heavy power, a clean well lit flex area, and a grade level roll-up door all enhance the utility of 1320 Stub Road allowing it to host a variety of uses including laboratory, machining, manufacturing, media, printing, research and development, and wholesale/distribution.

### LEASE TERMS

#### APNs

007-591-001

#### Lease Rate

\$2.00 Industrial Gross

#### Parking

17 spaces

#### Building Area

4,765+/- sq ft

#### Land Area

21,000+/- sq ft

#### Zoning

I - Industrial

Keegan & Coppin Co., Inc.  
101 Larkspur Landing Circle, Ste. 112  
Larkspur, CA 94939  
www.keegancoppin.com  
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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## DESCRIPTION OF AREA

Best North Petaluma location with direct access to Highway 101 and immediately adjacent to the Redwood Business Park. Strategically located between Santa Rosa, Marin County, and the Sonoma Wine Country, the property is surrounded by a variety of amenities including Redwood Gateway Shopping Center (Kohls Anchor), Lagunitas Brewing, Home2Suites (Hilton), and an abundance of shops and restaurants. Less than one mile from SMART.

## NEARBY AMENITIES

- United States Post Office - North Bay Processing Center
- Redwood Gateway Shopping Center
- Lagunitas and HenHouse Breweries
- Wilco Farm Store
- Home2Suites (Hilton)
- Active Wellness Center

## TRANSPORTATION ACCESS

- Highway 101 (0.75 miles)
- SMART Train (0.75 miles)
- Sonoma County Transit (0.3 miles)
- Santa Rosa Airport (21 miles)



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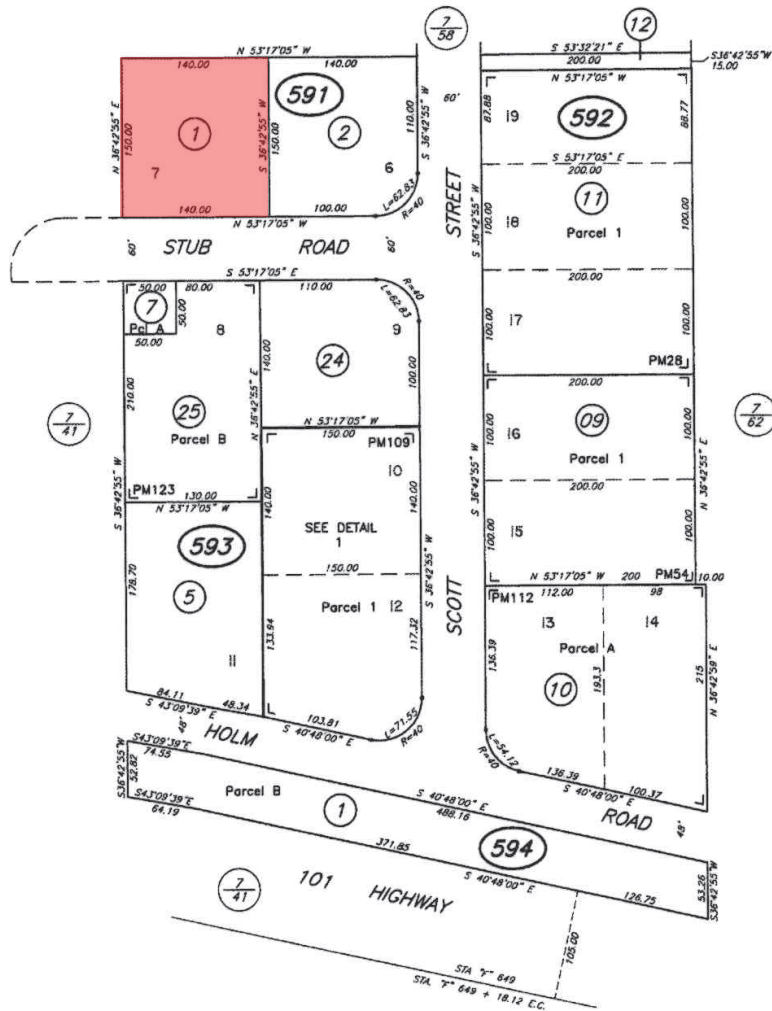
# PARCEL MAP



1320 STUB ROAD  
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**FREESTANDING FLEX  
BUILDING**

## COUNTY ASSESSOR'S PARCEL MAP PETALUMA INDUSTRIAL PARK UNIT NO. 1 REC. 02-20-69 IN BK. 127, MAPS, PGS. 19-20



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