

OFFICE/WAREHOUSE/R&D
UP TO ±43,439 SQUARE FEET AVAILABLE (DIVISIBLE)



FOR LEASE OR SALE

2180 South McDowell Blvd
Petaluma, California

TREVOR BUCK

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FEATURES:

Minimum Size: ± 10,426 SF

Site Area: ± 2.37 AC

Clear Height: ± 14' - 17'

Parking: 2.3/1000

Column Spacing: ± 29' x 59'

Sprinklers: Yes

Building Lease Rate: \$1.35 NNN

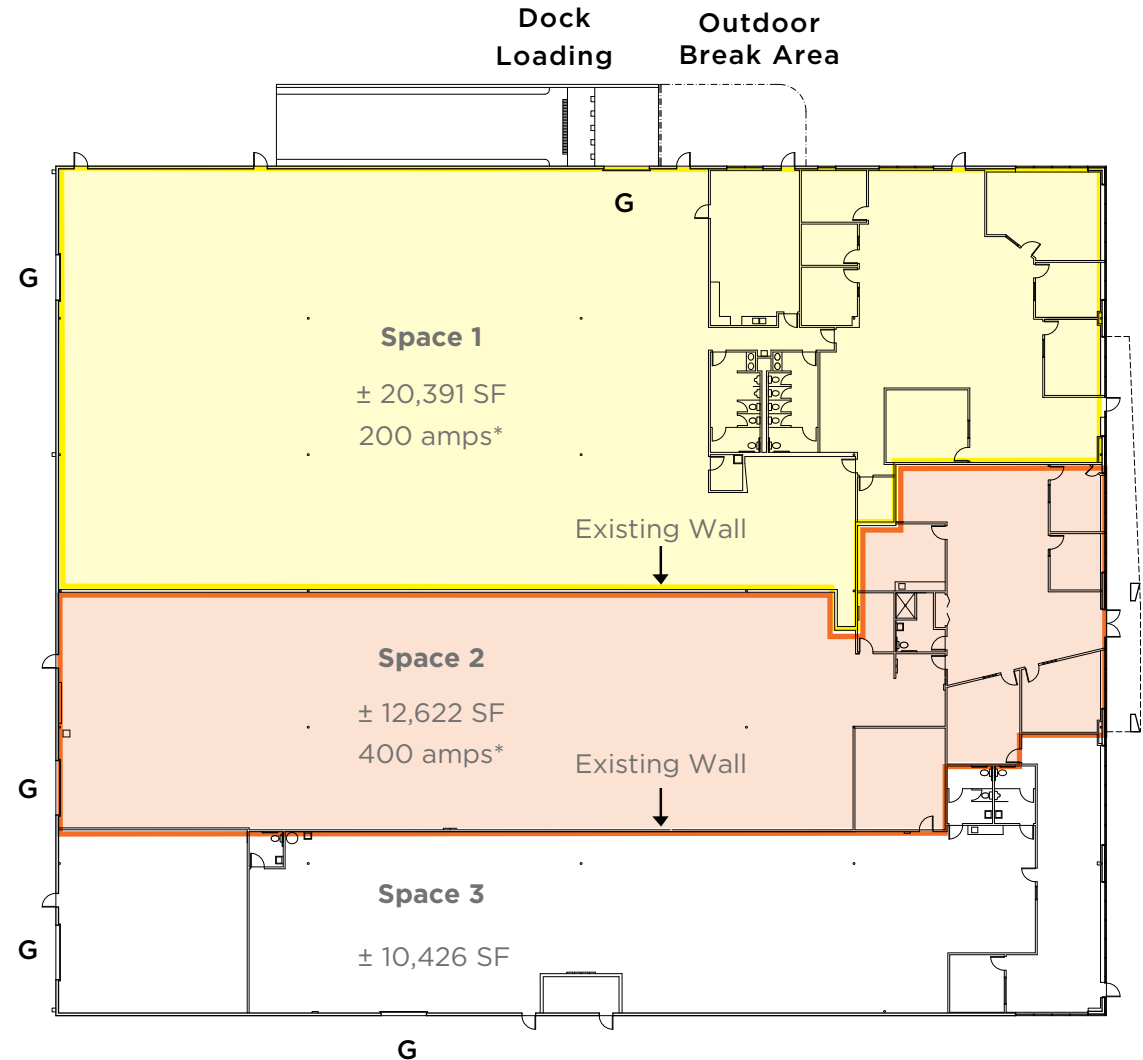
Dock Doors: 1

Grade Level Doors (G): 5 (± 9'x10')

Building Power: Heavy Power- 1600 amps

Zoning: BP (Business Park)

Year Built: 1996



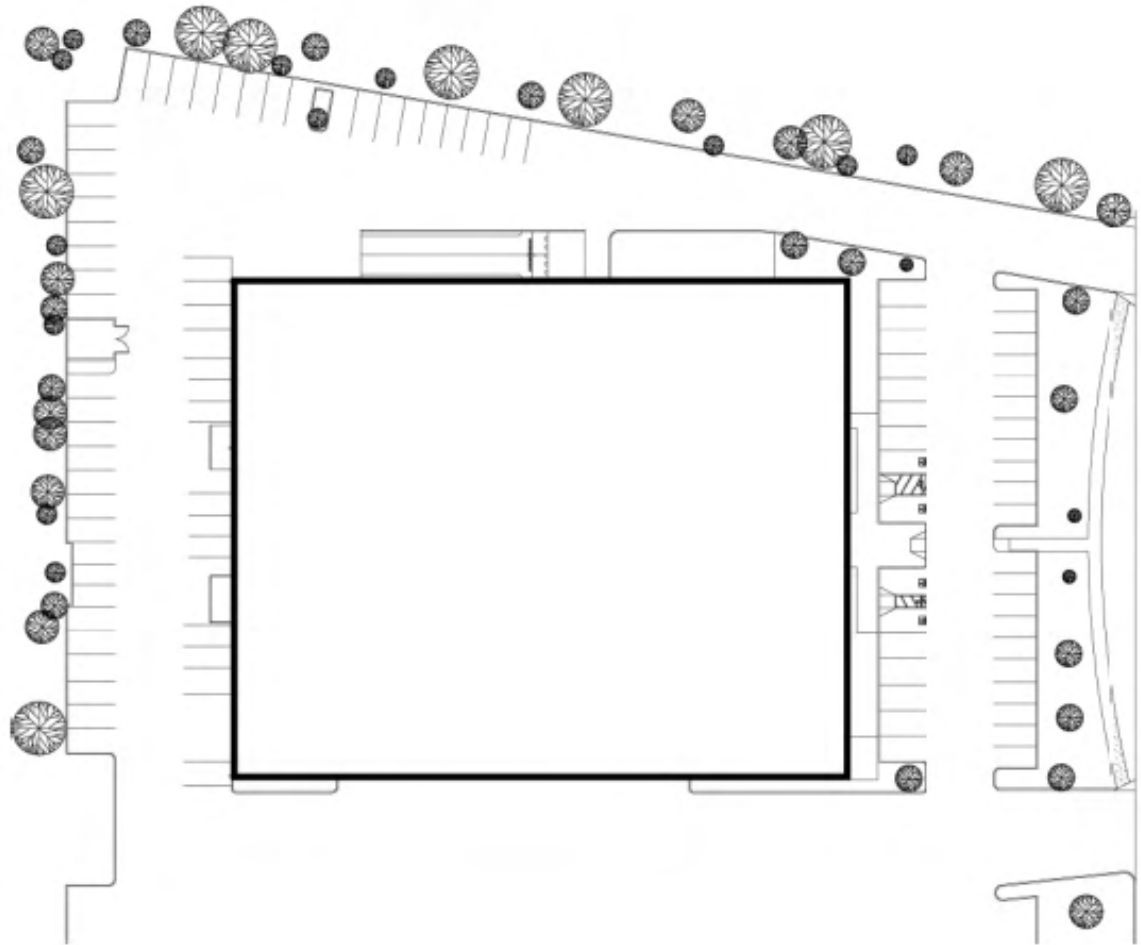
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HIGHLIGHTS:

- Extensive glass line and mature landscaping
- Convenient access to Highways 101 and 37 in Southern Petaluma
- Dock high and grade level loading
- Built out office in place
- Location backs up to Shollenberger Park, walking paths, and open space
- Walking distance to restaurants, coffee, and other amenities
- Outdoor seating area



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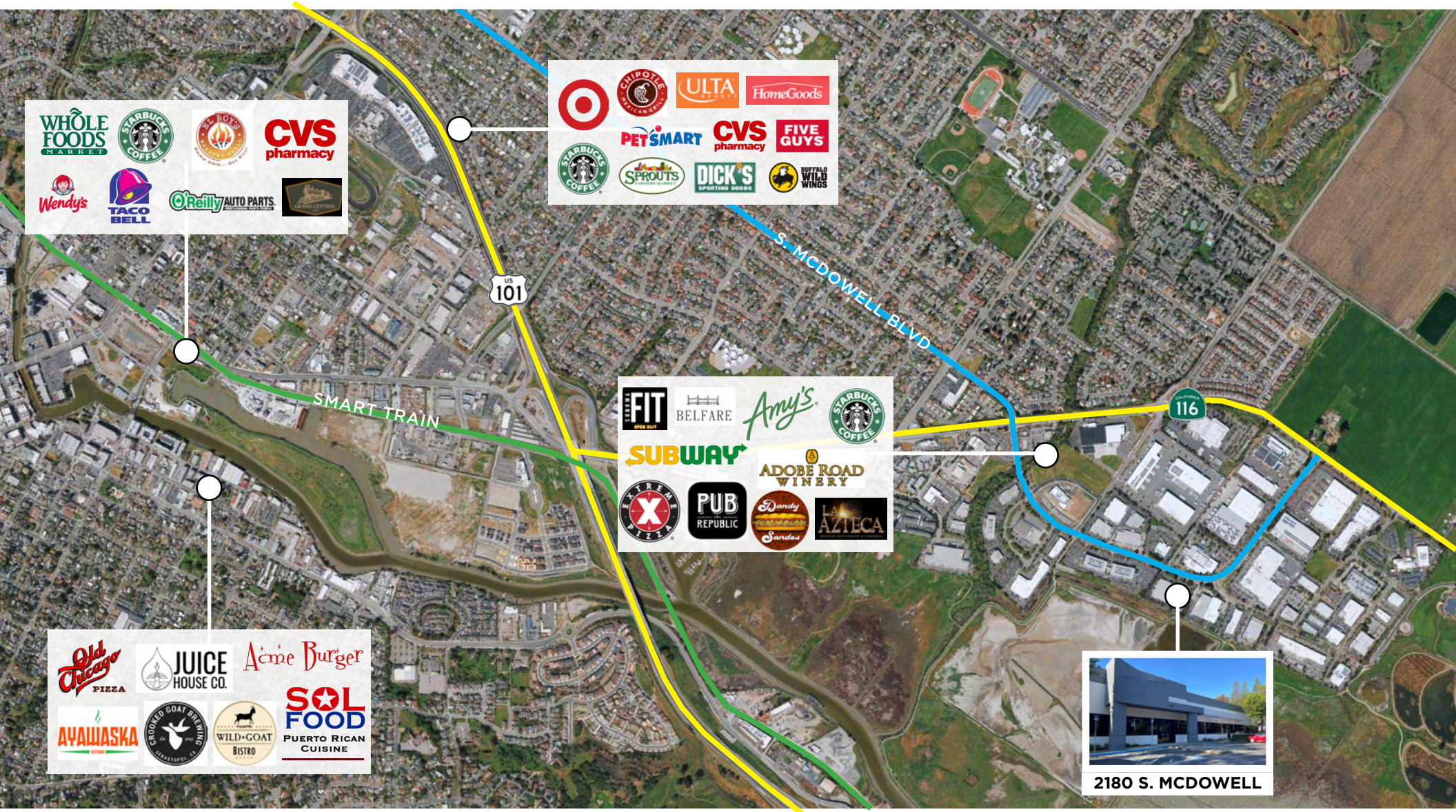
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