

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



FOR LEASE OR SALE

2180 South McDowell Blvd
Petaluma, California

TREVOR BUCK

Executive Managing Director
415 451 2436
trevor.buck@cushwake.com
LIC #01255462

BRIAN FOSTER

Executive Director
415 451 2437
brian.foster@cushwake.com
LIC #01393059

STEVEN LEONARD

Managing Director
415 722 1080
steven.leonard@cushwake.com
LIC #00909604

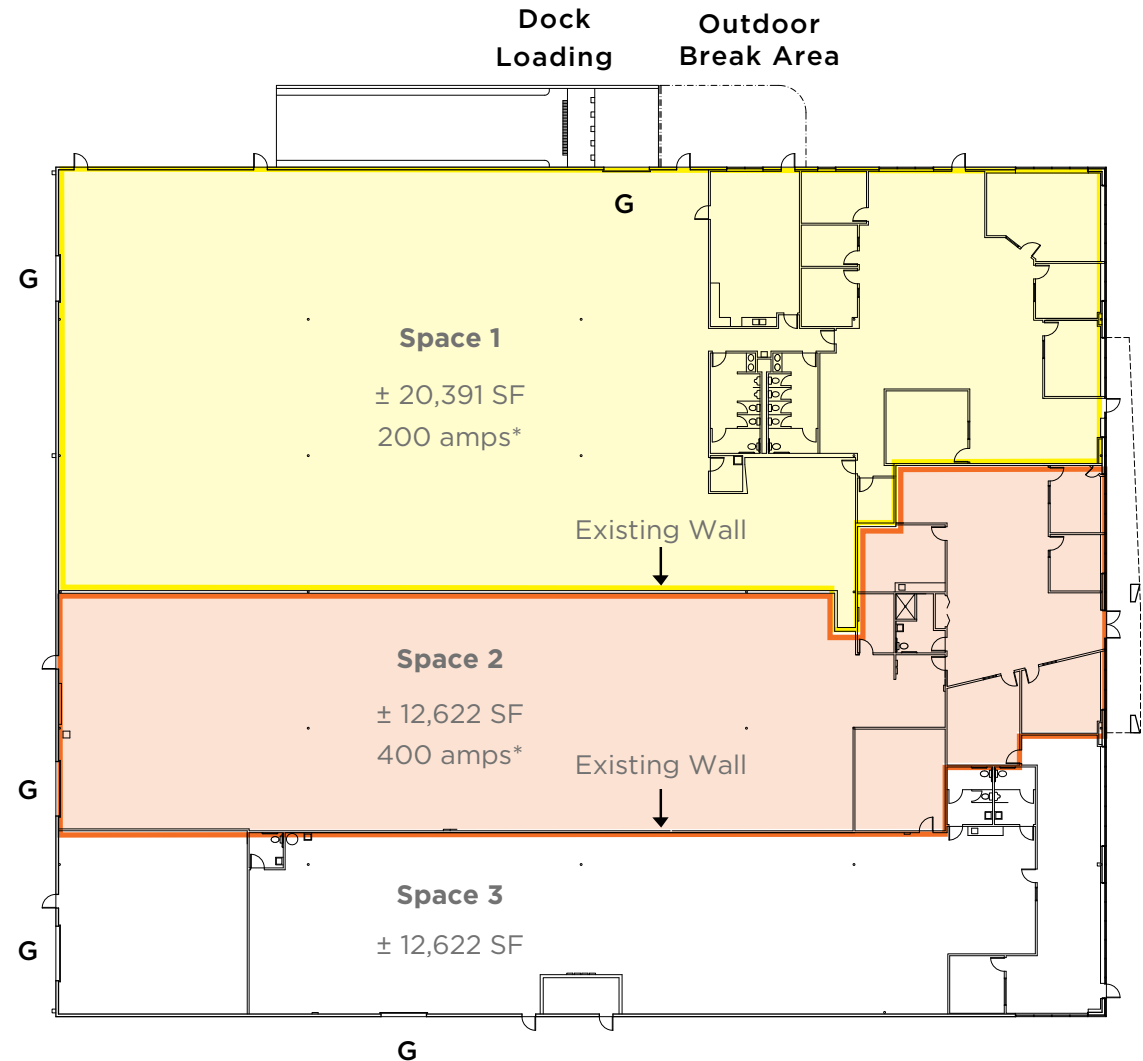
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FEATURES:

Minimum Size:	± 12,622 SF
Site Area:	± 2.37 AC
Clear Height:	± 14' - 17'
Parking:	2.3/1000
Column Spacing:	± 29'x59'
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



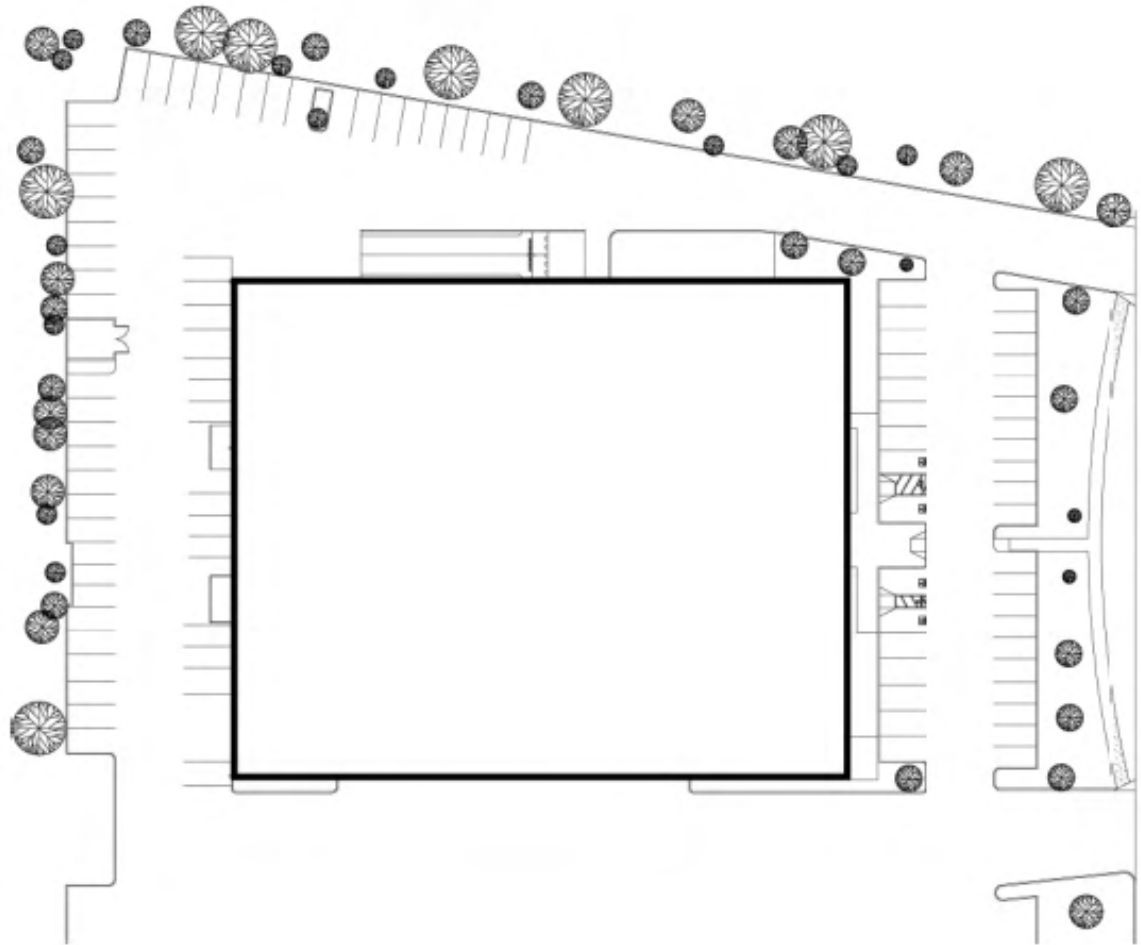
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HIGHLIGHTS:

- 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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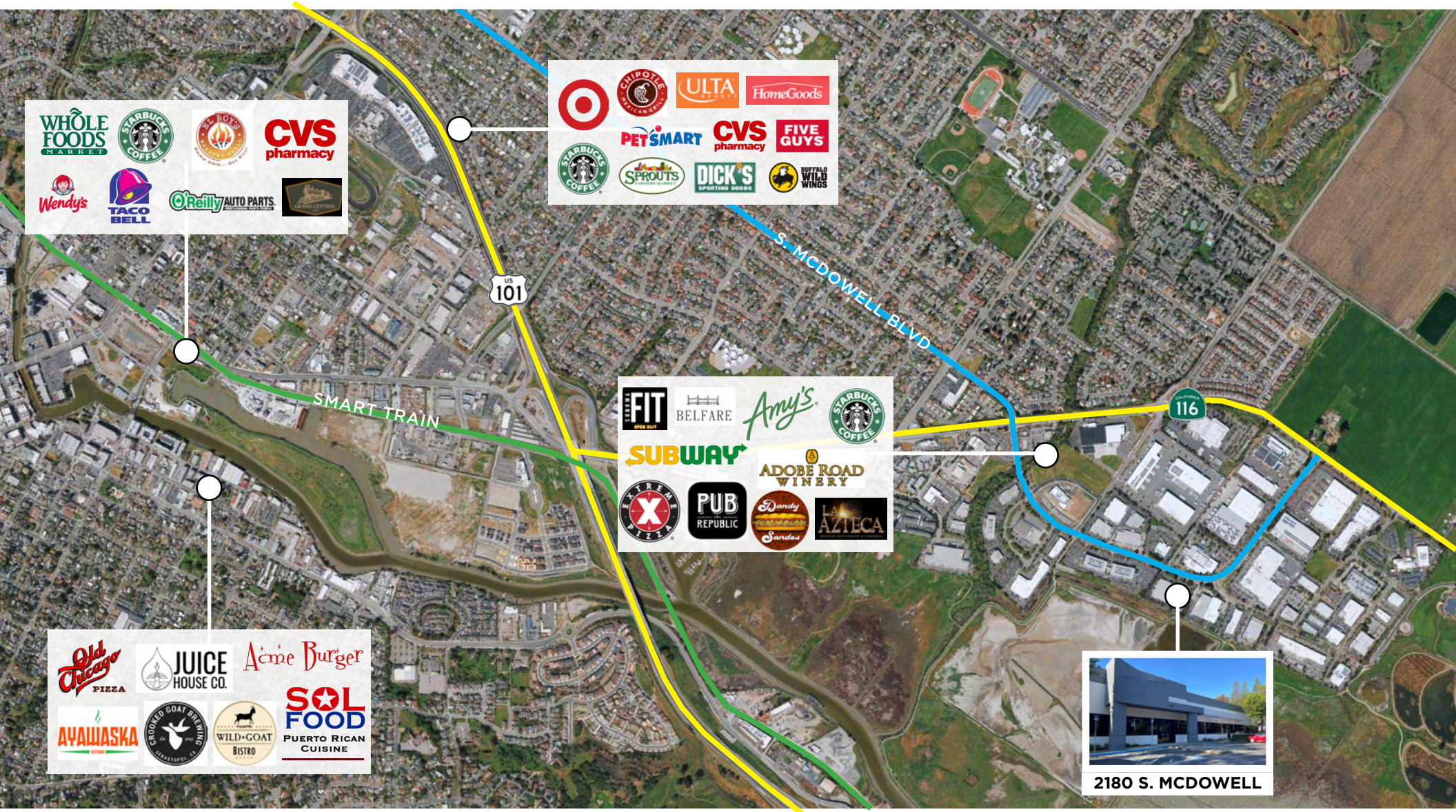
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