



# For Lease: Industrial Space

## 971 Transport Way, Ste. A, Petaluma, CA

- Roll-Up Door
- 16' Ceiling in Warehouse
- 463 SF Office - Display Area
- Private Bathroom
- Fire Sprinklers
- No Automotive Use

Offering Summary	
Total Available sq. ft.:	1,810 +/- sf
Initial Base Rent:	\$1.39 psf + CAM
Lease Type:	Ind. Gross
Lease Term:	1 - 3 Years
Date Space Available:	9/1/2022

Contact:

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# For Lease: Industrial Space

971 Transport Way, Ste. A, Petaluma, CA 94954

## Building/Space Description:

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This space is a front corner unit in a typical office/warehouse with a private bathroom and a single roll-up door. There is extensive glass in the office area.

## Location Description:

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This property is located in McDowell Industrial Park, close to Hwy. 101 and Friedman's Home Improvement. McDowell Industrial Park contains a mix of office, industrial, flex and distribution businesses.

## Space Information/Features:

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Total Available Square Feet:	1,810 +/- sq. ft. (462 sf office + 1,348 sf warehouse) (the landlord is source, agent has not verified square footage)
Divisible/Can Add:	No
Ceiling Clear Height:	16 Ft. +/-
Power Available at Sub-Panel:	100 amps
Parking Spaces:	17 unreserved parking spaces shared by all tenants
Number of Roll-up Doors:	1
Warehouse Ceiling Insulated:	Yes

## Building Information/Features:

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Total Building Square Feet:	14,198 +/- sq. ft.
Year Constructed:	1980 +/-
Zoning/Permitted Uses:	<a href="#">I (Industrial)</a>
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Office area only
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

## Lease Information:

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Lease Term:	1 - 3 Years
Initial Base Rent:	\$1.39/psf + CAM.

(CAM has been approximated \$.07/mo. and is billed quarterly based on landlord's actual expenses for water, sewer, landscaping, fire sprinkler monitoring and repair, common area utilities & parking lot and other maintenance.)

Lease Type:	Industrial Gross
Tenant Direct Expenses:	Trash, PG&E, telephone, internet

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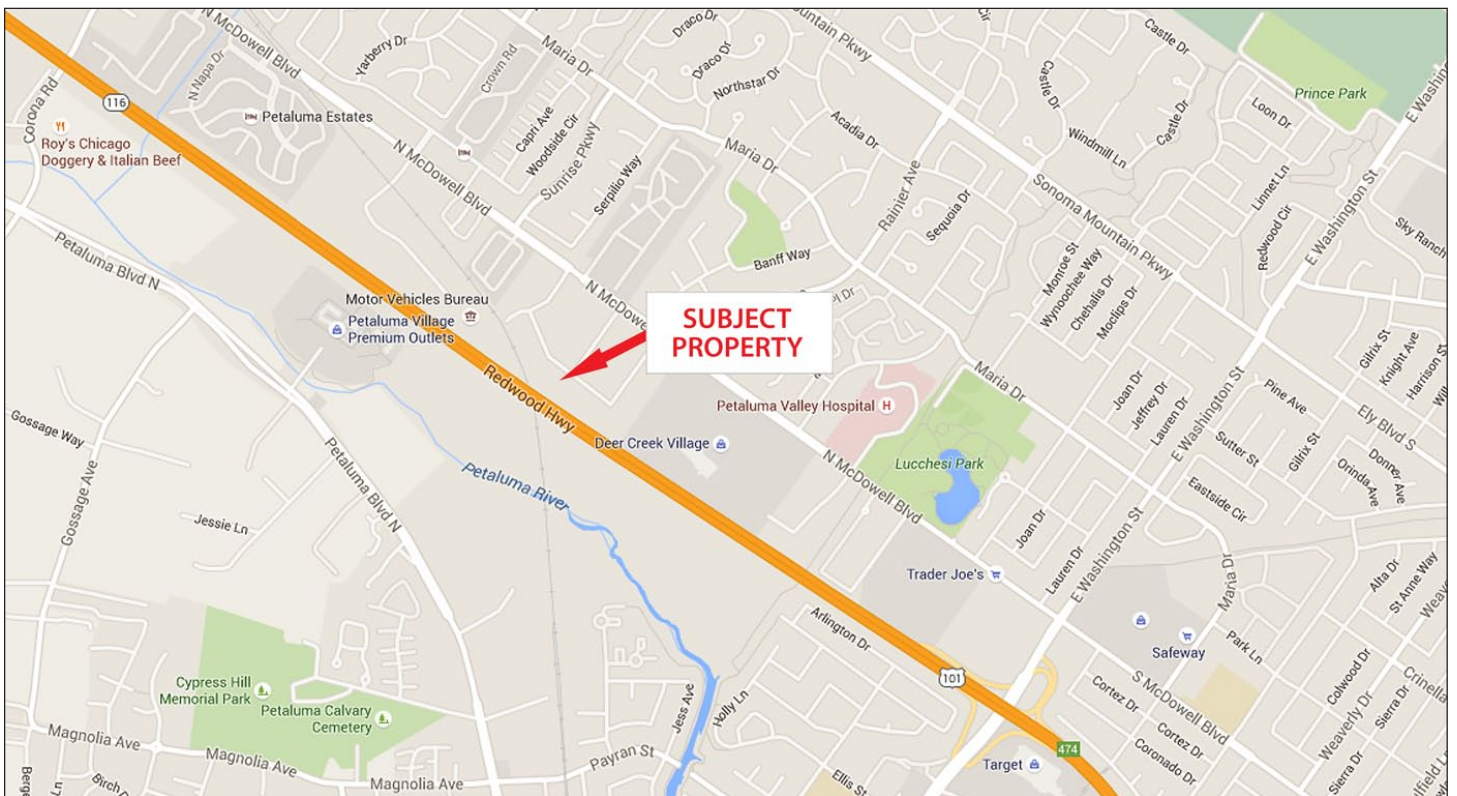


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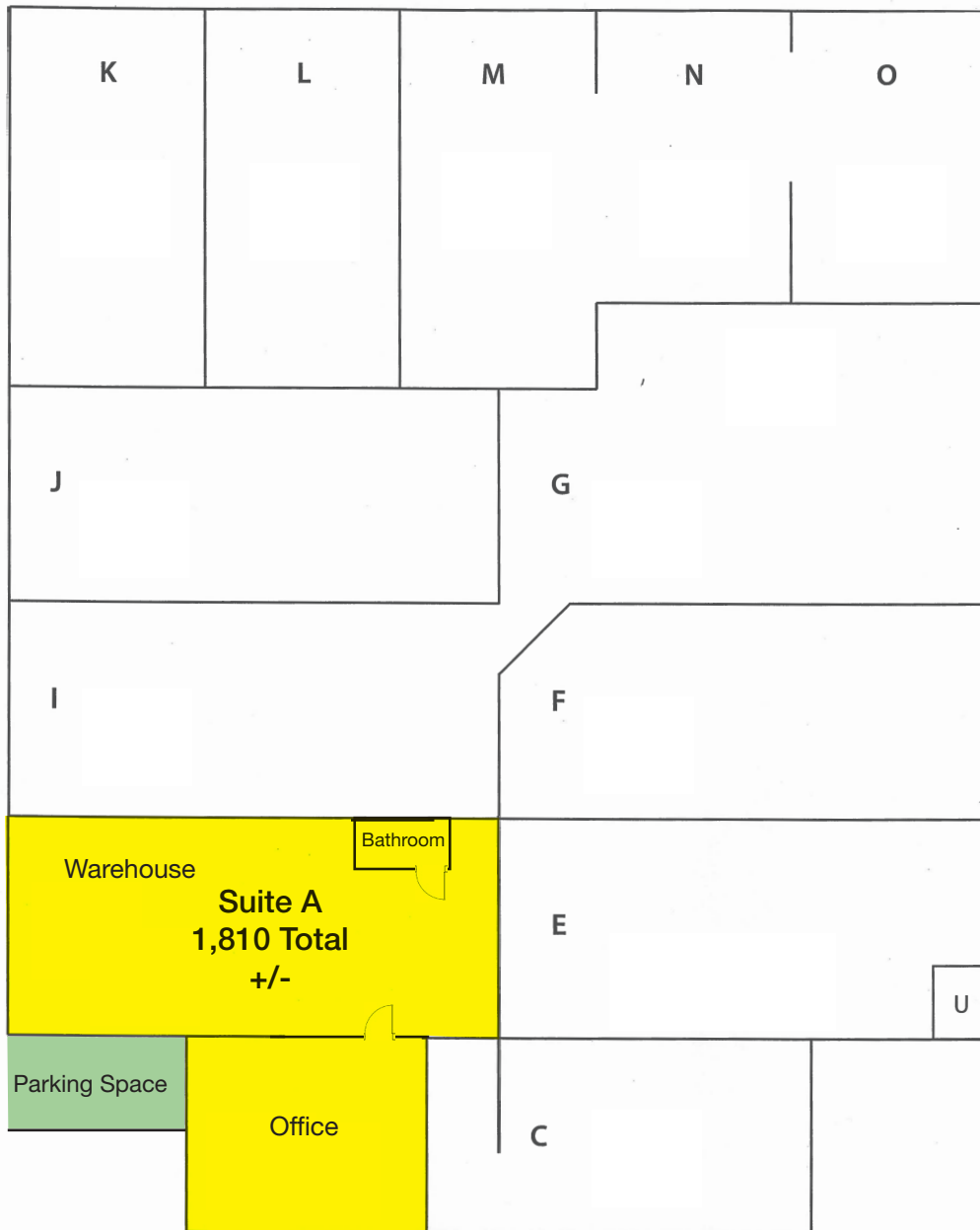
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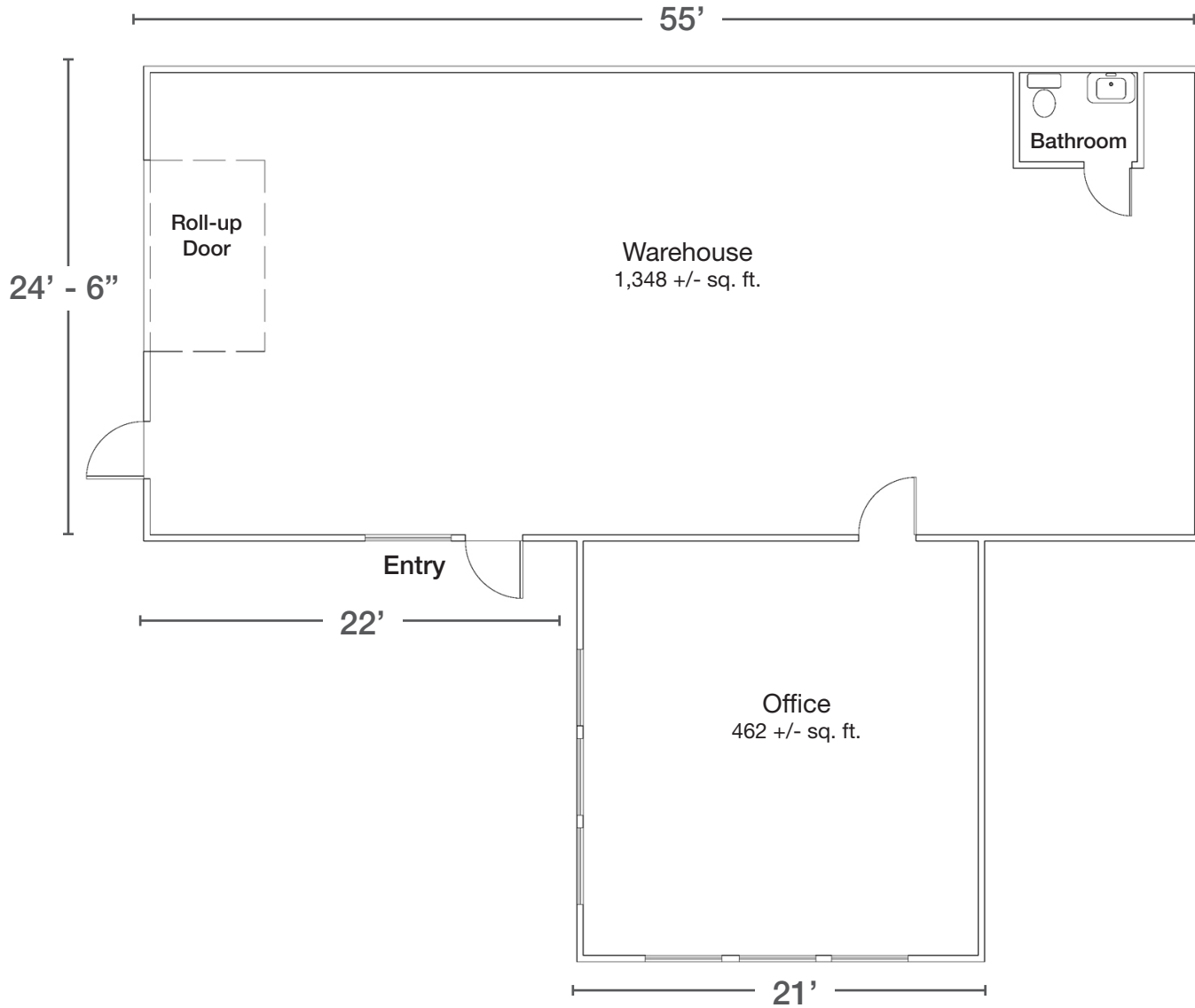
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**Building Plan - 971 Transport Way Ste. A**  
Not to Scale

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Floor Plan Not to Scale