



## For Lease: Industrial Space

971 Transport Way, Ste. L, Petaluma, CA

- Roll-Up Door
- Private Bathroom
- Fire Sprinklers
- No Automotive Uses

### Offering Summary

Total Available sq. ft.:	946 +/- sf
Initial Base Rent:	\$1.30 psf + CAM
Lease Type:	Ind. Gross
Lease Term:	1-2 Years
Date Space Available:	NOW

Contact:

**Bob Knez**  
(415) 446-4220  
[bob@hlcre.com](mailto:bob@hlcre.com)  
Lic#: 00640535



**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

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## Building/Space Description:

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This space is a typical warehouse with a private bathroom and roll-up door. There is a glass man door for entry, but no office inside the space.

## 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:	946 +/- sq. ft.
Divisible/Can Add:	No
Ceiling Clear Height:	16 Ft. +/-
Power Available at Sub-Panel:	100 amps
Parking Spaces:	17 unreserved parking spaces for use 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:	No
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:	1-2 Years
Initial Base Rent:	\$1.30/psf + CAM. (CAM has been approx. \$.08/mo. and is billed qtrly based on landlord's actual expenses for water, sewer, landscaping, fire sprinkler monitoring and repair, common area utilities & parking lot and other maint.)
Lease Type:	Industrial Gross
Tenant Direct Expenses:	Trash, PG&E, telephone, internet

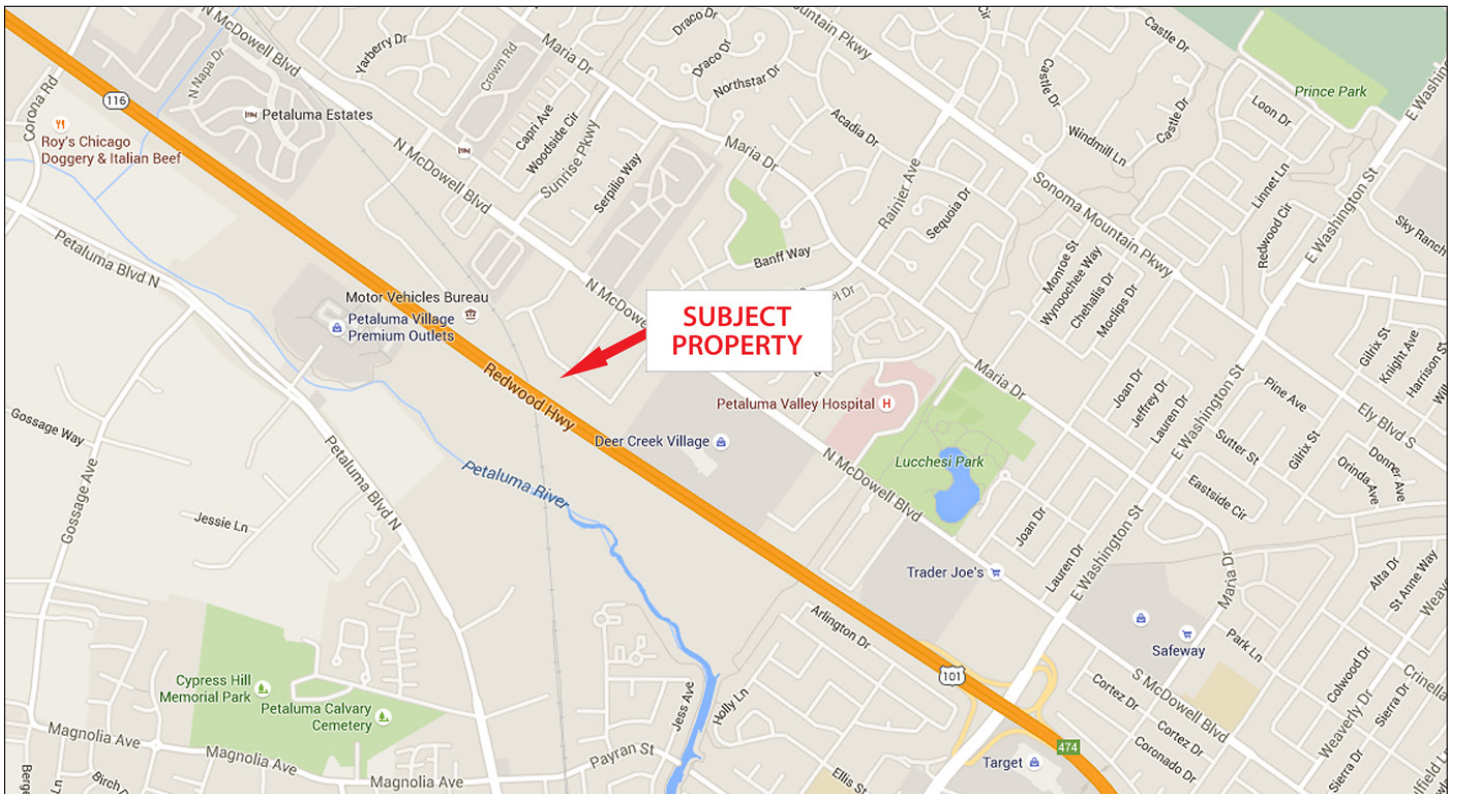
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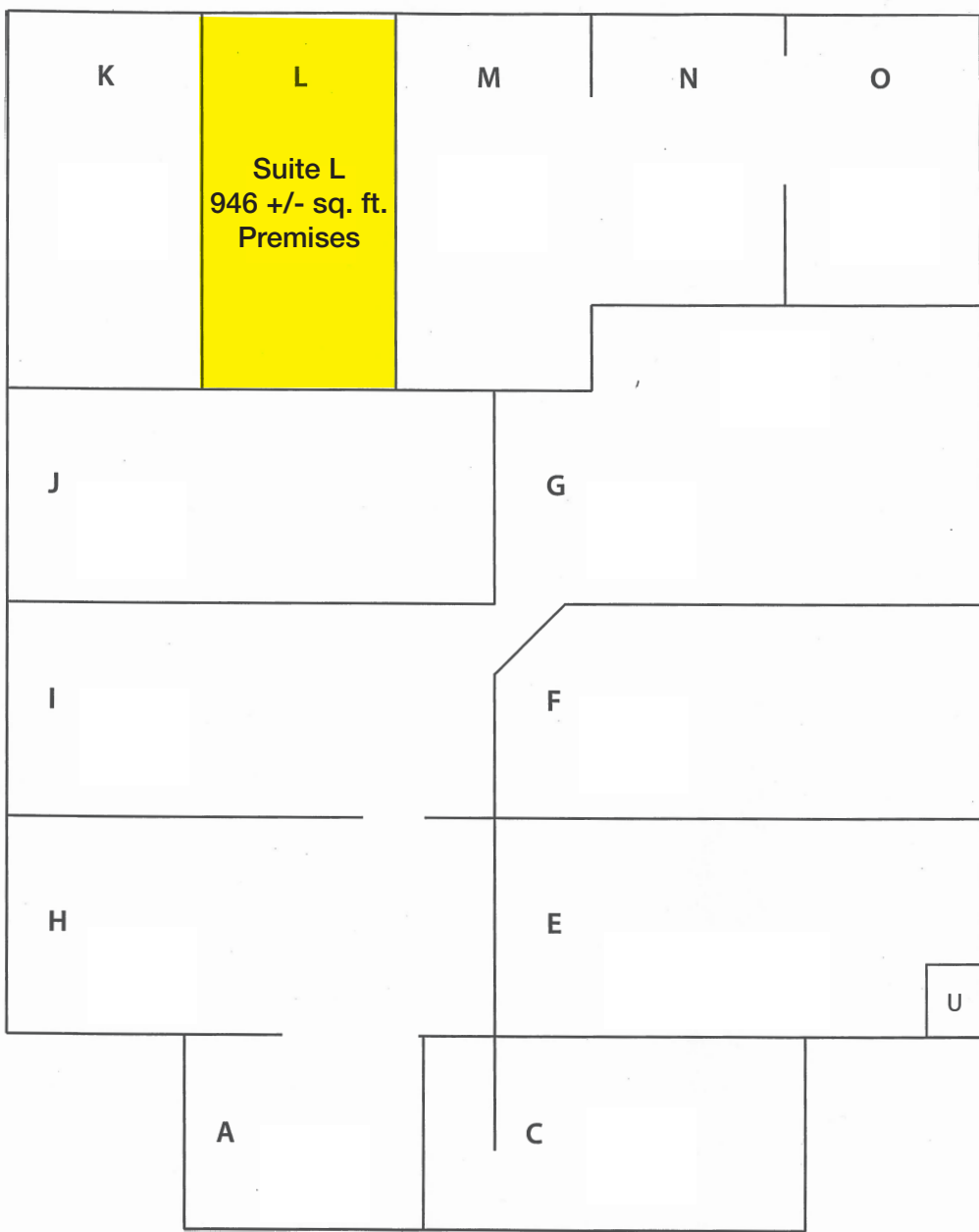
[Click here to View in Google Maps](#)



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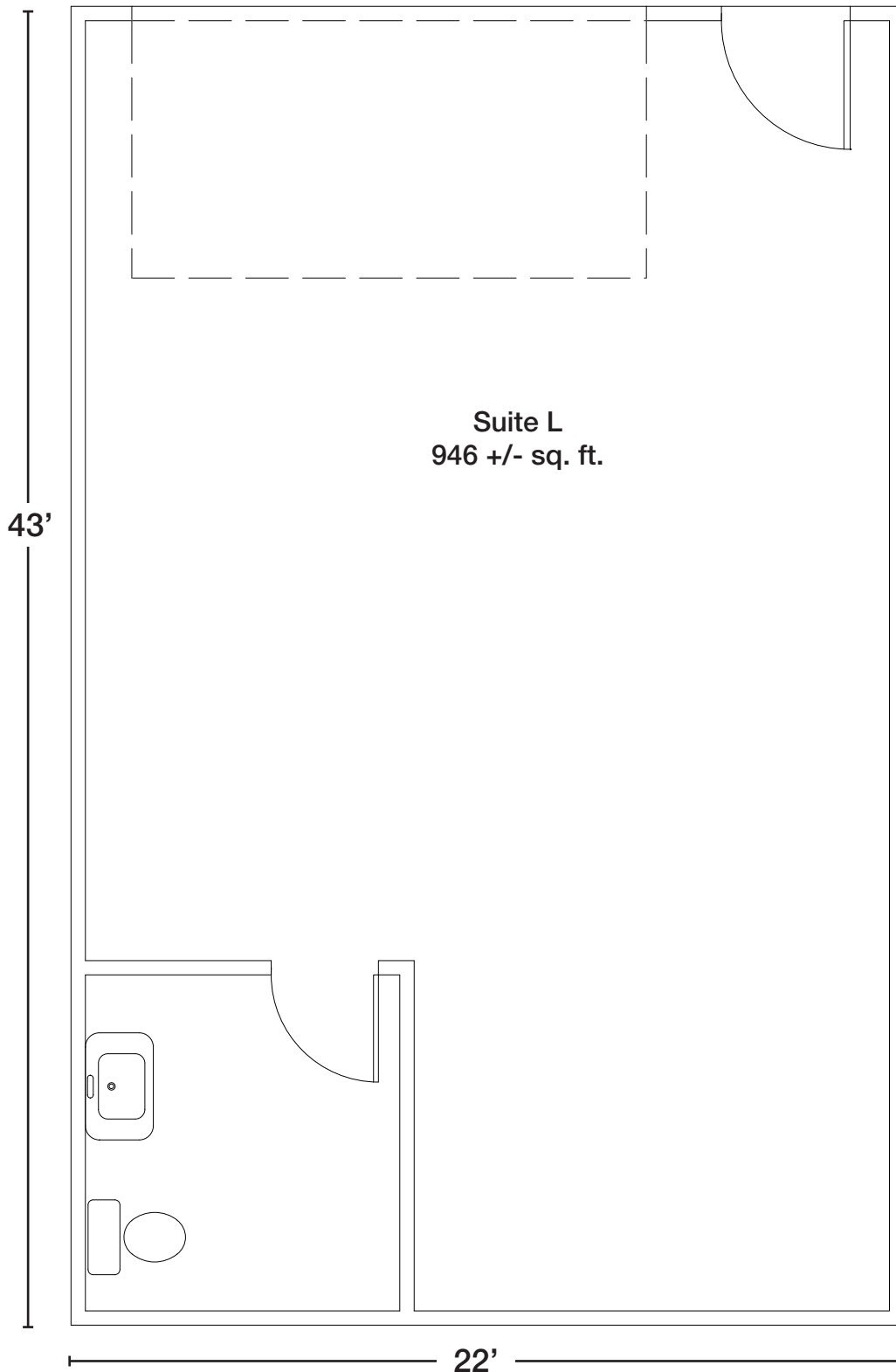
**Building Plan**

Not to Scale,  
For Illustration Only

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Floor Plan Not to Scale,  
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