

FOR SALE OR LEASE

1129

Industrial Ave

Petaluma, California

MAJOR PRICE  
REDUCTIONS

## Office and Warehouse Condominiums

Warehouse For Sale / ±14,298 SF (\$93.00 PSF)

Offices: For Sale or Lease / \$0.75 PSF (Gross)

9 Office units: 820 SF to 4,200 SF

- € Remodeled and condo map in place.
- € All offices units are fully improved
- € 73,800 sq. ft. concrete tilt office / warehouse building built in 1987
- € New "first" floor lobby area with an elevator serving the 2nd floor offices
- € The building is fully sprinkled, skylights throughout
- € 24 foot clear height in the warehouse area
- € North Petaluma, adjacent to the Petaluma Auto Mall

Cassidy/  
Turley/<sup>BT</sup>Commercial



PROPERTY



For more information, contact:

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# 1129 Industrial Ave Petaluma, California

For Sale:

## Warehouse/Office Units

	SOLD		SOLD		SOLD
	Unit 101	Unit 102	Unit 103	Unit 104	Unit 105
<b>Total Unit Area</b>	<b>11,828</b>	<b>4,196</b>	<b>18,408</b>	<b>14,298</b>	<b>7,215</b>
Warehouse Area (7.5% Load)	9,251	Office Only	15,051	10,820	5,141
Office Area (17.5% Load)	2,587	4,196	3,357	3,478	2,074
<b>Total Unit Price</b>		<b>\$545,480</b>		<b>\$1,330,000</b>	
Blended Whse/Office Rate \$ / SF		\$130		\$93	

FOR SALE

## Office Units

	Unit 201	Unit 202	Unit 203	Unit 204	Unit 205	Unit 206	Unit 207	Unit 208
<b>Total Office (17.5% Load)</b>	<b>3,134</b>	<b>819</b>	<b>1,800</b>	<b>2,010</b>	<b>1,587</b>	<b>1,954</b>	<b>2,774</b>	<b>2,510</b>
Private Balcony Area			114			275		
<b>Total Unit Price</b>	<b>\$407,420</b>	<b>\$163,800</b>	<b>\$234,000</b>	<b>\$261,300</b>	<b>\$293,595</b>	<b>\$254,020</b>	<b>\$485,450</b>	<b>\$326,300</b>
Office Rate \$ / SF	\$130	\$200	\$130	\$130	\$185	\$130	\$175	\$130

FOR SALE:

**WAREHOUSE - 14,298 SF / \$1,330,000**

FOR SALE OR LEASE:

**OFFICE SUITES - \$0.75 PSF (GROSS)**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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