

±4,081 - 14,749 RSF
OFFICE/INDUSTRIAL SPACE

1455 N. MCDOWELL BOULEVARD
PETALUMA, CA



WAREHOUSE RENT: STARTING AT \$0.75/SF INDUSTRIAL GROSS
OFFICE RENT: STARTING AT \$1.00/SF INDUSTRIAL GROSS

(For all qualified deals approved by landlord)

AVAILABLE SINGLE UNITS:

- ±4,081 (Unit B)
- ±8,376 (Unit C)

UNIT COMBINATIONS AVAILABLE:

- ±6,373 (Units A and B combined)
- ±12,457 (Units B and C combined)
- ±14,749 (Units A, B and C combined)

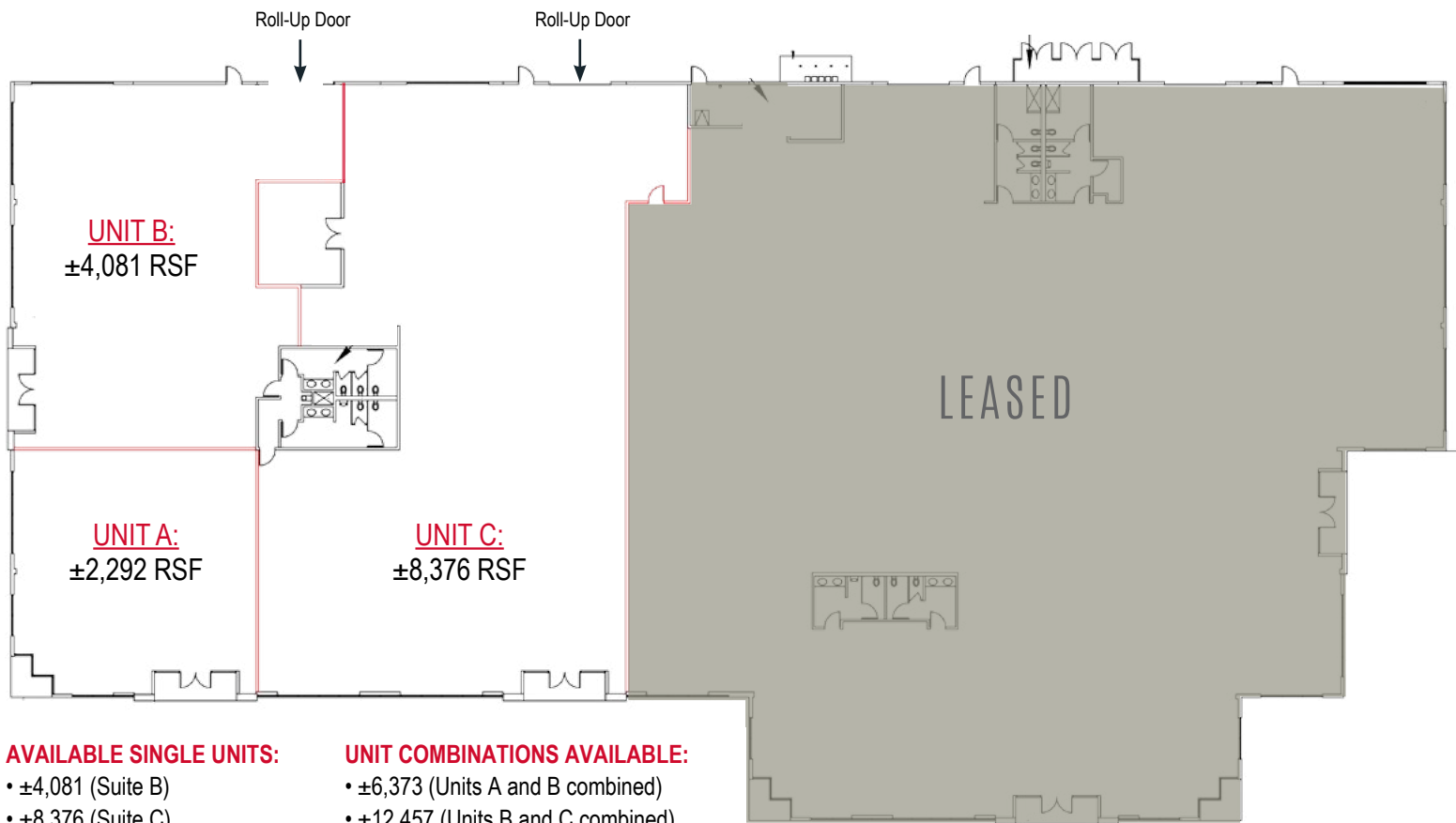
PROJECT HIGHLIGHTS:

- ±35,000 SF Office/Industrial Building
- Warehouse Space Features ±16' - 20' Ceiling Clear Height
- Ample Power Supply
- Abundant Onsite Parking
- Walking Distance to Restaurants and Coffee Shops
- Local and Responsive Ownership
- Amenities Include Volleyball Courts & Walking Paths
- Located in Redwood Business Park - a 1,100,000 SF Business Park in Petaluma's Northeast Corner, just off Highway 101



EXCLUSIVELY LISTED BY: THE DOWLING-BRACCO TEAM OF JLL | WWW.DBREA.COM | WWW.JLL.COM

±4,081 - 14,749 RSF OFFICE/INDUSTRIAL SPACE FOR LEASE



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NEARBY AMENITIES INCLUDE:

- Redwood Gateway Business Center
- Beyond the Glory
- Gohan Sushi
- El Charro
- Orchard Plaza Shopping Center
- Starbucks
- Subway
- Cafe Giostra

To Schedule a Tour or For More Information, Please Contact: **THE DOWLING-BRACCO TEAM OF JLL**



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