

995 TRANSPORT WAY
PETALUMA, CA

FOR SALE OR LEASE



±7,706 SF Clear Span Warehouse

Move-in Ready Condition | 5 Grade-Level Doors | Fenced and Secured Yard Area



Jones Lang LaSalle Brokerage, Inc.
Real Estate License # 01856260

BUILDING HIGHLIGHTS

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±7,706 SF warehouse
(land area: 16,875 SF)



16'-17'
clear height



5 grade-level doors
(4 oversized & electric)



400 amps at
120/240v, 3 phase



LED lighting



Zoning: Industrial (I)
City of Petaluma



Newly finished
epoxy floors



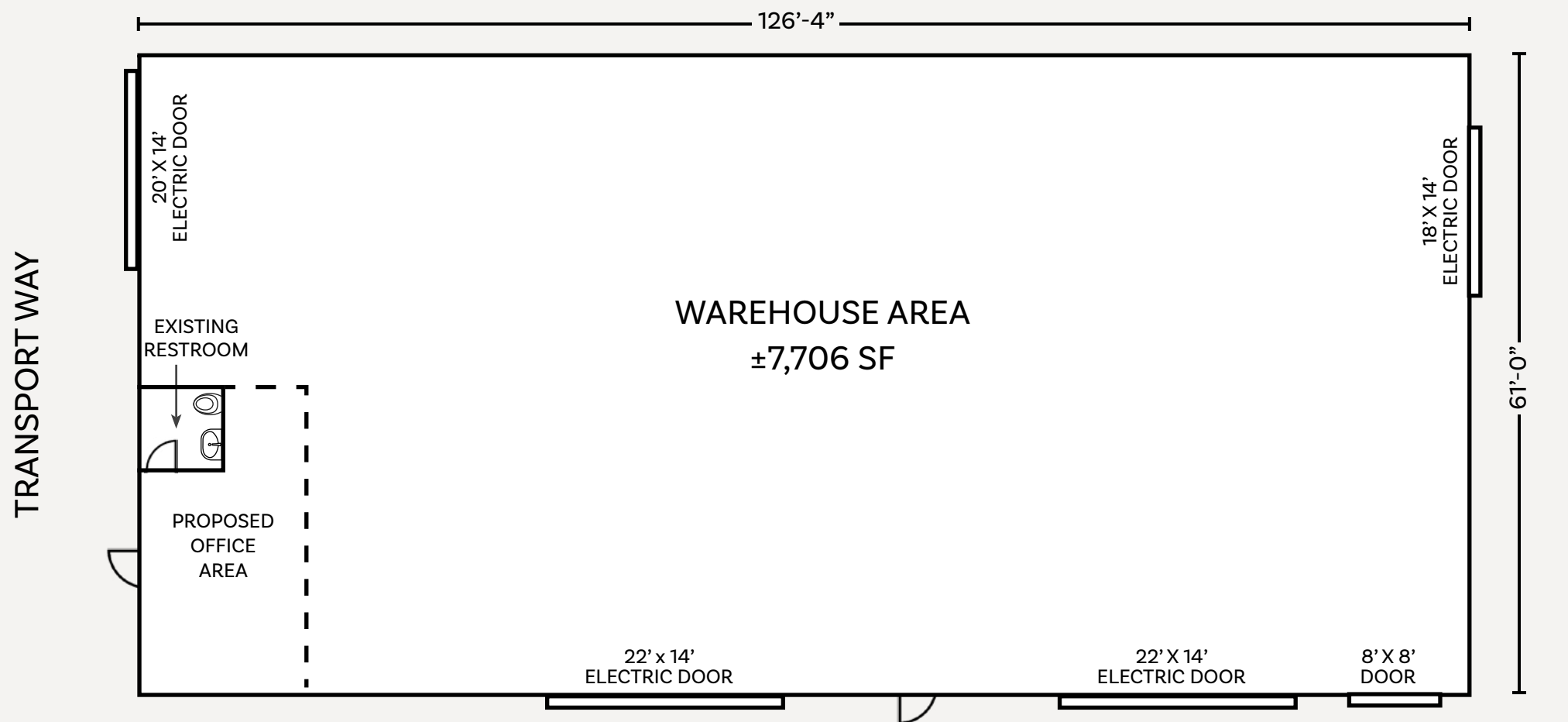
Fenced & secured
yard area

ASKING RENT: \$1.30 PSF (NNN)

ASKING PRICE: \$2,050,000

FLOOR PLAN

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PROPERTY PHOTOS

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NEARBY AMENITIES

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TRANSPORT WAY

Sourdough & Co.
Sandwiches • Soups • Salads

Cafe Mimosa

CITYSPORTS CLUB

Mary's
EST. 1959
Pizza Shack

Friedman's
HOME IMPROVEMENT

EMMER
VIETNAMESE KITCHEN

STARBUCKS COFFEE

N MCDOWELL BLVD

F45 TRAINING

TRADER JOE'S

Raley's

E WASHINGTON STREET

995
TRANSPORT WAY
PETALUMA, CA

US
101

CONVENIENT ACCESS TO NORTHERN CALIFORNIA

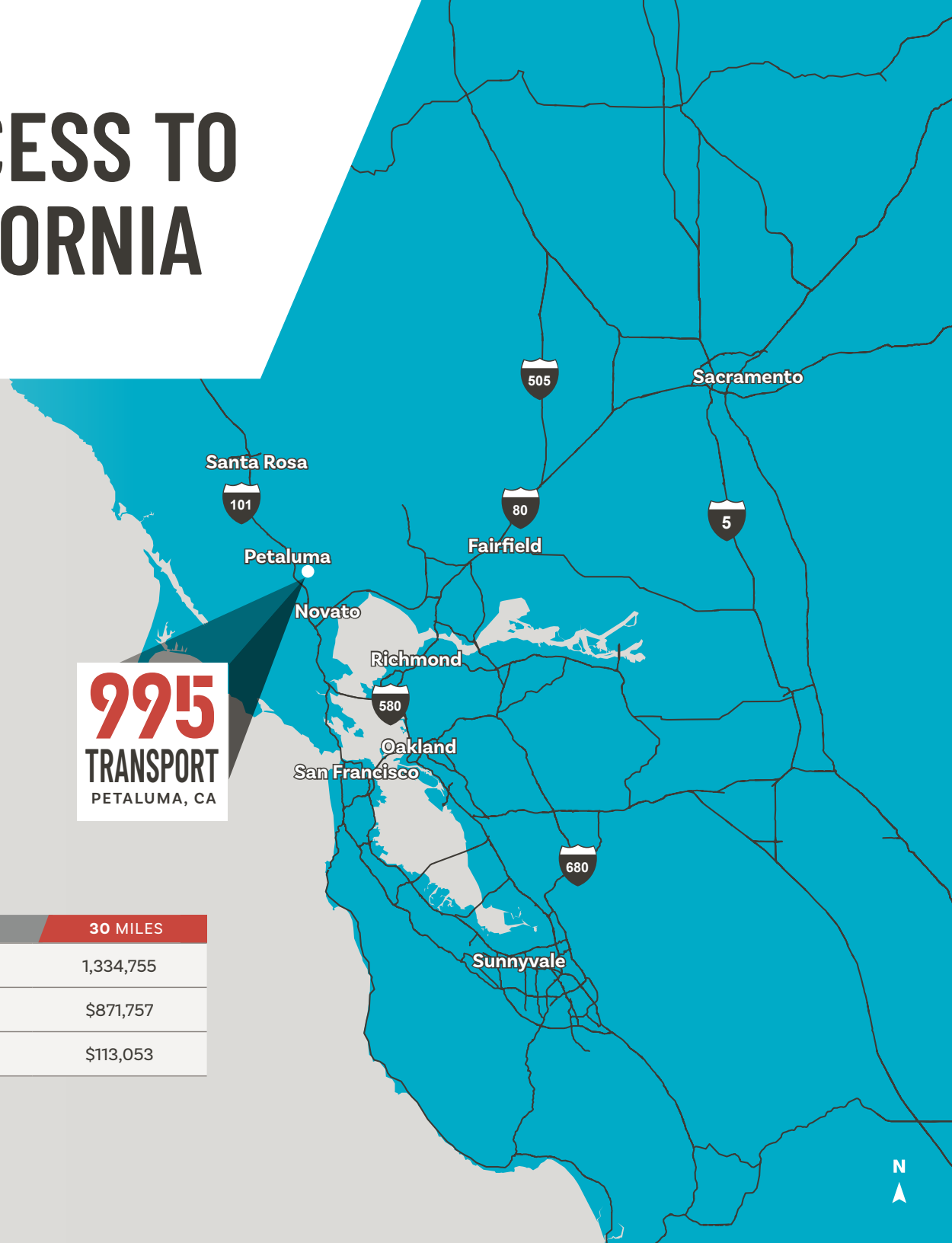
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Santa Rosa	15 miles
Rohnert Park	8 miles
Novato	13 miles
Sonoma	15 miles
Napa	27 miles
Fairfield	40 miles
Richmond	35 miles
Oakland	44 miles
San Francisco	40 miles
Sacramento	82 miles



DEMOGRAPHICS

	10 MILE	20 MILES	30 MILES
2024 POPULATION	181,508	653,339	1,334,755
MEDIAN HOME VALUE	\$875,468	\$916,016	\$871,757
MEDIAN HOUSEHOLD INCOME	\$110,433	\$110,433	\$113,053



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