

DEVELOPMENT OPPORTUNITY | PETALUMA



FOR SALE: 40 ACRES ZONED INDUSTRIAL



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SITE PLAN

Parcel 1 - 34 Acres
APN: 136-010-024

Parcel 2 - 5.23 Acres
APN: 007-171-023

Zoning - River Dependent
Industrial

The Sonoma County Industrial Market's vacancy is at historic lows with vacancy rates in the low 4% range and expected to drop further over the next 6 to 12 months. Demand is keeping or outpacing new development activity with pending leases on spec development.

The site presents one of the last large industrial development opportunities in southern Sonoma County and is located in the heart of Petaluma located in the center of Sonoma County with easy access to all rooftops and business in the area. Easy access to Marin via US 101 to the South and HWY 116 to US 80 to the East provide excellent transportation options for the site.

The site was historically used by Pomeroy Corporation in the construction of precast construction products that were placed on barges and shipped to sites around the bay area. The site contains extensive waterfront facing area and is located a few blocks from US 101 to the East and walking distance to downtown Petaluma and the new SMART Rail stop to the west

Numerous residential and mixed use developments are in the planning process for sites located in the downtown area as well as a housing development and the extension of the waterfront walking path to the East boarding the site.

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LOCATION

PROPERTY HIGHLIGHTS

- Southern Sonoma County Location
- Easy Access to all Sonoma/Marin County
- No minimum FAR
- Divisible into multiple configurations
- Located on Petaluma's Riverfront with walking path to downtown Petaluma shops and amenities
- 3.5 acre park requirement for development
- Site is within the TOD sphere



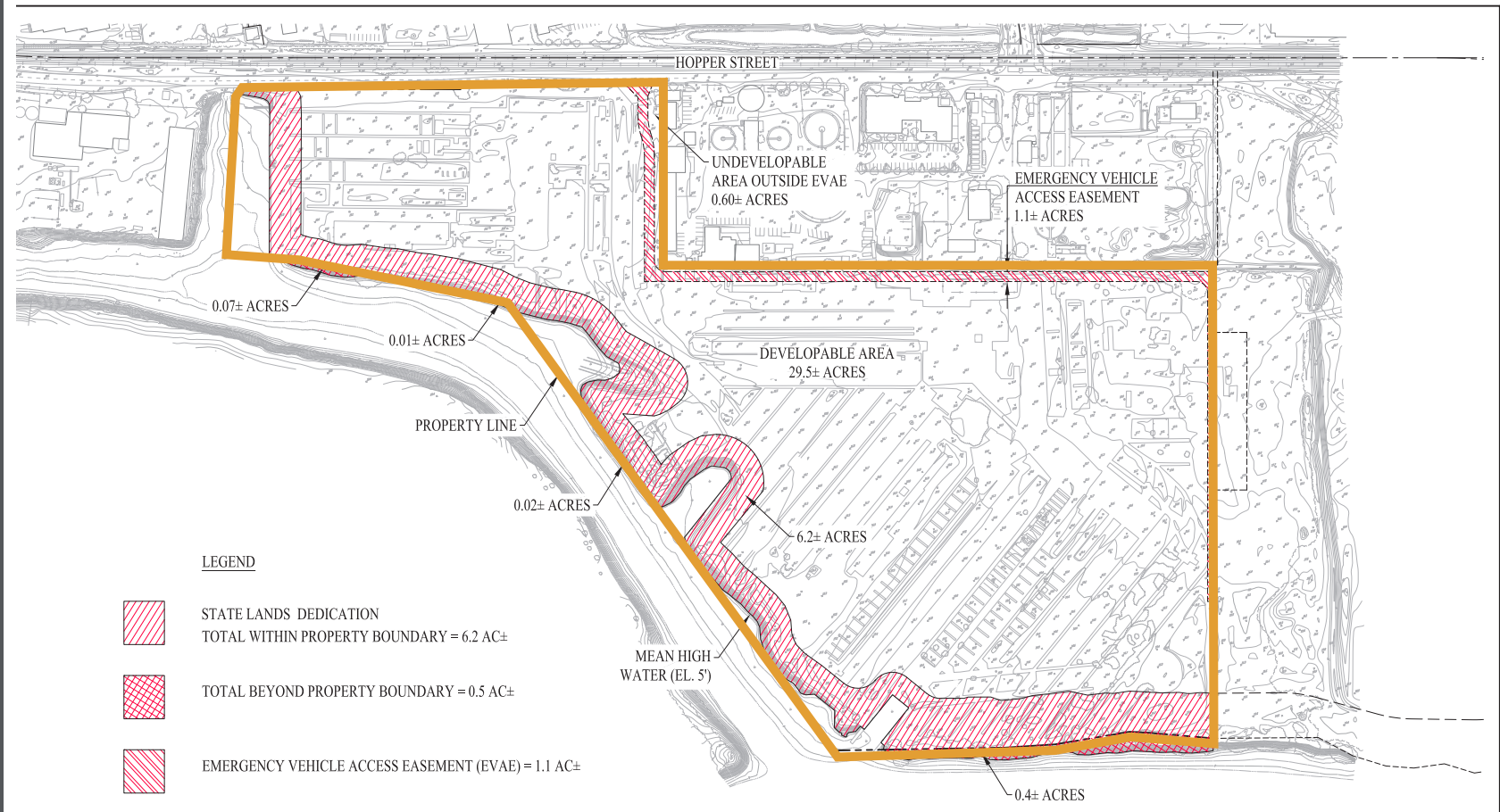
LOGISTICS

- Half a block from 101
- 42 miles to the Port of Oakland
- 28 miles to Richmond Bridge
- 50 miles to Oakland International Airport
- 36 miles North East of San Francisco
- Excellent last mile opportunity



LABOR

- Sonoma County population: 504,217
- Petaluma population: 60,870

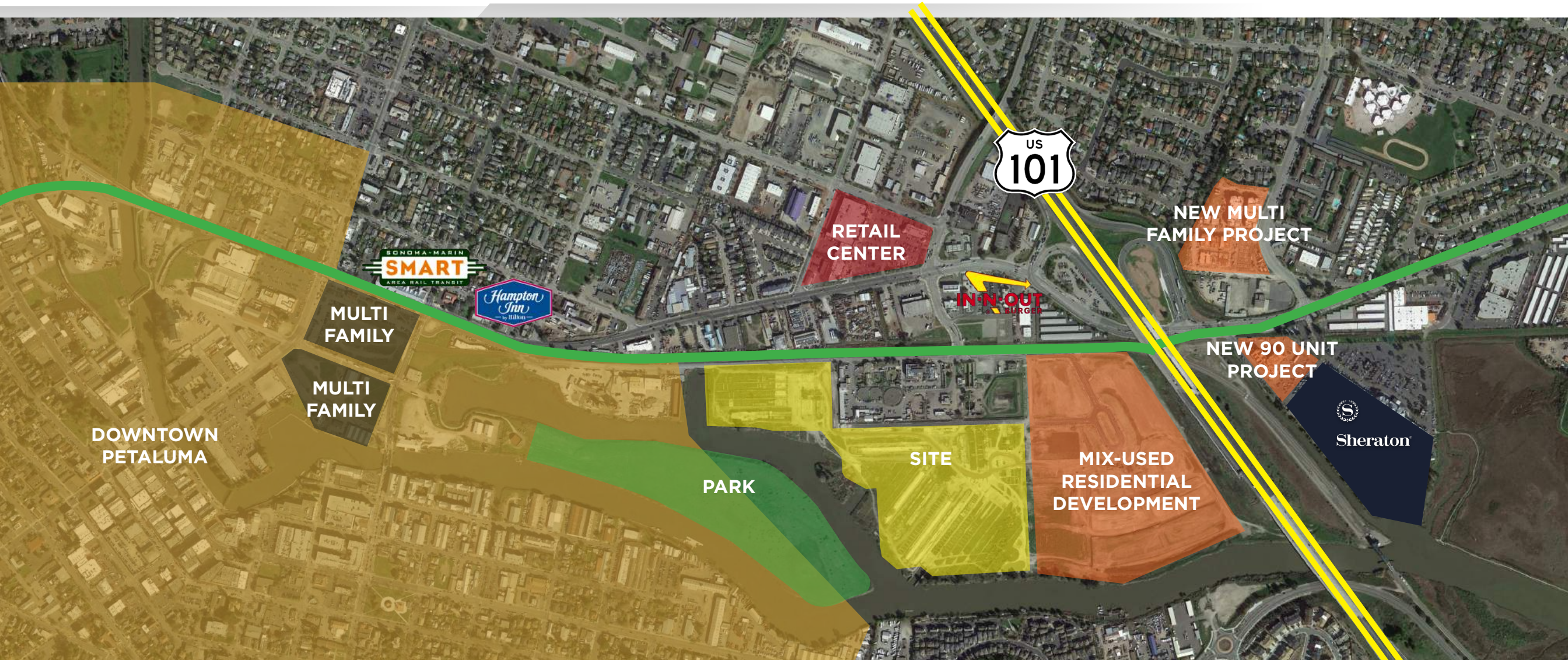


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SITE AMENITIES



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