

For Lease: Industrial Space

1328 Scott Street, Petaluma, CA

- 5 Roll-Up Doors
- 18’ +/- Clear Height
- 2 Restrooms
- No Automotive Use
- Easy Access to Hwy. 101

Offering Summary

Total Available Sq. Ft.:	**17,000 +/- sf**
Initial Base Rent:	**$1.35 psf**
Lease Type:	**Ind. Gross**
Lease Term:	**3 - 5 Years**
Available:	**Now**

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information. 10/27/26

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1328 Scott Street, Petaluma, CA 94954

Building/Space Description:

This single-tenant warehouse space includes 5 roll-up doors, heavy power, 2 restrooms and office space. There are numerous personnel doors for entry. The mezzanine is built to accommodate heavy loads. Numerous skylights.

Location Description:

Located in the Petaluma Industrial Park, with easy access from Highway 101, restaurants, shops and other services immediately available, and a work force with technical manufacturing experience.

Space Information/Features:

Total Available Square Feet:	13,000 +/- sq. ft. (plus 4,000 +/- sq. ft. mezzanine) Owner is source, agents have not verified square feet.
Divisible/Can Add:	No
Ceiling Clear Height:	18 ft. +/-
Power Available at Sub-Panel:	1,200 Amps, 3 phase 480/277
Parking Ratio:	2.4 : 1,000 unreserved, shared with 1320 Scott St.
Number of Roll-up Doors:	5
Warehouse Ceiling Insulated:	Yes

Building Information/Features:

Total Building Square Feet:	17,000 +/- sq. ft.
Year Constructed:	1989 +/-
Zoning/Permitted Uses:	I (Industrial)
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance for building owners applies. Tenants should strongly consider purchasing flood insurance.

Lease Information:

Lease Term:	3 - 5 Years
Lease Type:	Industrial Gross
Initial Base Rent:	$1.35 per square foot
Tenant Expenses:	Trash, PG&E, telephone, internet, Increases over Base Year, Real Property Taxes and Insurance

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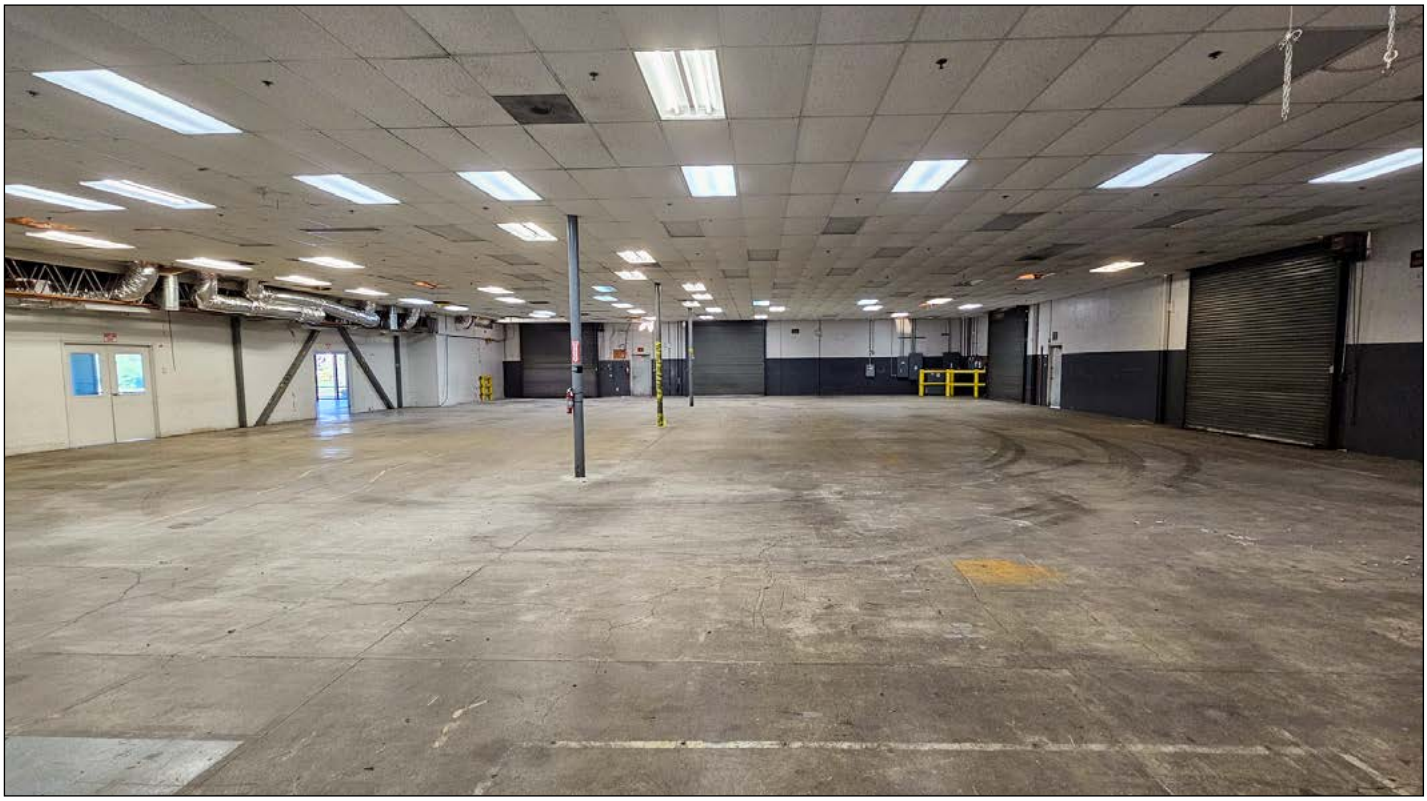

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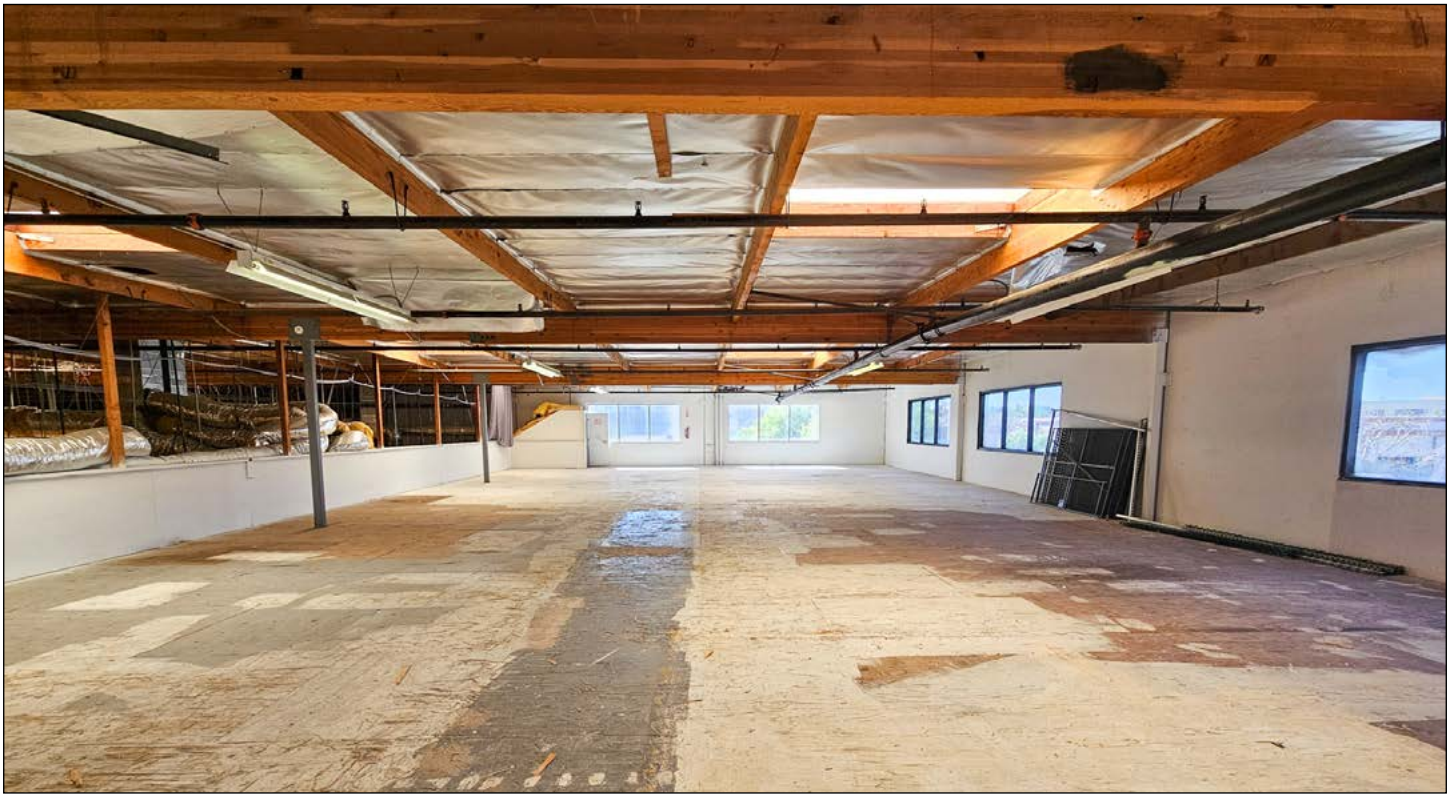



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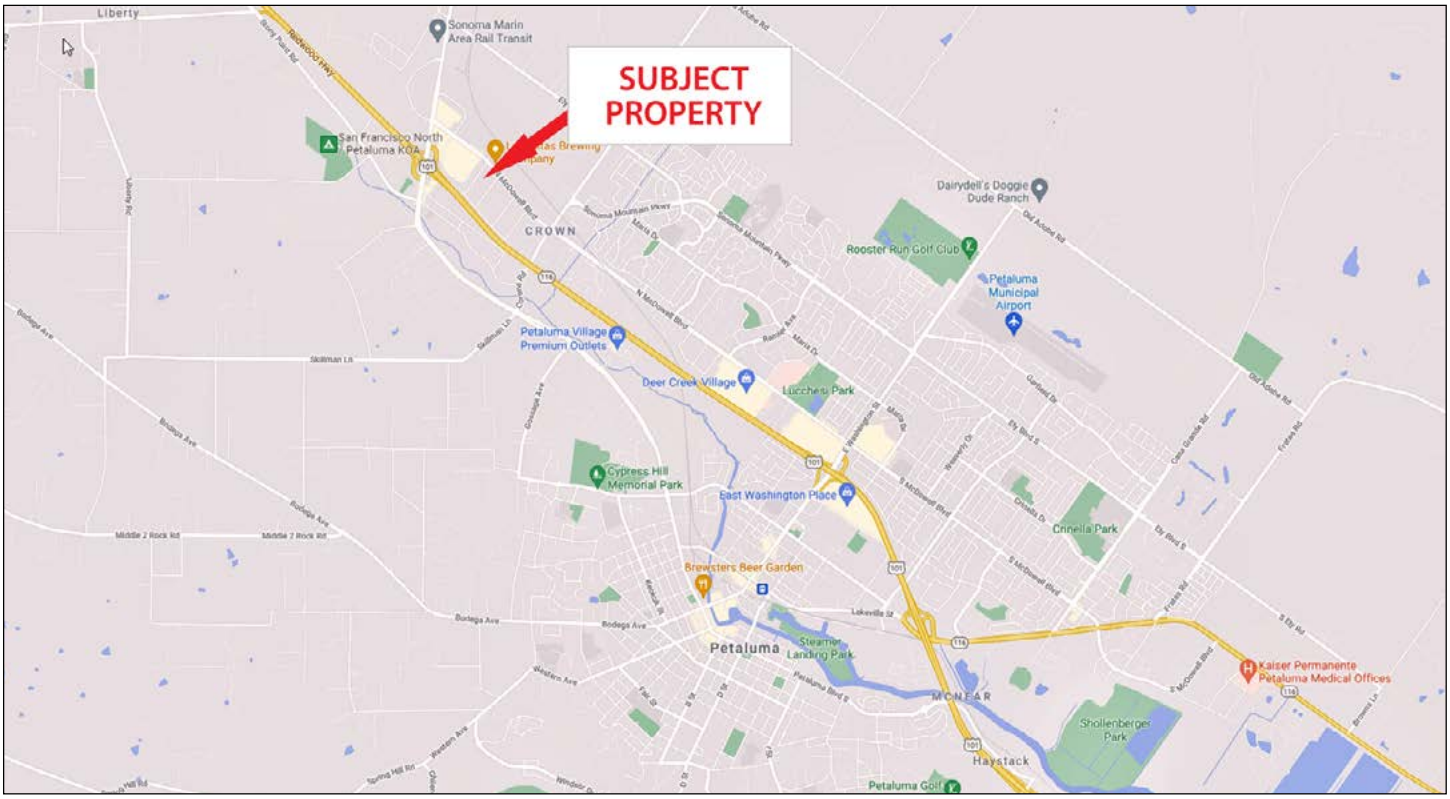
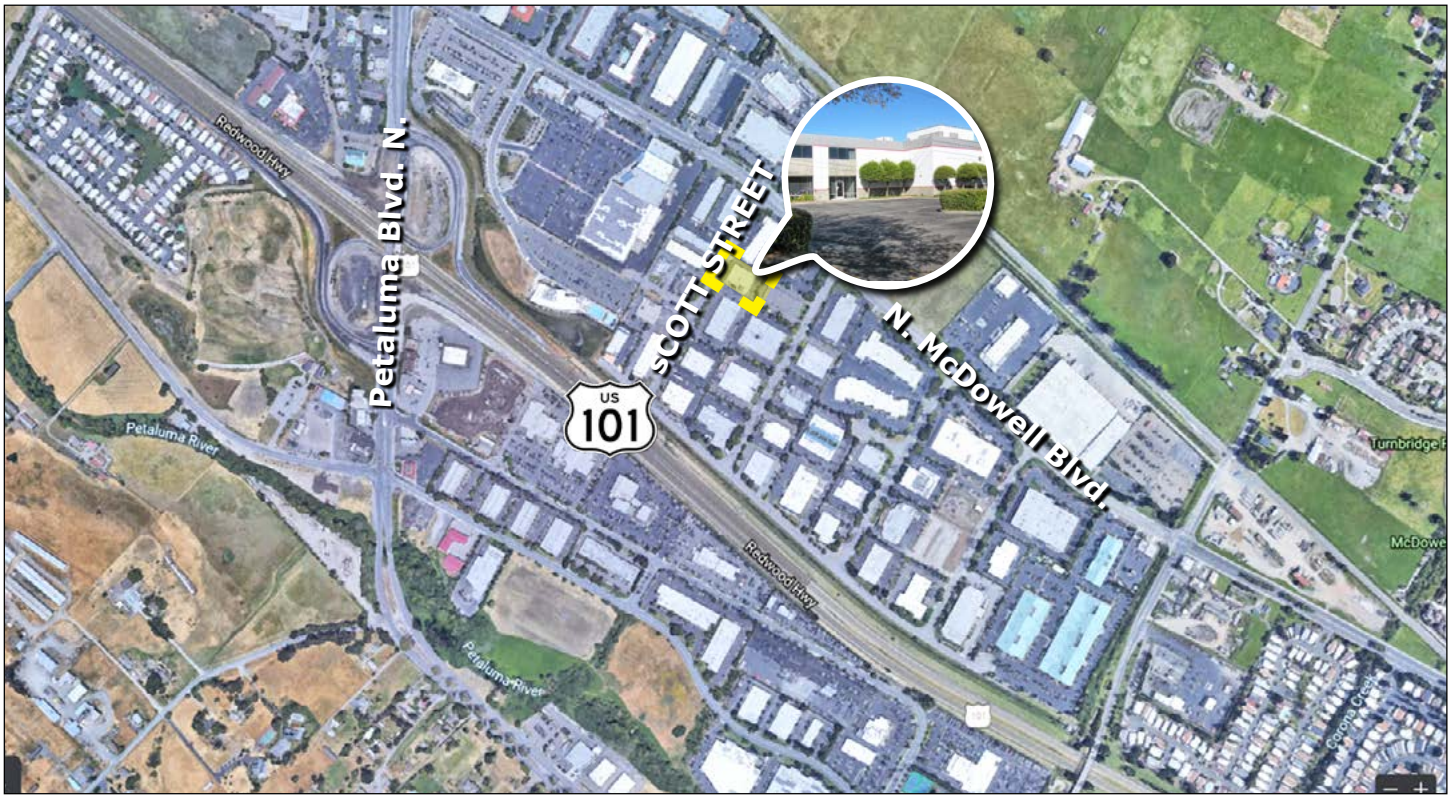


[Click here to View in Google Maps]



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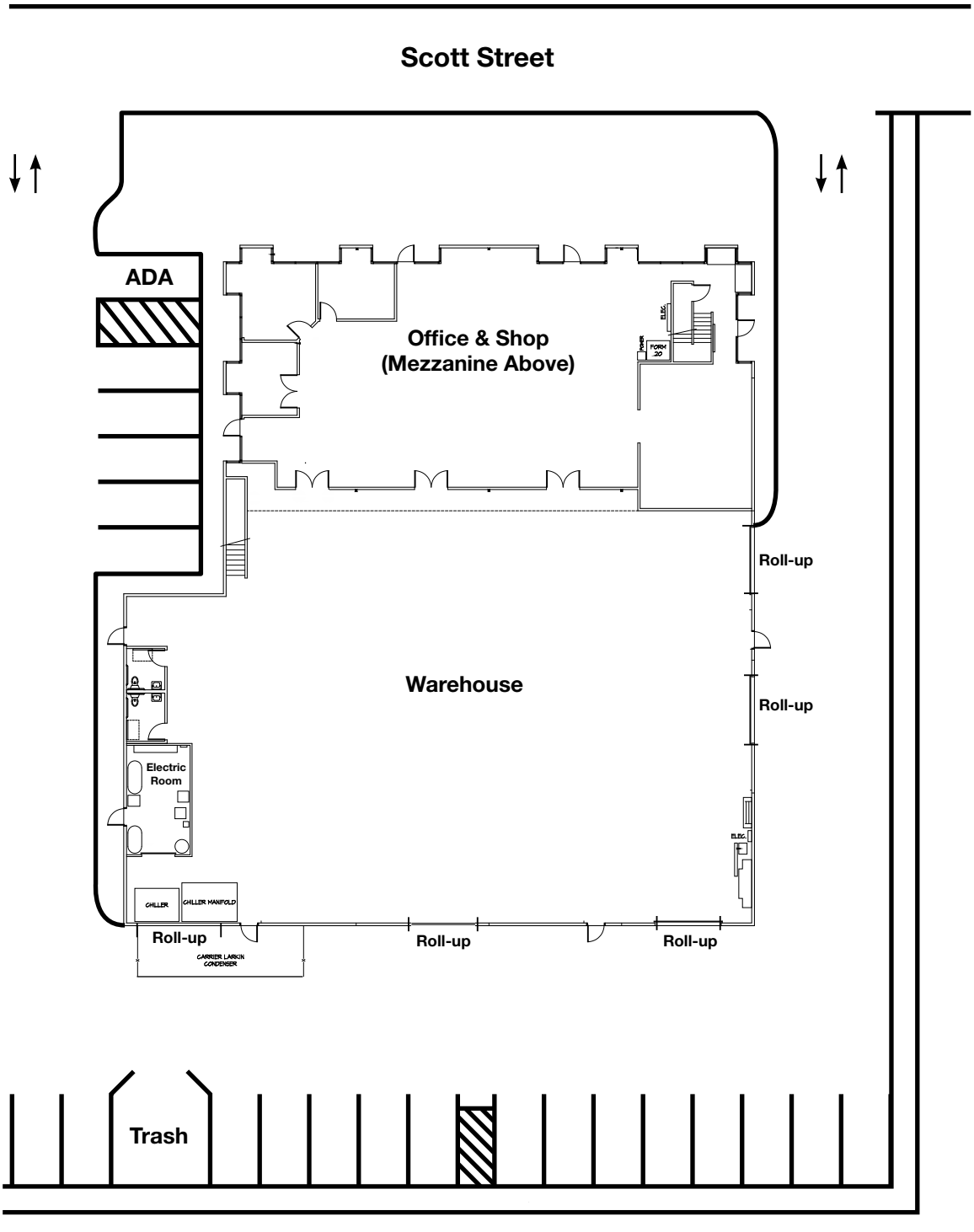

Floor Plans Not to Scale
For Illustration Only

Our Company

HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than $3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

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