

# FOR SALE

## 1130 Industrial Avenue-Units 2 & 3

Petaluma | California



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*The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.*

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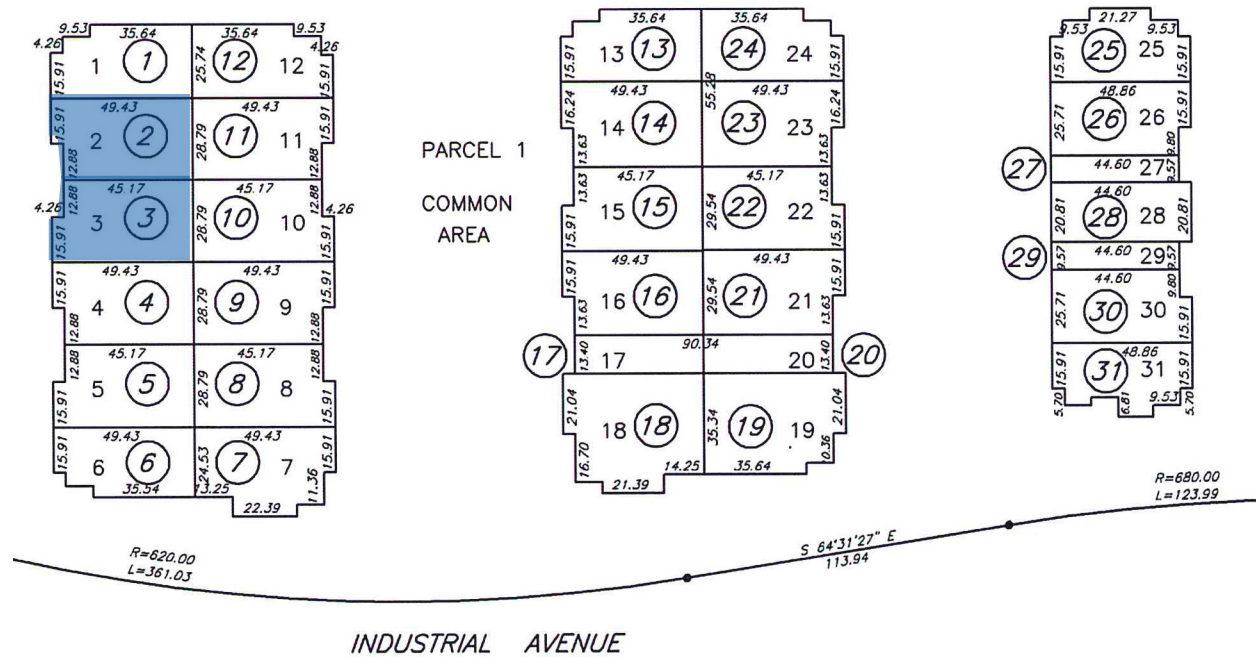
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<b>Location:</b>	Arroyo Club Business Center 1130 Industrial Avenue, Units 2 & 3 Petaluma, California
<b>Sonoma County APN:</b>	150-060-02; 150-060-03
<b>Property Type:</b>	Light Industrial Condominium Units
<b>Zoning:</b>	PCD (Planned Community Development), Flood Plain combining district
<b>Price:</b>	\$575,000
<b>Size:</b>	2,736± square feet (per public records)
<b>Association Dues:</b>	\$738.68/month
<b>Description:</b>	The double unit space has a 700± square foot office with a storefront entry and the balance is shop space. There are two roll-up doors, each 11' tall by 9-1/2' wide. The building is sprinklered and has separately metered electrical service. The warehouse clear height ranges between 14' and 16'.
<b>Location:</b>	The property is located in the Rancho Arroyo Business Park on the north-west portion of the city of Petaluma.

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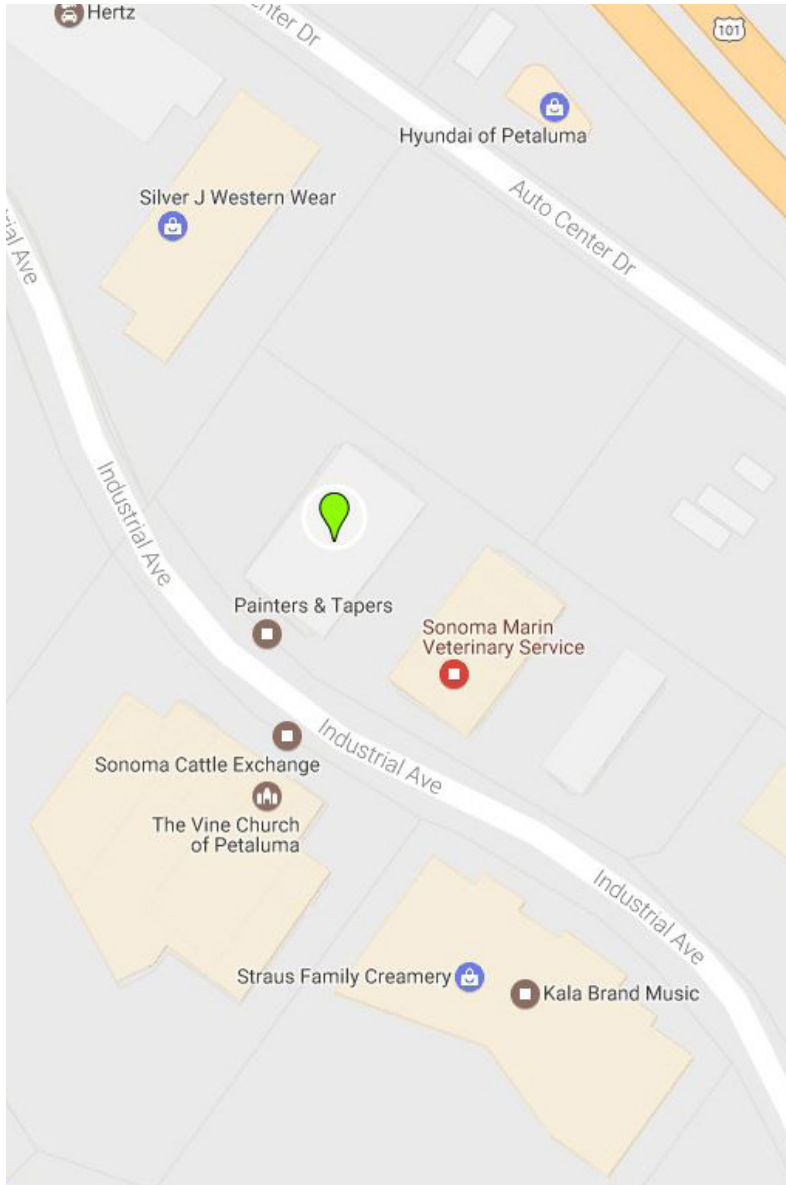
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