

2220 PINE VIEW

INDUSTRIAL BUILDING | PETALUMA

FOR SALE

\$200 PSF MAJOR PRICE REDUCTION!



2220

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**CUSHMAN &
WAKEFIELD**



2220 PINE VIEW WAY PETALUMA | CA

±25,795 SF WAREHOUSE
PROPERTY AVAILABLE

WAREHOUSE:	±17,084 SF
MEZZANINE:	±750 SF
COVERED AREA:	±672 SF
OFFICE - 1ST FLOOR:	±3,428 SF
OFFICE - 2ND FLOOR:	±3,861 SF

SALE: \$5,159,000 | \$200 PSF

BUILT & 1ST OCCUPIED IN 1988
WITH 2 DEMISED SUITES

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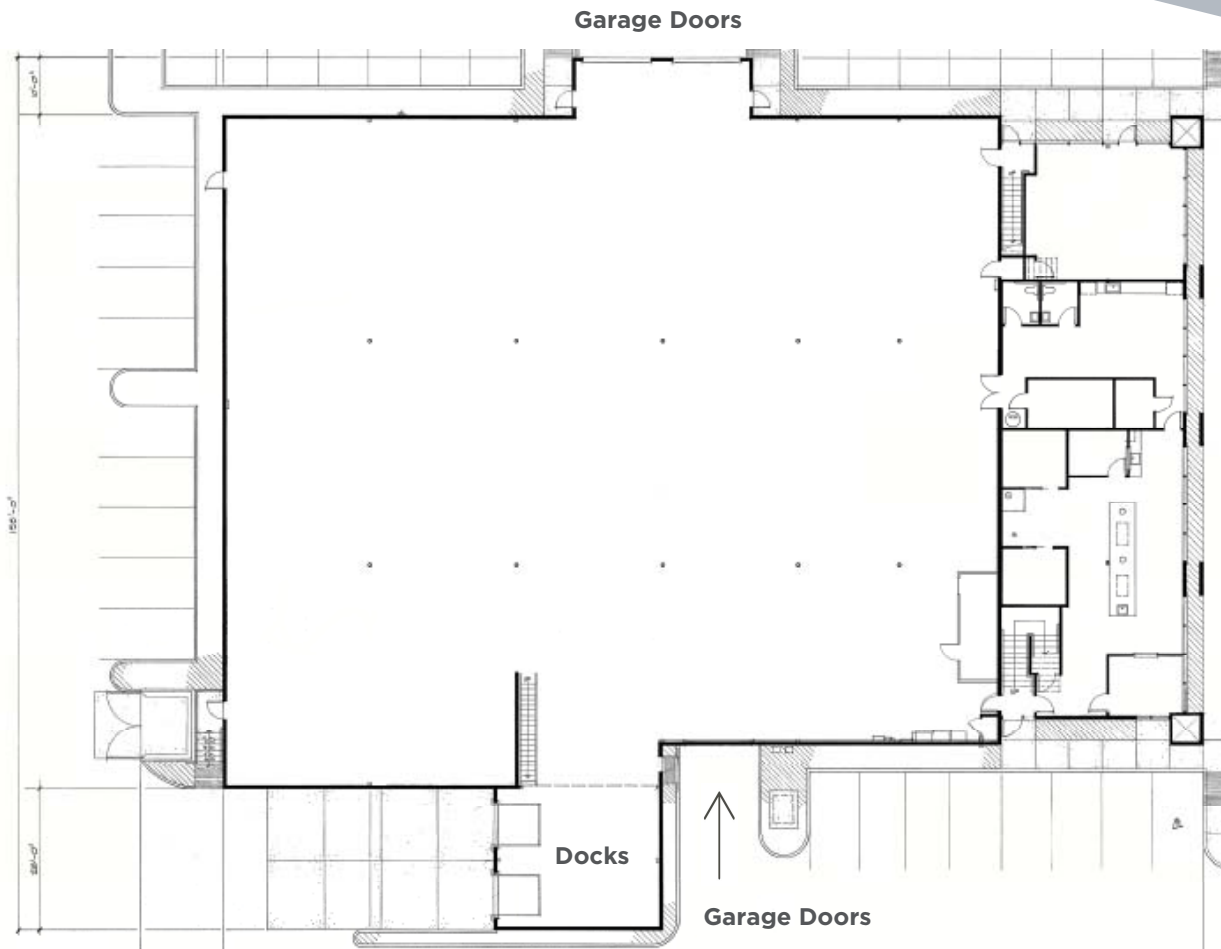


HIGHLIGHTS:

- Warehouse – ±17,000 SF
- Mezzanine – ±750 SF, climate controlled
- Highest clearance ±26'
- Lowest clearance ±21'
- 3 grade level with roll-up doors
- 2 dock level doors with roll-up doors (1 able to accept high cube)
- 40,000 lb dock leveler capacity (manual hydraulic)
- 1200amps & 120/208 3-phase 4-wire (to be verified)
- 33 total parking spaces
- Walking distance to retail amenities
- Close to FedEx, UPS & OnTrac
- Solar - estimated 65 kilowatt system (Installed 2009)

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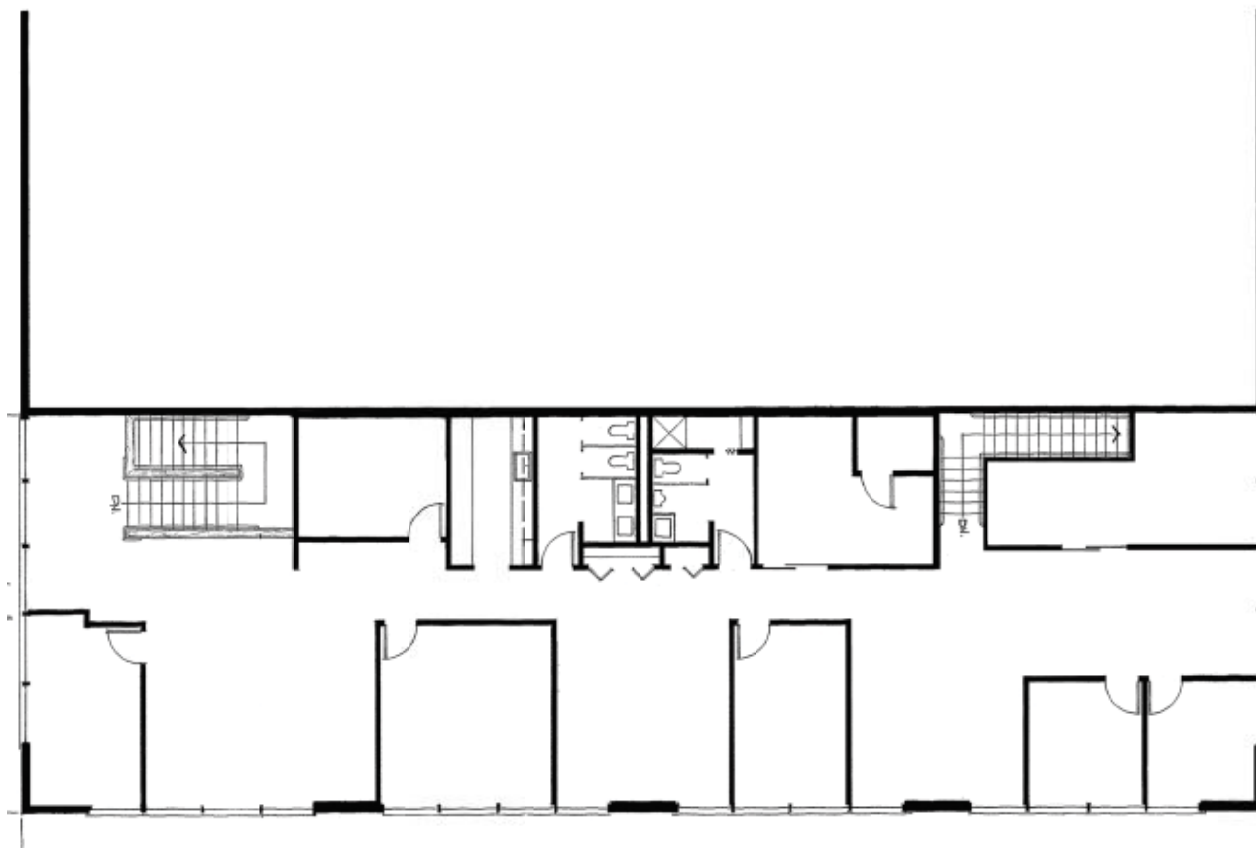
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GROUND FLOOR

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2ND FLOOR OFFICES

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SBA 504 Loan Sample Structure

Prepared for: [Cushman & Wakefield](#)
 Property Address: [2220 Pineview, Petaluma](#)
 Date Prepared: [5/13/2025](#)

Project Details

Purchase Price	\$5,159,000	Property Address	2220 Pineview, Petaluma
Improvements		Building Size (s.f.)	25,795
		Price Per Sq. Ft.	\$200.00
Total Project Cost	\$5,159,000		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$2,579,500	6.45%	25	25	\$17,336
SBA (2nd)*	40%	\$2,114,600	6.39%	25	25	\$14,133
Down Payment	10%	\$515,900				
* Includes financed SBA fee of \$51,000						
Total Monthly Payment						\$31,469
Total Payment PSF						\$1.22

Monthly Ownership Costs

Mortgage Payments	\$	31,469
Insurance & Property Tax	\$	5,589
Total Monthly Cash Outlay:	\$	37,058
Average Principal Paydown Benefit:	\$	(6,534)

Out of Pocket Costs

Down Payment	\$515,900
Estimated Bank Fees	\$19,346
Appraisal & Environmental Reports	\$5,400
Total Out of Pocket Costs	\$540,646

Total Effective Monthly Costs: \$ 30,524

Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.15% of the SBA loan amount plus a \$5,000 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at .75% of bank loan amount
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

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