

±15,000 - 120,480 SF WAREHOUSE/DISTRIBUTION FOR SUBLEASE*

2277 PINE VIEW WAY, PETALUMA CA

*LEASE TERM THRU 7/31/28
Asking Rate: \$1.00 PSF NNN



Trevor Buck

Executive Managing Director
+1 415 451 2436
trevor.buck@cushwake.com
Lic #: 01255462



**CUSHMAN &
WAKEFIELD**

HIGHLIGHTS



Use: Manufacturing, Processing, Wholesaling & Distribution



HVAC: Heating and AC provided by roof-mounted units



Signage: A monument sign is located at the intersection of Pine View and Highway 116



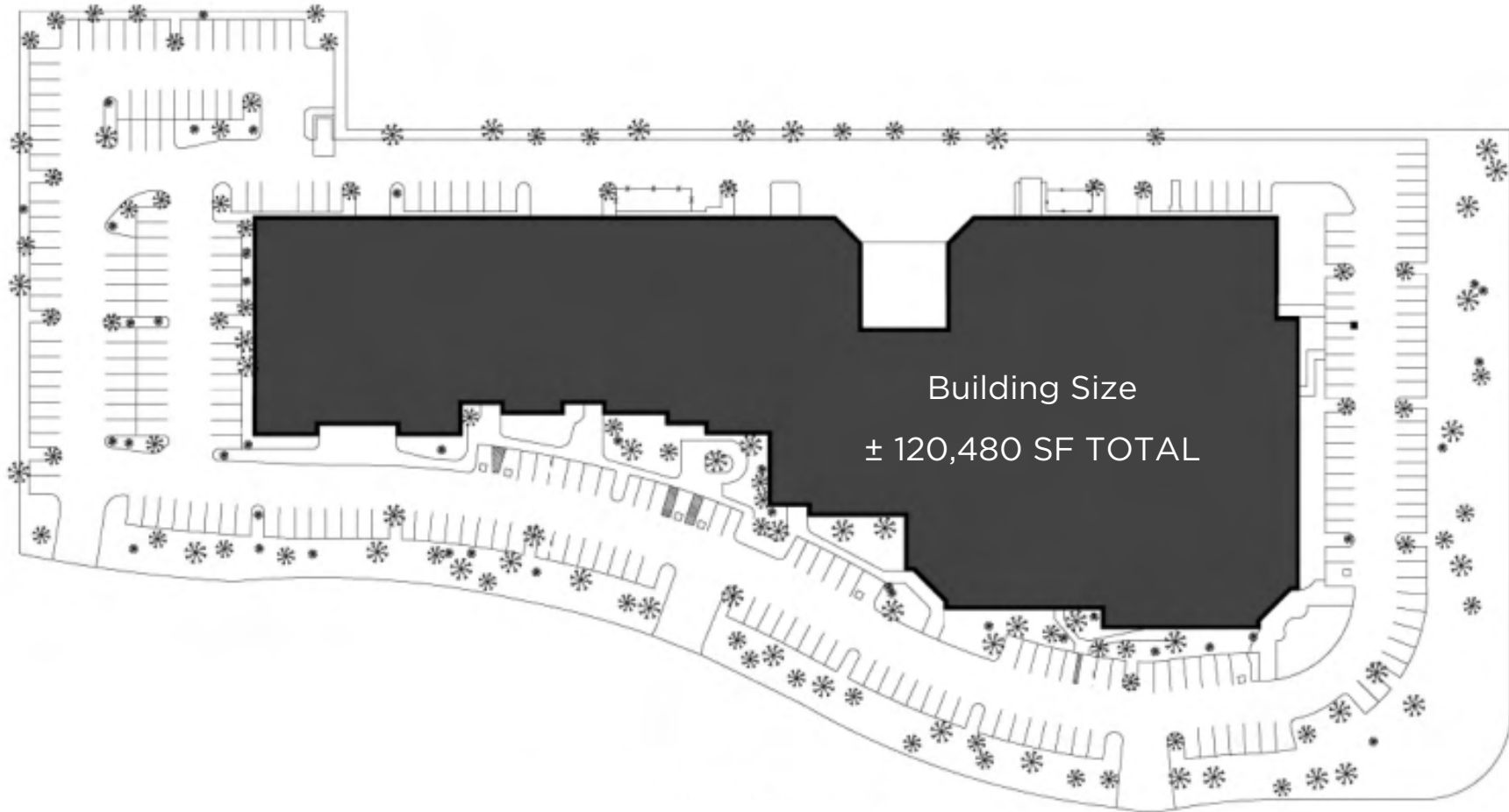
Exteriors: Precast concrete panels; portion of front façade with aluminum curtain wall system.



Roofing & Insulation: TPO membrane over original built-up mineral faced, multi-ply bituminous roofing system. Insulated with fiberglass batts at the office areas.



SITE OVERVIEW



1st Floor: ± 15,000-101,004 SF AVAILABLE

2nd Floor: ± 19,476 SF AVAILABLE

Site Area: ± 6.84 AC (± 297,916 SF)

Parking: 254 Stalls (8 ADA, 4 motorcycle)

Stories: Partial 2-Story

Zoning: BP (Business Park)

Construction: Concrete tilt-up with interior steel columns

Column Spacing: Generally 50' - 60'

Skylights: 4'x8' plastic domed skylights

Electric: 480/277 volt; 2,000-amperes

FLOOR PLAN

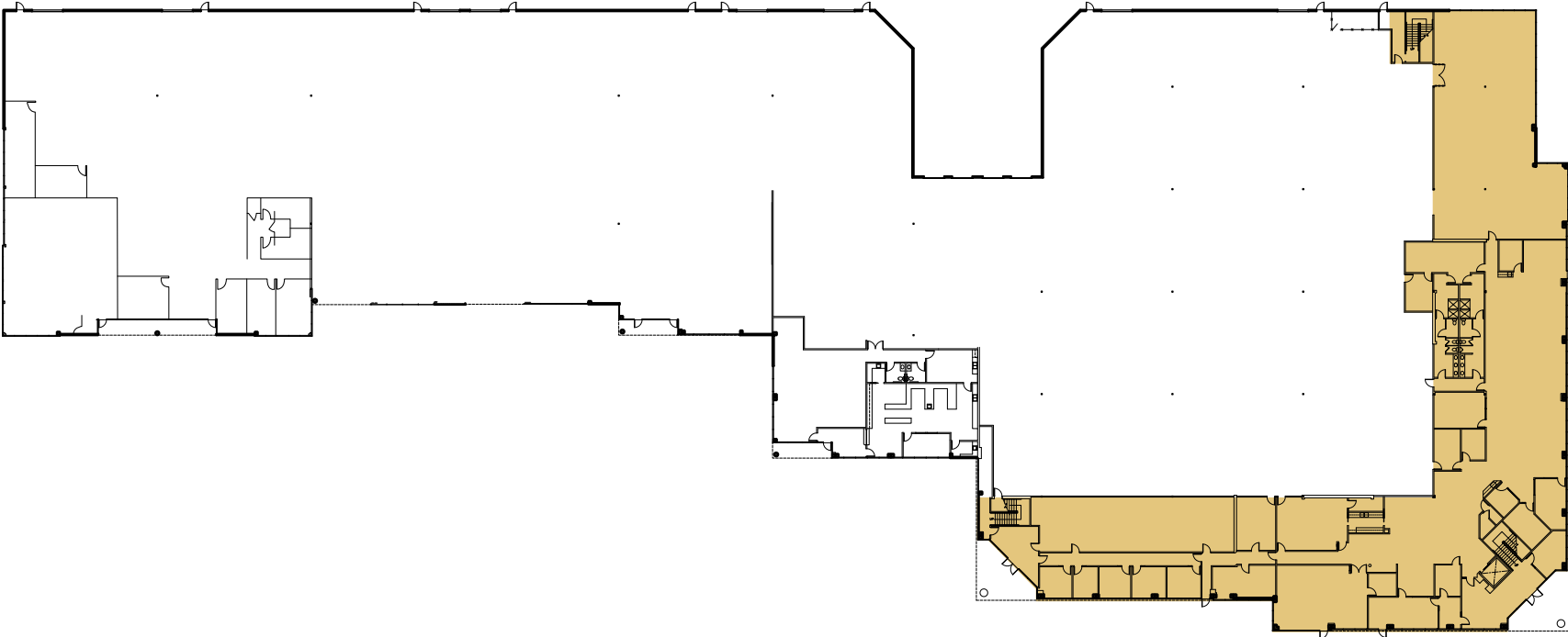
1st Floor

± 15,000 - 101,004 SF AVAILABLE

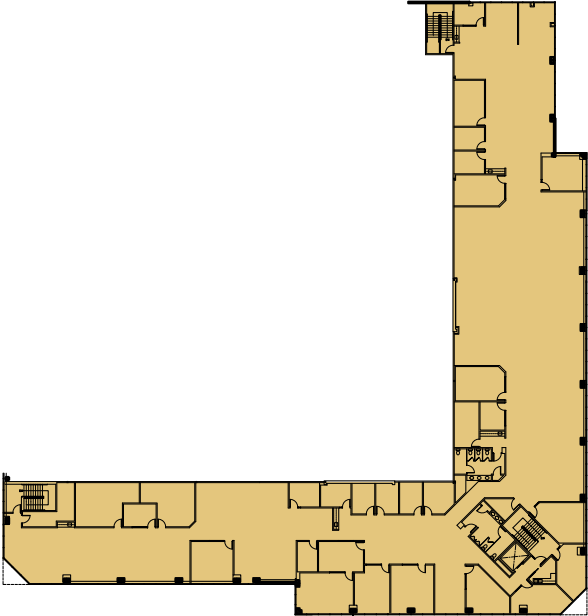
2nd Floor

± 19,476 SF AVAILABLE

First Floor



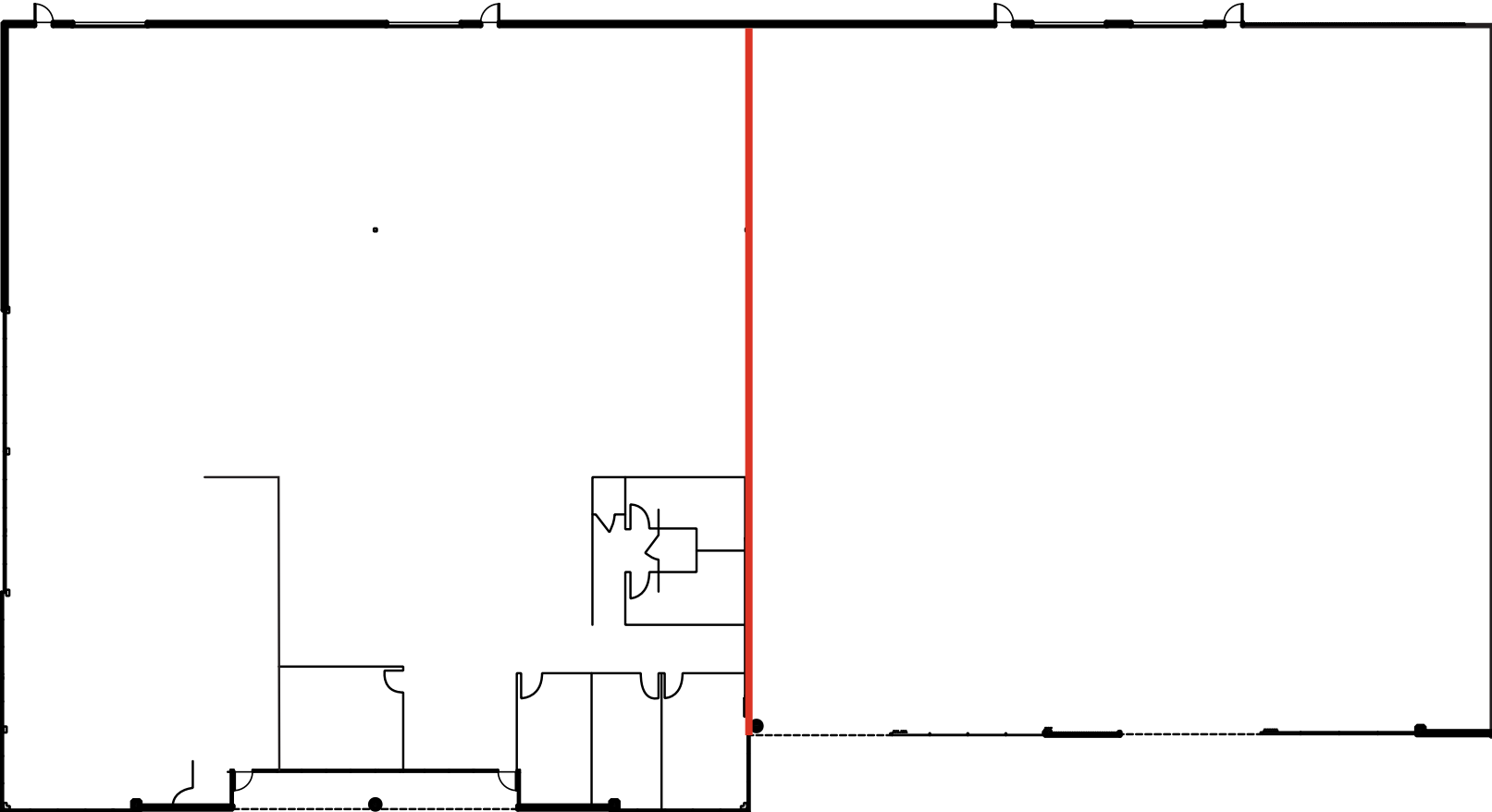
Second Floor



FLOOR PLAN

1st Floor Divisible Space ± 15,000 - 30,000 SF

First Floor



WAREHOUSE



AERIAL MAP



AERIAL MAP

- DICK'S
- TJ MAXX
- BevMo!
- CVS
- ULTA BEAUTY
- WILD WINGS
- SPROUTS
- TARGET
- WALGREENS

Downtown Petaluma
SMART Station

Downtown Petaluma

101

SONOMA-MARIN
SMART
AREA RAIL TRANSIT

IN-N-OUT
BURGER

101

TRADER JOE'S

- Starbucks
- Raley's
- Petco
- Big 5
- Ross
- Goodwill
- SUBWAY

Protected Wetlands

Kaiser Permanente
CAMELBAK

Petaluma Poultry

SUBWAY

Lily Kai Chinese
Starbucks
Dandy Sandos
LuvPilates
Pub Republic

116

Labcon
Development Site

Scott Labs

Labcon

Cowgirl Creamery
Clover Sonoma

Petaluma Poultry
Processor

LGC Biosearch

Andalou
Naturals

Thermo Fischer
Scientific

UPS

FedEx Ship Center

Labcon

2277 PINE
VIEW WAY

GCX Corporeation

Rustic Bakery

Scandinavian
Designs

Morris Distributing

Kaiser Permanente

County Agricultural Land

116

± 15,000 - 120,480 SF WAREHOUSE/DISTRIBUTION FOR SUBLEASE*

2277 PINE VIEW WAY, PETALUMA CA

***LEASE TERM THRU 7/31/28**

Trevor Buck
Executive Managing Director
+1 415 451 2436
trevor.buck@cushwake.com
Lic #: 01255462



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS 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 THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-02/03/22