

FOR SALE

FOOD PRODUCTION / COLD STORAGE / WAREHOUSE / RETAIL / OFFICE

2080-2090 LAKEVILLE HWY PETALUMA, CA



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THE OFFERING

2080-2090 Lakeville Highway presents a rare opportunity to acquire a fully operational food production and warehouse facility in southern Petaluma. Previously home to dairy and non-dairy/vegan cheese producers, the building is outfitted with top-of-the-line food-grade infrastructure including epoxy floors, large number of floor drains, heavy power with dual services, back-up power, temperature-controlled freezer and cooler space, dry storage, two loading docks, and full-building HVAC. Additional amenities include a test kitchen, locker room, indoor/outdoor break areas, and flexible office space.

Originally designed for office use, the property offers 351 parking spaces—ideal for high-density users—and can be reconfigured to suit a range of industrial, office, or retail needs. Existing office areas can be removed to expand warehouse functionality, and the building includes cutouts for additional roll-up doors and loading areas.

Strategically located just one block from US 101 with frontage on Highway 116 and close proximity to Highway 80, the site offers excellent regional access. Surrounded by open space with scenic views and nearby amenities such as hotels, dining, and business services, this property is well-positioned for a variety of users seeking a turnkey solution in a prime location.



BUILDING OVERVIEW

Price \$16,555,000 | \$227 PSF

Building Size ± 72,612 SF

Site 5.32 acres
APN #005-050-036

Heavy Power 2 services of 1,600 amps, 277/480
- 3 phase - To Be Verified

Grade Level Doors 5 - with the ability to add more

Dock High Doors 2

Clear Height ±16'4" ranging up to ±17'6"

Parking 351 spaces (4.83/1000)

Zoning MU1B
Fitness, Retail, School, Medical,
Auto, Warehouse & Production



High Visibility
with Retail Potential



Fully Sprinklered
0.33/3,000



Large Breakroom Kitchen
Space



Male & Female Locker
Rooms



Back-up Power Generator



PRODUCTION HIGHLIGHTS



- $\pm 1,240$ SF freezer



- $\pm 1,764$ SF packaging room



- Dry goods warehouse



- $\pm 4,020$ SF refrigerated warehouse
+ additional cold storage



- $\pm 7,596$ SF manufacturing room



- Nitrogen sensor system



- Floor drains



- Epoxy floors



- Hot water boiler system



- Sanitary soap system



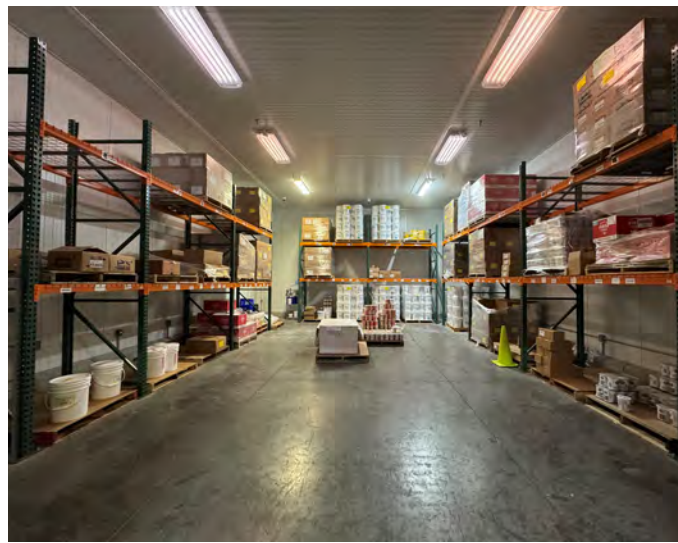
- Waste water collection system



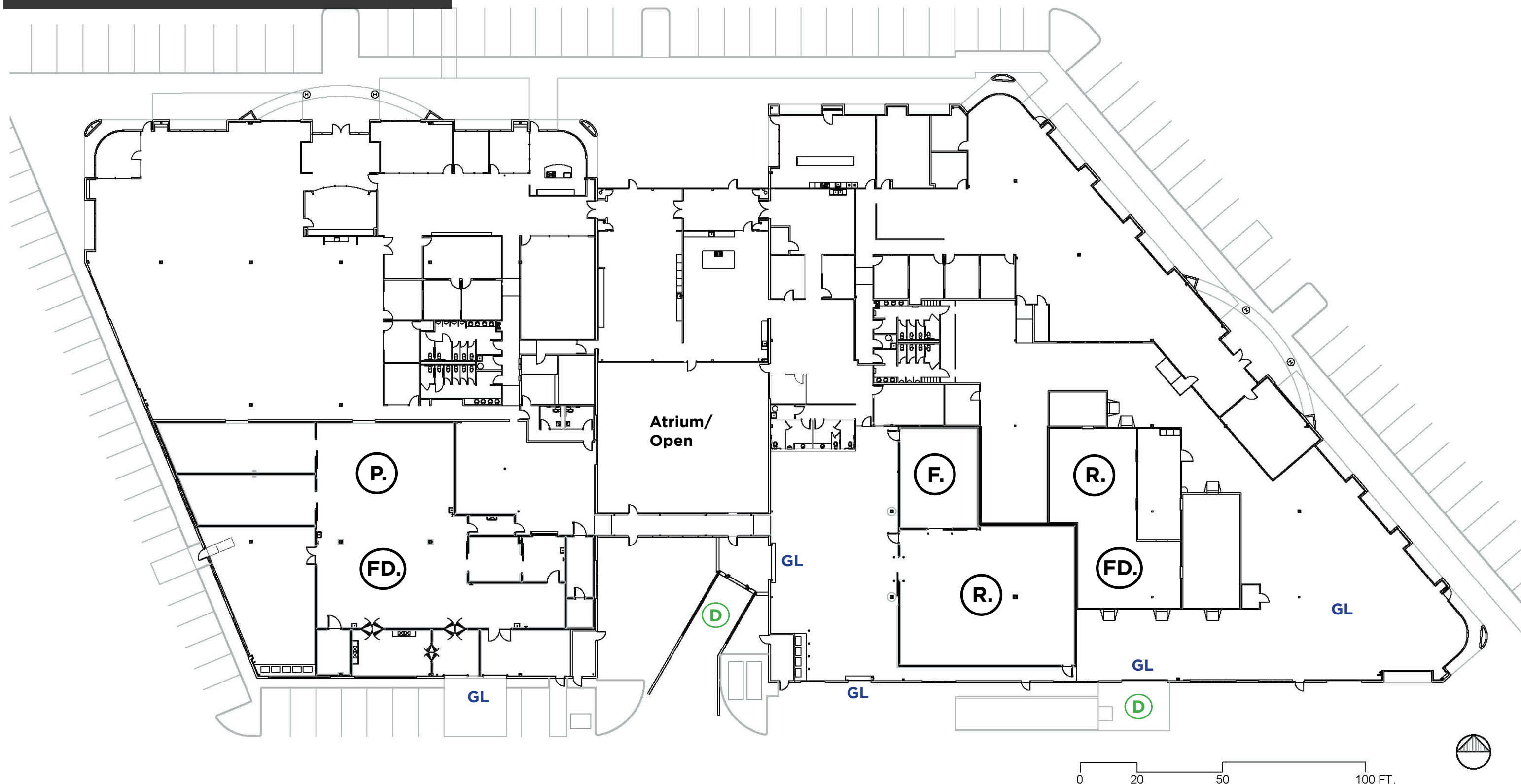
- R&D test kitchen



PRODUCTION SPACE



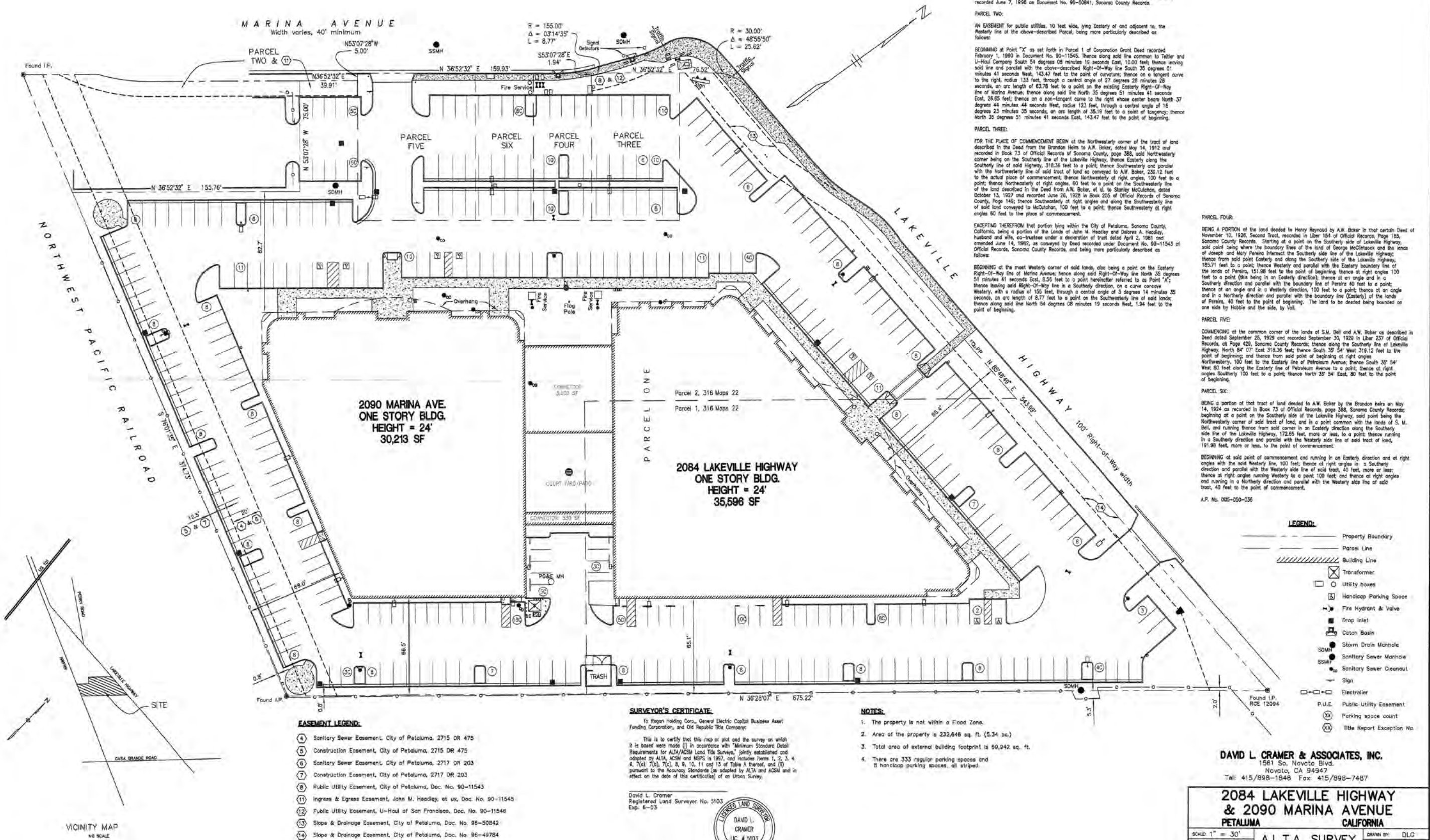
FLOOR PLAN



2080/2090 MARINA AVE.
PETALUMA

- F. = Freezer**
- R. = Refrigeration**
- P. = Production**
- FD. = Floor Drains**
- D = Dock**
- GL = Grade Level**

SITE PLAN



DAVID L. CRAMER & ASSOCIATES, INC.
1561 So. Novato Blvd.
Novato, CA 94947
Tel: 415/898-1848 Fax: 415/898-7487

2084 LAKEVILLE HIGHWAY
& 2090 MARINA AVENUE
PETALUMA CALIFORNIA

SCALE: 1" = 30'	A.L.T.A. SURVEY	DRAWN BY: DLG
DATE: Nov., 2001		CHECKED BY: DLC
DAVID L CRAMER & ASSOCIATES, INC. LAND SURVEYORS		DWG. NO. 1/1

Abstract: This paper discusses the impact of the 1997 Asian financial crisis on the Thai economy. The paper also discusses the impact of the 1997 Asian financial crisis on the Thai economy. The paper also discusses the impact of the 1997 Asian financial crisis on the Thai economy.

SITE PHOTOS



FOOD/BEVERAGE

1. El Pollo Loco
2. Starbucks
3. McDonalds
4. Round Table
5. Peet's Coffee
6. Noah's NY Bagels
7. Panda Express
8. Chipotle
9. Java Hut
10. Petaluma Brunch Station
11. Bistro 21
12. Starbucks
13. Mario & John's
14. Ayawaska Petaluma
15. Wild Goat Bistro
16. Sol Food
17. Sax's Joint
18. Juice House Co
19. Sonoma Portworks
20. Buckhorn
21. Papa Murphy's
22. In N Out
23. Marina Bean
24. 7/11

GROCERY/DRUG STORES

1. Trader Joes
2. Raley's
3. Safeway
4. Sprouts
5. BevMo!
6. Whole Foods
7. Grocery Outlet
8. Lucky

RETAIL

1. CVS
2. Goodwill
3. Big 5
4. Target
5. Ulta Beauty
6. PetSmart
7. HomeGoods
8. Dick's Sporting Goods
9. The UPS Store

 HIGHWAY 101

 LAKEVILLE HWY

 SMART TRAIN

