

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)

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



Zoning



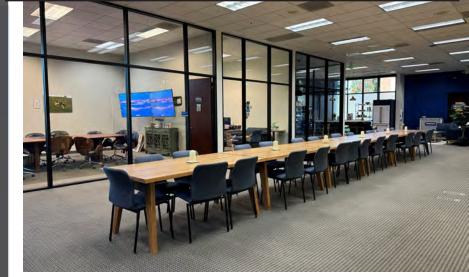


Large Breakroom Kitchen Male & F





Back-up Power Generator







PRODUCTION HIGHLIGHTS



• ±1,240 SF freezer



• ±1,764 SF packaging room



• Dry goods warehouse



• ±4,020 SF refrigerated warehouse + additional cold storage



• ±7,596 SF manufacturing room



Nitrogen sensor system



Floor drains



Epoxy floors



Hot water boiler system



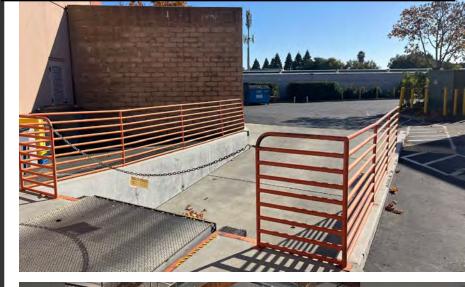
Sanitary soap system



• Waste water collection system



R&D test kitchen















FLOOR PLAN



2080/2090 MARINA AVE. PETALUMA

F. = Freezer

R. = Refriguration

P. = Production

FD. = Floor Drains

D = Dock

GL = Grade Level

SITE PLAN DESCRIPTION: (as contained in Old Republic Tible Company Preliminary Report, Order No. 216092—JJ, dated as of November 1, 2001) Parcels 1 and 2 as shown and designated upon City of Petaluma Parcel Map No. 171, filed December 30, 1980 in Book 316 of Maps, Page 22, Sanoma County Records, EXCEPTING THEREFROM that partian contained in Deed to the City of Petatuma, a Municipal Corporation, recorded February 1, 1990 under Instrument No. 90-11544, and re-recorded March 27, 1990 as Counsent No. 90-30134, and re-recorded April 18, 1990 on Document No. 90-30134, and re-recorded April 18, 1990 on Document No. 90-35789, Somemo Country Records. ALSO EXCEPTING THEREFROM that portion combined in Deed to John M. Headley, et al, recorded February 1, 1990 as Instrument No. 90-11545, and re-recorded March 27, 1990 as Document No. 90-30135. ALSO EXCEPTING THEREFROM that portion contained in the Divid to the City of Petalumi recorded June 7, 1996 on Document No. 96-50841, Sonomo County Records. MARINA AVENUE $\Delta = 03'14'35''$ L = 8.77'N53'07'28"W Tolorest 1 Point "X" or set forth in Parcel 1 of Corporation Groth Deed recorded February 1, 1980 in Document No. 30-11545. Thence along sold line common to Tellier and Section 1, 1980 in Document No. 30-11545. Thence along sold line common to Tellier and sold line and portal with the observe-described Right-of-whighes South 35- below the control of PARCEL \$53'07'28" TWO & 11) Found I.F. N 36'52'32" E 159.93" N 36'52'32" E N36'52'32"E Fire Service III 39.91 PARCEL THREE: PARCEL TREES: TOR THE PLACE OF CHARACTICADITY BOSIN at the incrimentarity corner of the tract of lond described in the Seaf from the Brendon likes to AW Baker, coted key 14, 1912, and control to the Seaf from the Brendon likes to AW Baker, coted key 14, 1912, and control to the Seaf from the Se PARCEL PARCEL PARCEL PARCEL FOUR THREE SIX @ N 6 0 (8) PARCEL FOUR: PMCEL FOUR: BENG A PORTICN of the lond deeded to Henry Reynood by A.W. Beser in that certain Dised of Newmber 10, 1928, Second Tract, recorded in Liber 154 of Official Records, Page 185, Session County Records. Starting of a point on the Scattery side of Lakeville Rightway, and the Scattery Second Starting of a point on the Scattery side of Lakeville Rightway, and the second s EXCEPTIND THEREFROM that portion lying within the City of Petaluma, Sonomo County, Celfornia, being a portion of the Londs of John M. Headily and Bisches A. Headily, whatched and His, co-Turaties unifor a declaration of Parts doted April 2, 1981 and nameded Junes 14, 1982, as conveyed by Deed recorded under Decument No. 90-110. Official Records. Science County Records and office proposal properties of the County of the Z 0 RI I PARCEL FIVE: COMMENCIANS at the common corner of the lands of S.M. Bell and A.W. Belker as described in Deed doted September 25, 1923 and recorded September 30, 1928 in Liber 237 of Official Records, of Page 425, Scormo County Records, thereoe sings the Southey line of Lukeyille Kighway, North 87 O'T East 318.35 feet; thence South 35' 55' West 319.12 feet to the point of beginning and thereo throm and point of beginning of, right county is to Northwestery. 100 feet to the Ecatery line of Petrolaum Avenue; thence South 35' 54' West 30' feet clong the Eastery line of Petrolaum Avenue to a point intense of where 30' feet clong the Eastery line of Petrolaum Avenue to a point intense of where 30' feet clong the Eastery line of Petrolaum Avenue to a point intense of point of beginning. 0 0 5,003 SF 0 PARCEL SIX: Parcel 2, 316 Maps 22 BENG a portion of that tract of land deeded fo A.W. Boker by the Brandon heirs on May 14, 1924 as recorded in Book 73 of Official Records, page 3,88, Soneme County Records beginning at a goint on the Southerly side of the Lessivelli Follow-3, and point being the Northwesterly corner of side tract of land, and in a point common with the loads of S. M. Bell, and numbing thence from sold comer in an Ecetary discellant deep the Southerly side line of the Lakvillei Highery, 172.55 feet, more or less, to a point thereos running in a Southerly direction and portable with the Westerly discellant of point for the County of the County 2090 MARINA AVE. Parcel 1, 316 Maps 22 AILR ONE STORY BLDG. HEIGHT = 24' 30,213 SF BEOINNING at soid point of commissoement and running in an Easterly direction and at right ongies with the soid Meeterly line, 100 feet, there at right ungles in a Southerly direction and posted with the literary side line of soid tract, 40 feet, more or less; theines at right ungles running Westerly to a point 100 feet and them can directly direction and possible their tenders of right confee and aurainty of a Northerly direction and possible this the Nesterly side line of soid throat, 40 feet to point of commencement, 0 2084 LAKEVILLE HIGHWAY 0 ONE STORY BLDG. HEIGHT = 24' A.P. No. 005-050-036 35,596 SF LEGEND: Parcel Line WINIMIN Building Une Transformer POSE MH O Utility boxes Handicap Parking Space Fire Hydrant & Valve Drop Inlet Catch Bosin Storm Drain Monticle Sanltory Sewer Manhole Sanitary Sewer Cleanout D-O-O Electrolier N 36'28'07 E 675.22 P.U.E. Public Utility Ecsement SURVEYOR'S CERTIFICATE: NOTES: (X) Parking space count To Regan Holding Corp., General Electric Capital Business Asset Funding Corporation, and Old Republic Title Company: EASEMENT LEGEND: 1. The property is not within a Flood Zone. (XX) Title Report Exception No. 2. Area of the property is 232,646 sq. ft. (5.34 ac.) This is to certify that this map or pist and the survey on which it is based were made (i) in occordance with "Minimum Standard Detail Requirements for ALTA/ACSN Land This Surveys, "Dirity setablished and odopted by ALTA, ACSN Land NEST'S in 1997, and includes from 1, 2, 3, 4, 6, 7(a), 7(b), 7(b), 5, 9, 10, 11 and 13 of Toble A thereof, and (iii) parsuants to the Accordancy Standards (as obspeted by ALTA and 4CSN and in effect on the other of the certification of an Utera Dirity). (4) Sanitary Sewer Easement, City of Petaluma, 2715 OR 475 3. Total area of external building footprint is 59,942 sq. ft. (5) Construction Easement, City of Petaluma, 2715 OR 475 DAVID L. CRAMER & ASSOCIATES, INC. There are 333 regular parking spaces and 8 handloop parking spaces, all striped. (6) Sanitary Sewer Easement, City of Petaluma, 2717 OR 203 Novato, CA 94947 Tal: 415/898-1848 Fax: 415/898-7487 (7) Construction Easement, City of Petaluma, 2717 OR 203 2084 LAKEVILLE HIGHWAY (1) Ingrees & Egrese Easement, John M. Headley, et ux, Doc. No. 90-11545 & 2090 MARINA AVENUE (12) Public Utility Easement, U-Haul of San Francisco, Doc. No. 90-11548 DAVID L. (13) Slope & Drainage Easement, City of Petaluma, Doc. No. 96-50842 PETALUMA CALIFORNIA VICINITY MAP CRAMER DATE NOV., 2001 A.L.T.A. SURVEY OF ONE ORDER BY DLC 14) Slope & Drainage Easement, City of Petaluma, Doc. No. 96-49784 LIC, 1 5103 DAVID L CRAMER & ASSOCIATES, INC.









