

**2200 —
2240** SOUTH
MCDOWELL
BOULEVARD

CENTRAL NORTH
BAY LOCATION
PETALUMA, CA



**5600 AMPS
OF POWER**



89,649 SF MANUFACTURING / DISTRIBUTION SPACE FOR LEASE

HEAVY POWER SUPPLY: UP TO 5600 AMPS, IDEAL FOR ADVANCED MANUFACTURING USES

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Project Video

PREMIER INDUSTRIAL BUILDING

with excellent access and identity

The Property is considered to be the premier distribution/ manufacturing building in Petaluma due to its institutional-quality construction, modern design, and central location which serves as the southern gateway to Sonoma County from San Francisco and beyond.

The Property has immediate access to Highway 101, linking it to nearby counties and the Northern California region, via the S. McDowell Boulevard and Highway 116 interchange, located a quarter mile west of the Property. In addition, Petaluma is located just 15-20 minutes from the major North Bay employment centers of San Rafael, Novato, and Santa Rosa, which provides businesses with access to an abundant and skilled labor pool.

5600 AMPS OF POWER

- Up to 89,649 SF manufacturing / distribution space available
- Approximately $\pm 15,000$ SF of quality office & $\pm 9,100$ SF lab space
- Up to 5,600 amps - 277/480 volt 3-phase service
- Ten (10) dock-high loading doors, seven (7) with dock levelers
- Three (3) grade-level loading doors
- 22' - 24' clear heights throughout non-office areas
- Fully sprinklered with seismic bracing & diesel fire pump
- Parking ratio: 1.5/1,000 SF

Project Highlights

- $\pm 185,841$ SF single-story, concrete tilt-up manufacturing / distribution building
- Institutional, quality construction completed in 1997
- Immediate access to Hwy. 101 & Hwy. 116
- Located on 11.2 acres less than a quarter mile to the west of the South McDowell Boulevard and Highway 116 interchange.

**HEAVY POWER - UP TO 5,600 AMPS: TWO 2,000-AMP PANELS;
ONE 1,600-AMP PANEL; 3-PHASE SERVICE**



ACCESS TO NORTHERN CALIFORNIA

SANTA ROSA

23 MILES

NOVATO

16 MILES

NAPA

23 MILES

RICHMOND

34 MILES

OAKLAND

36 MILES

EMERYVILLE

40 MILES

SAN FRANCISCO

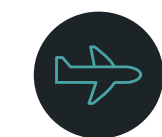
43 MILES

FAIRFIELD

62 MILES

SACRAMENTO

78 MILES



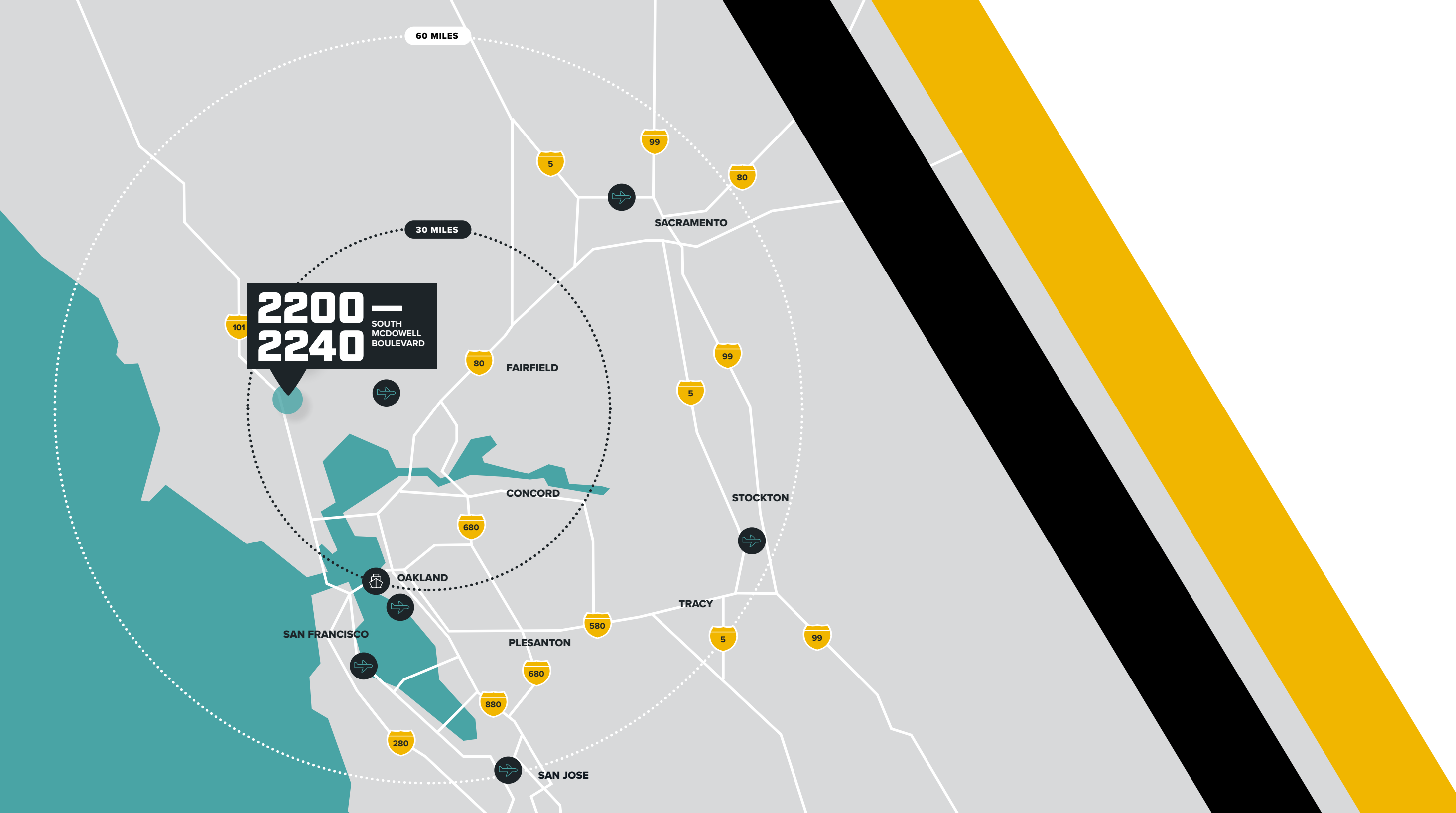
AIRPORTS

Oakland Airport
SFO International Airport
Napa Airport
Sacramento Airport
Stockton Airport
San Jose Airport



PORTS

Port of Oakland





THE SPACE



Up to 89,649 SF
available for lease



22' - 24'
clear height



±15,000 SF of office
±9,100 SF of Lab space



Up to 5,600 amps
of power



10 DH loading doors
7 with dock levelers



3 GL loading doors



Parking ratio
1.5/1,000 SF



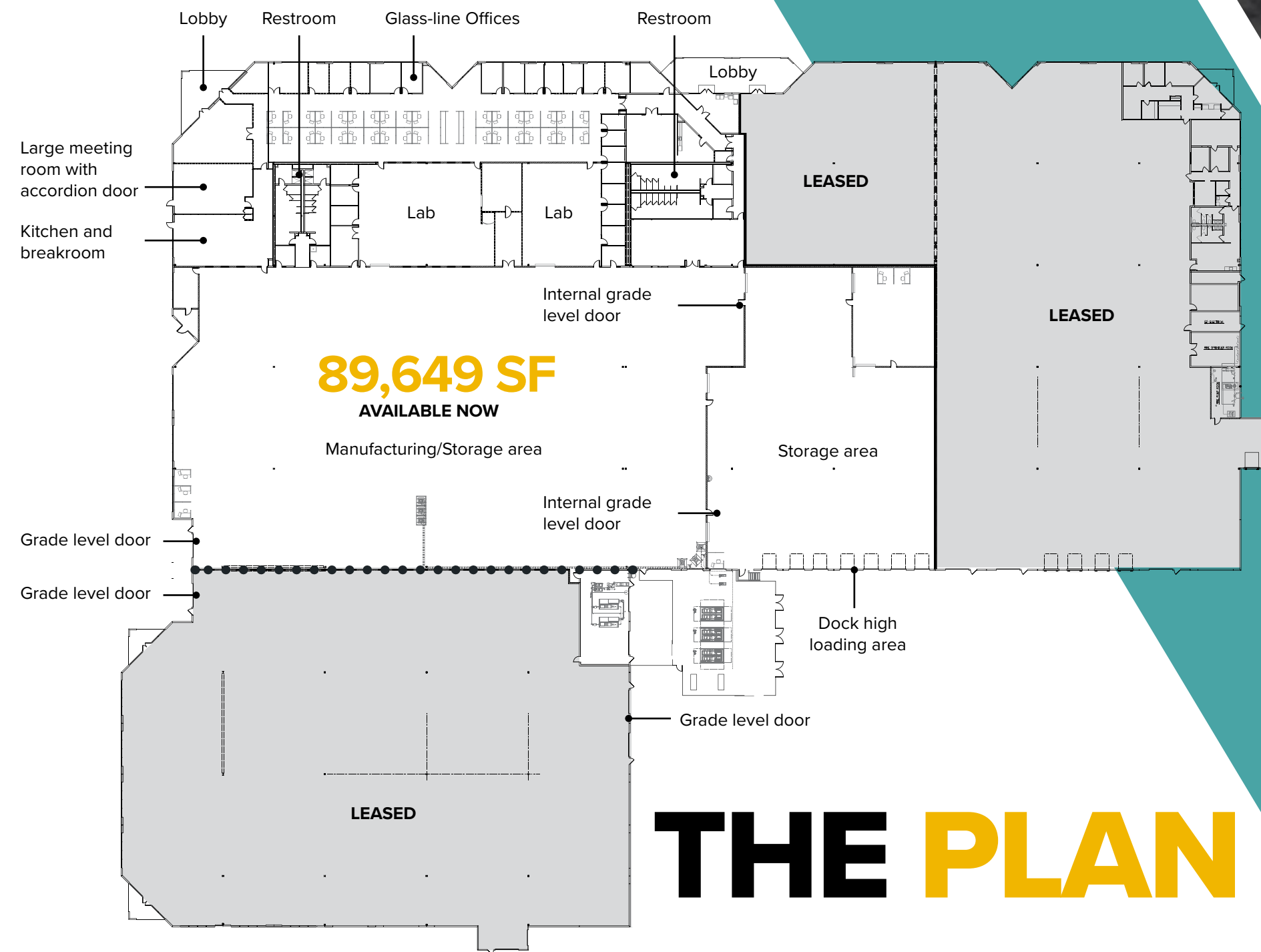
Fully sprinklered
(with seismic bracing
and diesel fire pump)



89,649 SF
Available Space



Project Video



THE PLAN



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