

FOR SALE OR LEASE

±43,439 SF INDUSTRIAL BUILDING

SPACE OPTIONS AVAILABLE: ±10K SF | ±20K SF | ±30K SF | ±45K SF

2180 S MCDOWELL BLVD, PETALUMA, CA

IDEAL USES INCLUDE:

- MANUFACTURING
- R&D/FLEX
- FOOD & BEVERAGE PRODUCTION
- WAREHOUSE/DISTRIBUTION
- SPORTS & RECREATION





**HEAVY POWER: UP TO 2000 AMPS, IDEAL FOR MANUFACTURING AND R&D USERS
DOCK-HIGH AND GRADE-LEVEL LOADING CAPABILITIES**

2180 S MCDOWELL


BUILDING FEATURES


Building size: up to ±43,439 SF Available


 ±43,439 SF industrial building situated on 2.37 acres


 Heavy power: 2,000 amps, 480 volts, 3-phase supply


 Clear heights vary from ±14'-17'

 2.3/1000 SF parking ratio – potential for fenced-in yard area


 1 Dock-high door (in Suite A)

 4 Grade-level loading doors

 Spaces are fully sprinklered

 ±29'x59" column spacing

 Constructed in 1996

 Located adjacent to Shollenberger Park with excellent access to abundant walking/biking paths at your back door

 Premier business park environment with easy access to Hwy 101

AVAILABLE SPACES FOR LEASE

Suite A: ±20,391 SF | 1 Dock-High & 1 Grade-Level Door

Suite B: ±12,622 SF | 2 Grade-Level Doors

Suite C: ±10,426 SF | 1 Grade-Level Door

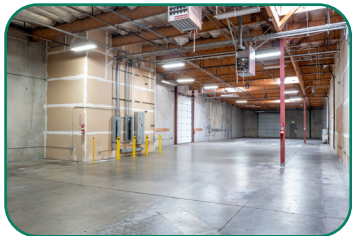
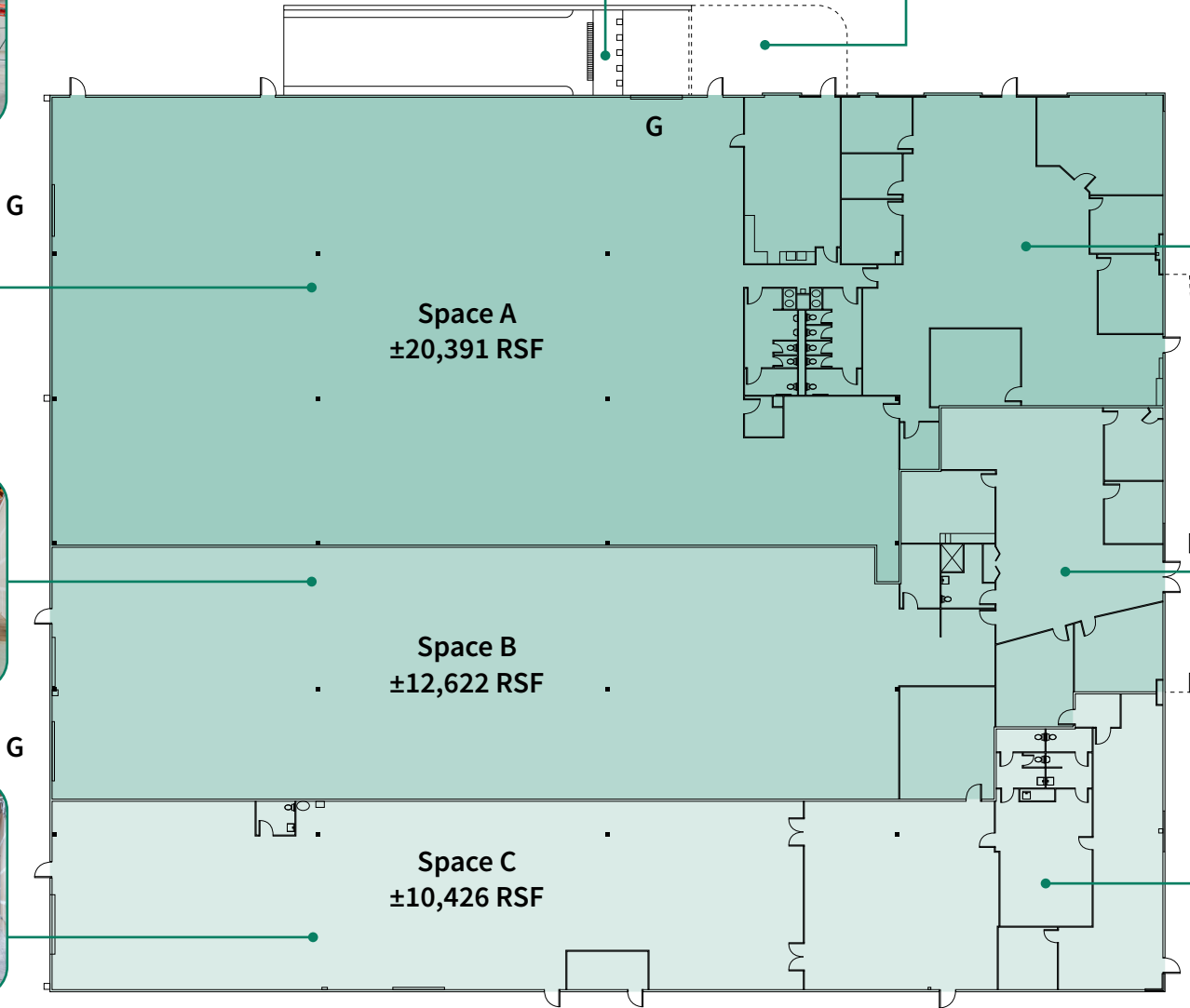


SITE PLAN



Dock Loading

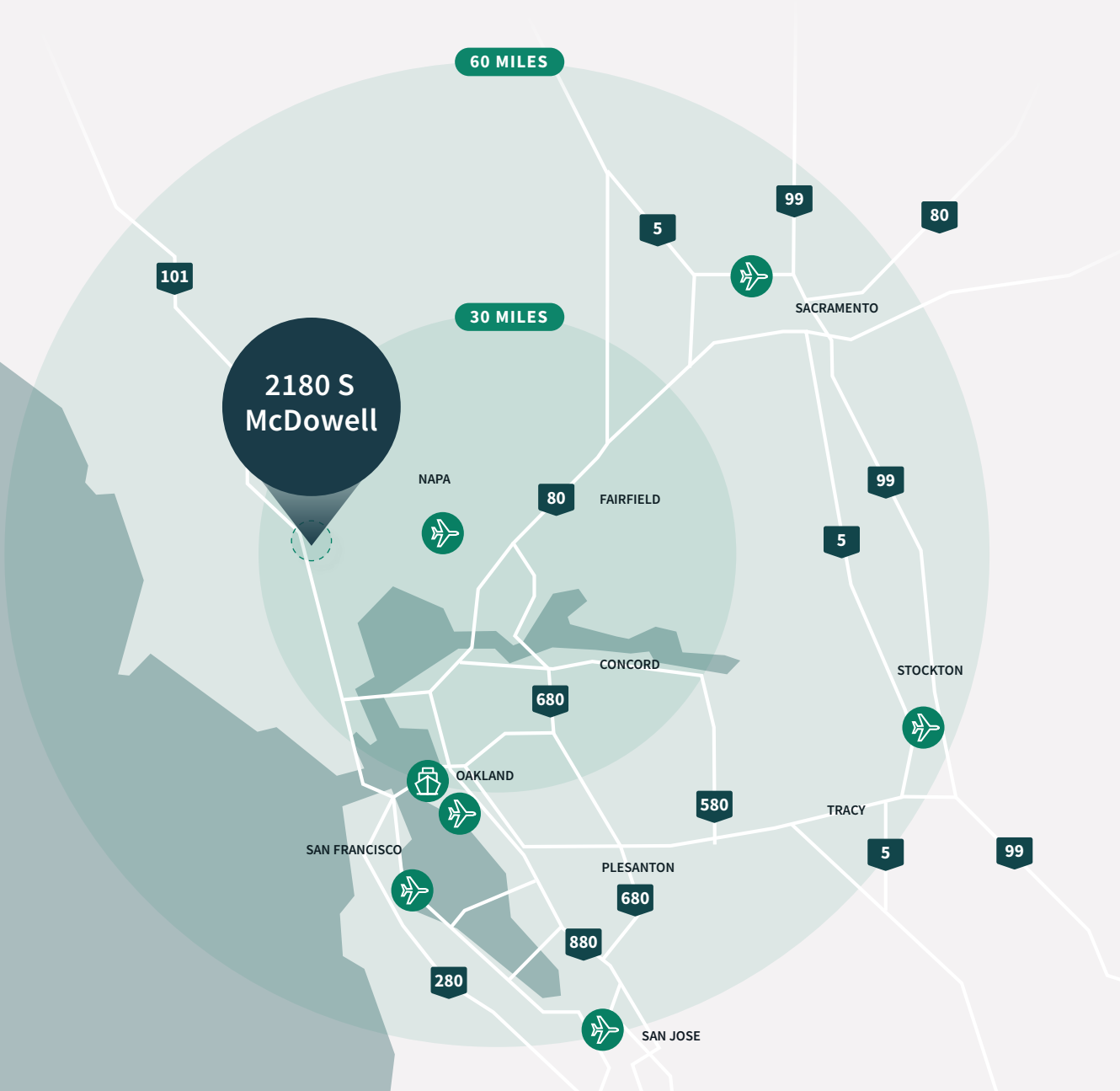
Outdoor Break Area



BUILDING PHOTOS



CONNECTIVITY TO NORTHERN CALIFORNIA



SANTA ROSA

17 Miles

SAN RAFAEL

22 miles

NAPA

23 Miles

RICHMOND

36 Miles

OAKLAND

42 Miles

FAIRFIELD

42 Miles

SAN FRANCISCO

43 Miles

SACRAMENTO

78 Miles



AIRPORTS

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



Ports

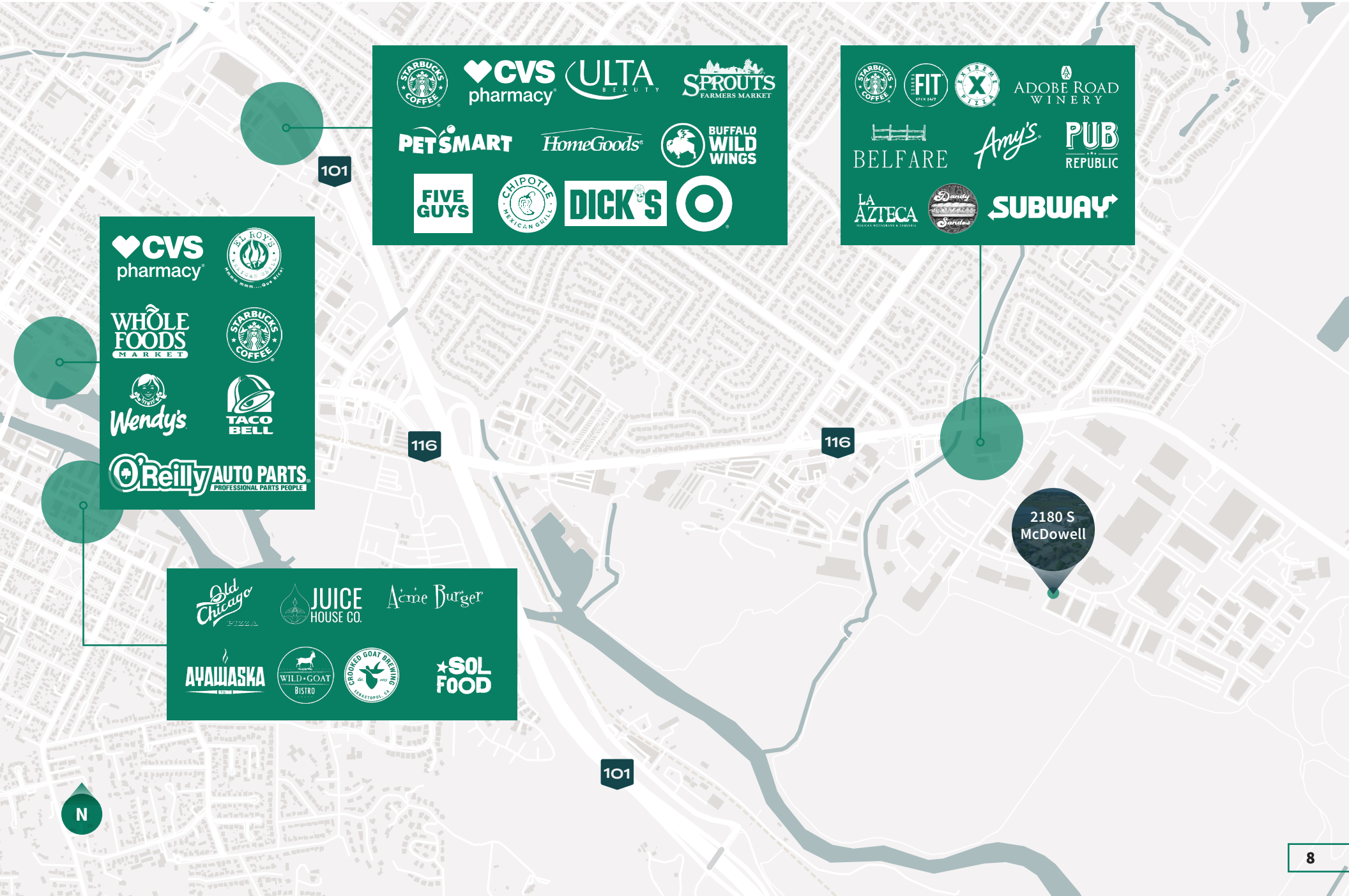
Port of Oakland
Port of Richmond

ACCESS TO A BROAD SET OF CONSUMERS AND RELIABLE WORKFORCE

Within a 45 min. drive-time



AMENITIES JUST MINUTES AWAY



Starbucks Coffee, CVS pharmacy, ULTA BEAUTY, SPROUTS FARMERS MARKET, PET SMART, HomeGoods, BUFFALO WILD WINGS, FIVE GUYS, CHIPOTLE MEXICAN GRILL, DICK'S, TARGET

Starbucks Coffee, FIT, X, ADOBE ROAD WINERY, BELFARE, Amy's, PUB REPUBLIC, LA AZTECA, Dairy Queen, SUBWAY

CVS pharmacy, BL ROYS, WHOLE FOODS MARKET, Starbucks Coffee, Wendy's, TACO BELL, O'Reilly AUTO PARTS

Old Chicago PIZZA, JUICE HOUSE CO., Acme Burger, AYAWASKA, WILD-GOAT BISTRO, CROOKED GOAT BREWING, SOL FOOD

2180 S McDowell



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