

VICTORY STATION

FOR LEASE OR SALE

22801 8TH STREET EAST | SONOMA, CA

±249,904 SF

State-of-the-Art Industrial Facility

Divisible to ±42,727 SF

Additional ±3.5 AC of Yard or
Parking Available

10 MILES TO NAPA
8 MILES TO HWY-37



Jones Lang LaSalle Brokerage, Inc. RE License #01856260



For More Information, Please Contact JLL:

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PROJECT HIGHLIGHTS

VICTORY STATION

22801 8TH STREET EAST | SONOMA, CA



Size

±249,904 SF industrial building on
19.65 acres



Office Area

Customizable office build-to-suit



Clear Height

30'-32'



Roof & Insulation

- Metal roof deck system (R-30 Insulation)
- R-19 Rigid Wall Insulation (Partial)



Power

2,500 amp service, 277/480v, 3-phase
- ability to upgrade to 5,000 Amps
within 12 Months



Loading Docks

- 24 dock positions with 40,000 lb. hydraulic pit levelers
- 18 docks improved with trailer restraints, dock lights and seals
- 2 grade-level loading doors (12'w x 14'h)
- Loading doors feature R-19 insulation



Sprinklers

ESFR system



Yard

3.5-acres of additional yard area



Parking

338 existing parking stalls
(Add 300+ more to adjacent 3.5-acre yard)

ADDITIONAL DETAILS

- **Construction:** Concrete tilt-up, completed in 2018
- **Column Spacing:** 54'-57' wide by 55'-60' deep
- **Truck Court:** ±125'
- **Lighting:** LED motion sensor lighting, skylights
- **Fans:** 3 Big Ass fans
- **Plumbing:** stubbed plumbing in place
- **Zoning M-3:** Light manufacturing, R&D, warehousing distribution, retail/office
- **Potential Rail Service:** Multiple on-site rail configurations possible. Short line service via Sonoma Marin Area Rapid Transit (SMART) connects with Union Pacific. Spur not installed.



360 VIEW

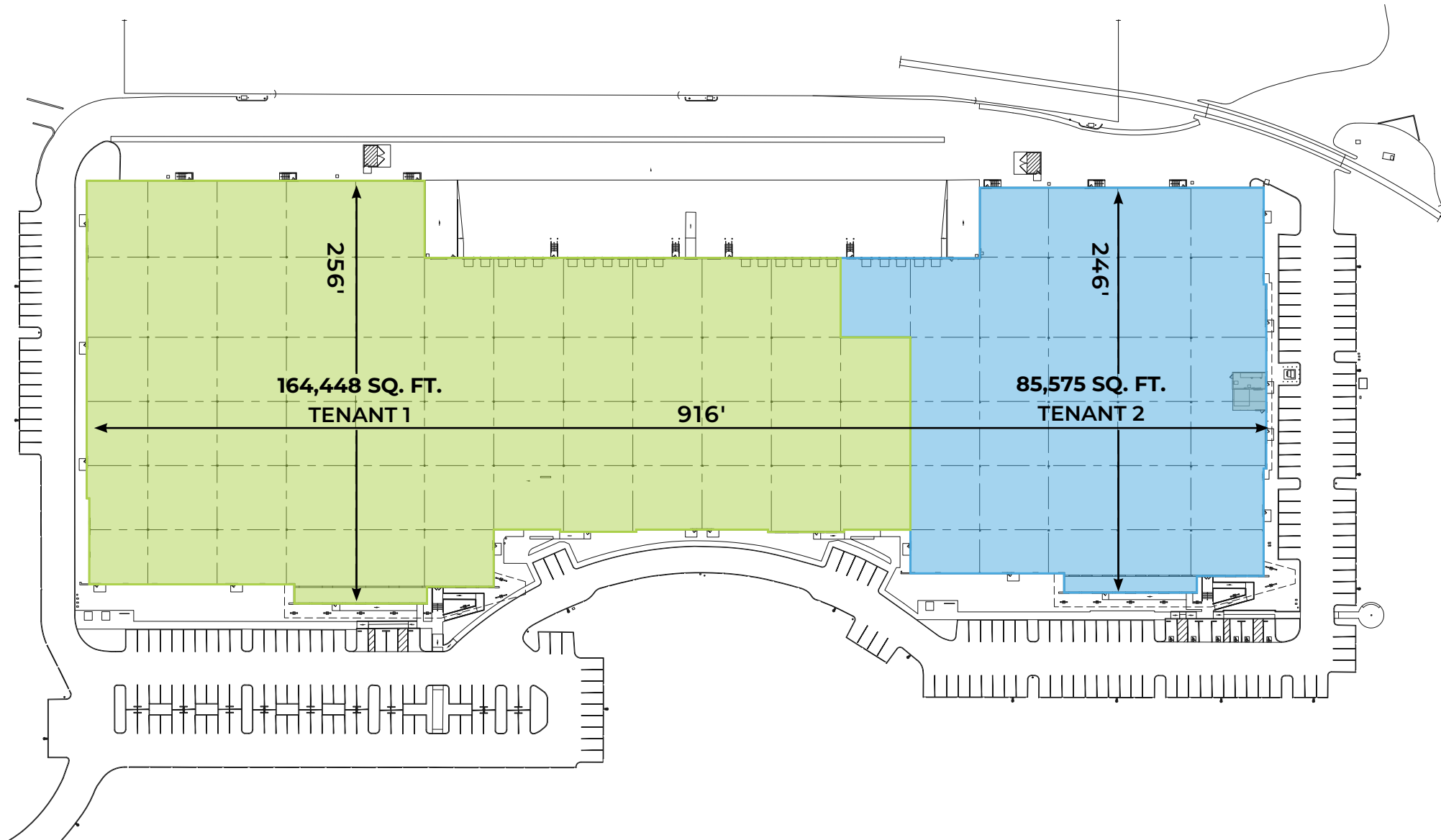


SITE PLAN

2 TENANT SCENARIO

VICTORY STATION

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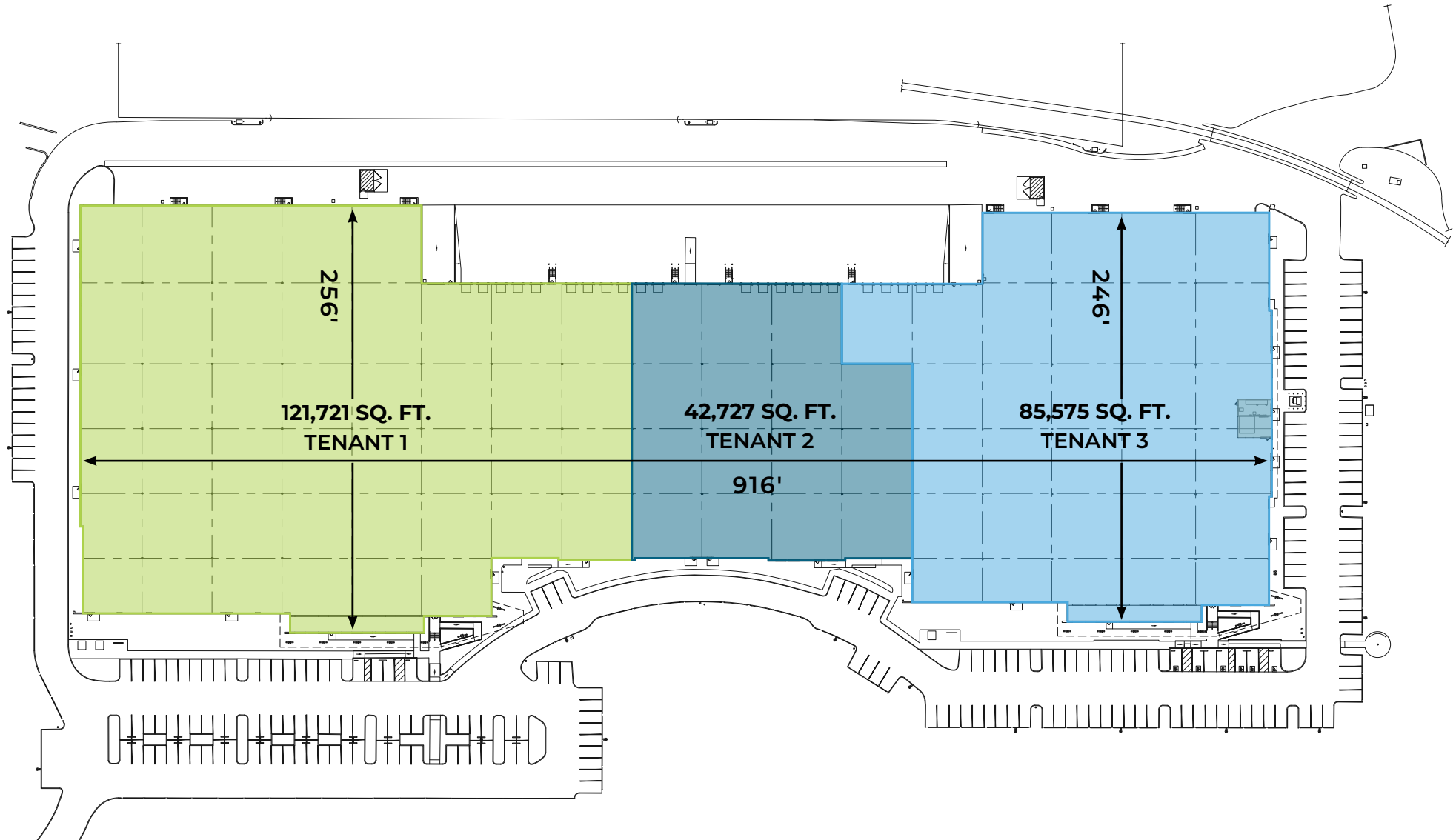


SITE PLAN

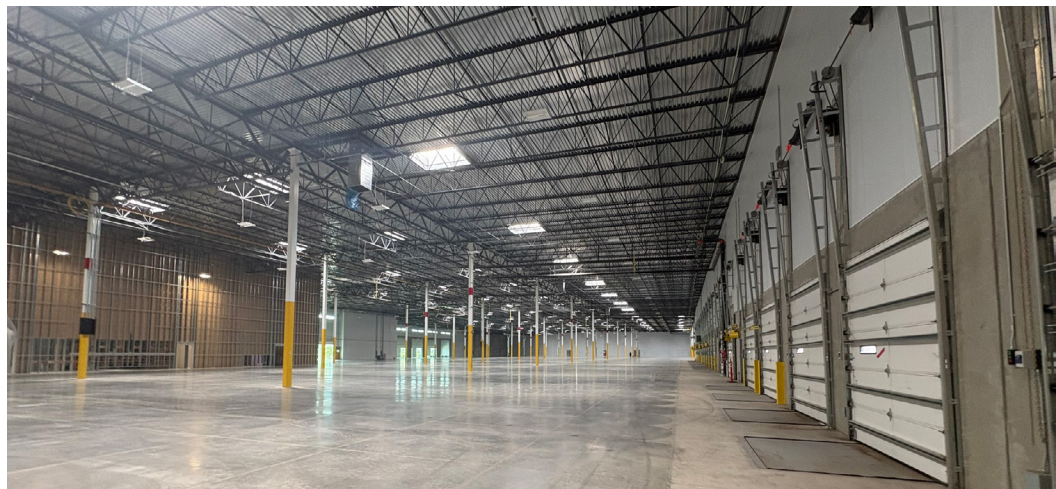
3 TENANT SCENARIO

VICTORY STATION

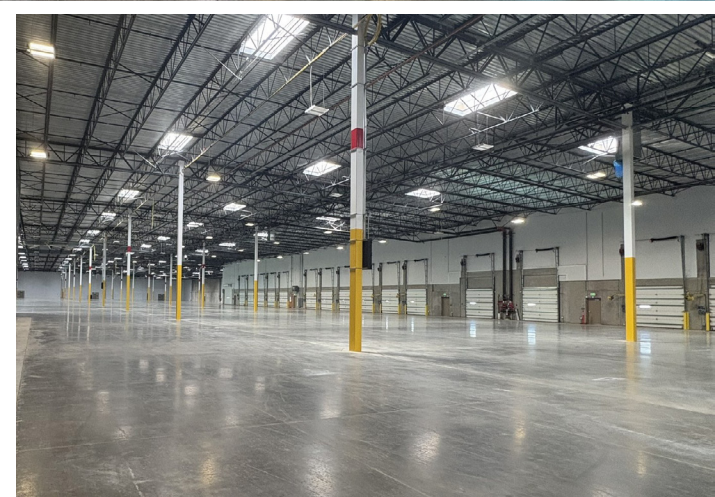
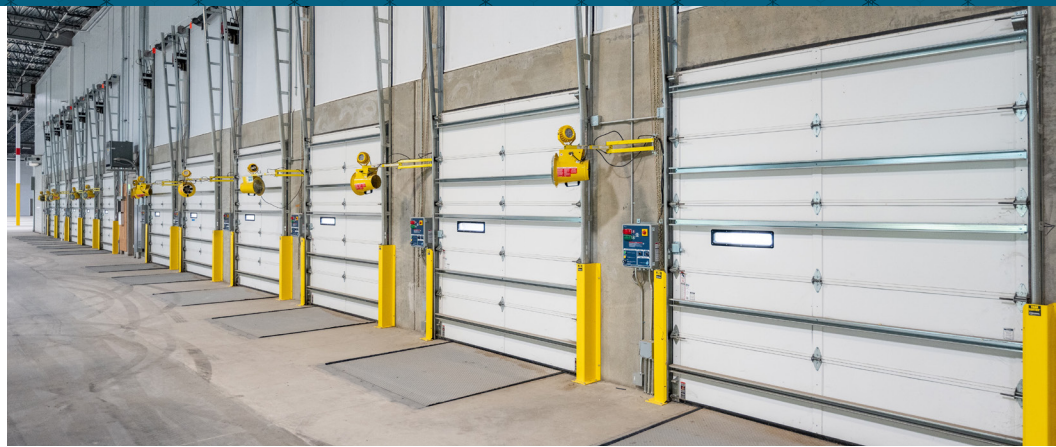
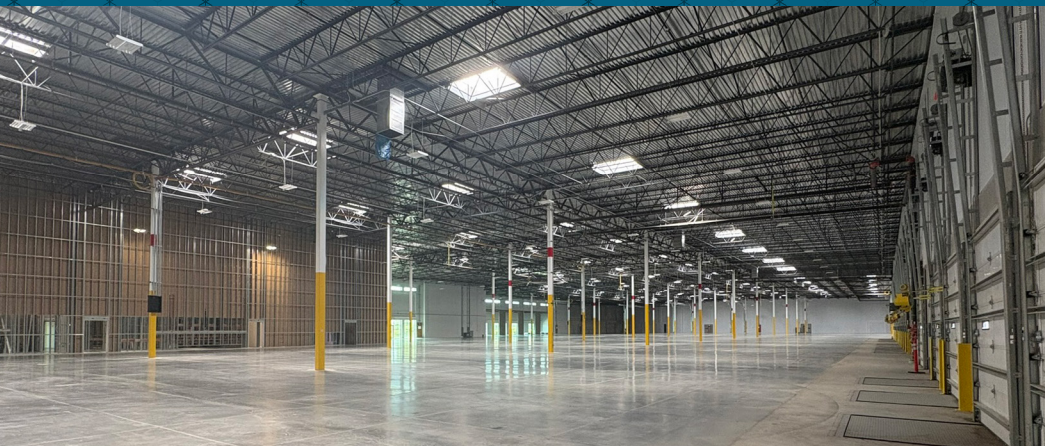
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BUILDING PHOTOS



BUILDING PHOTOS



DEMOGRAPHICS

2026 KEY STATISTICS - 45-MINUTE DRIVE



1,440,244

Total Population



\$115,552

Average Disposable
Income



349,344

Millennial Pop



40,969

Manufacturing
Employees (NAICS)



551,889

Total Emploess
(NAICS)



15,034

Transportation/
Warehouse
Emp (NAICS)

2026 LABOR MARKET STATISTICS

	Warehouse Supervisor	Heavy and Tractor-Trailer Truck Drivers	Light Truck Drivers	Industrial Truck and Tractor Operators	Warehouse Worker	Stockers and Order Fillers
Napa	\$32.54	\$30.53	\$23.35	\$26.52	\$23.09	\$21.05
Santa Rosa	\$33.84	\$30.72	\$27.36	\$24.03	\$22.65	\$21.07
Fairfield	\$34.56	\$30.20	\$25.09	\$27.18	\$22.77	\$21.80
Oakland	\$35.72	\$32.29	\$25.58	\$26.69	\$23.05	\$20.82
Sacramento	\$32.50	\$30.06	\$24.57	\$24.04	\$22.24	\$20.73
San Francisco	\$41.15	\$36.00	\$31.18	\$30.67	\$27.21	\$25.16
San Jose	\$37.19	\$34.11	\$28.07	\$27.75	\$24.73	\$23.55
South San Francisco	\$37.14	\$32.23	\$25.70	\$30.05	\$26.67	\$24.15
Stockton	\$34.04	\$29.90	\$25.35	\$24.26	\$23.01	\$21.41
Tracy	\$34.05	\$29.77	\$27.17	\$24.27	\$23.01	\$21.41

VICTORY STATION

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CALIFORNIA CONNECTIVITY

NAPA	10 miles
PETALUMA	13 miles
SAN RAFAEL	24 miles
SANTA ROSA	30 miles
PORT OF RICHMOND	34 miles
CONCORD	41 miles
PORT OF OAKLAND	46 miles
PORT OF STOCKTON	62 miles
SAN FRANCISCO	42 miles
SACRAMENTO	66 miles
TRACY	80 miles
SAN JOSE	91 miles
FRESNO	188 miles



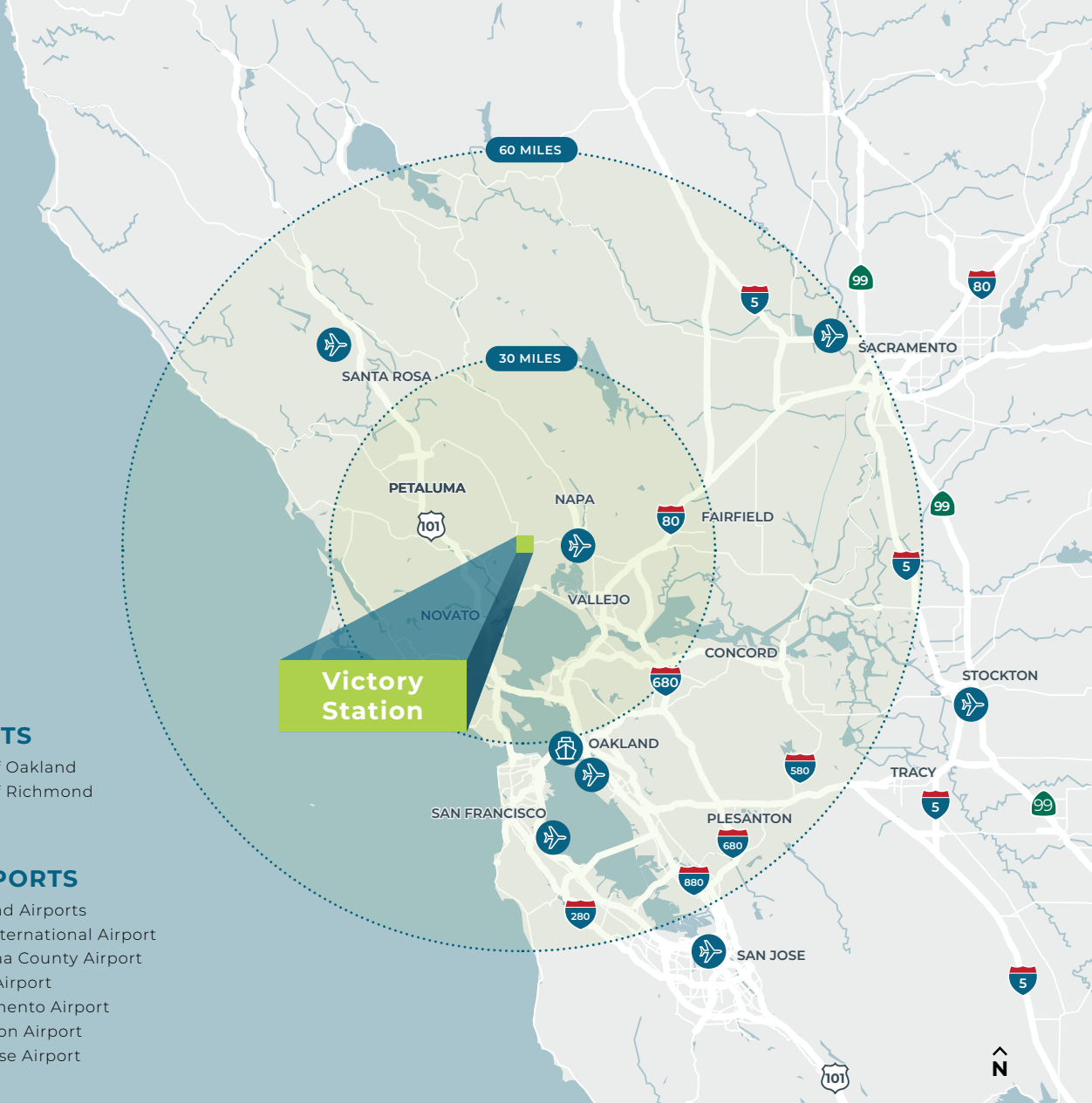
PORTS

Port of Oakland
Port of Richmond



AIRPORTS

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



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