

**2200 —  
2240** SOUTH  
MCDOWELL  
BOULEVARD

CENTRAL NORTH  
BAY LOCATION  
PETALUMA, CA



**5600 AMPS  
OF POWER**



**YOUR COMPANY  
NAME HERE**

**19,845 - 109,494 SF MANUFACTURING / DISTRIBUTION SPACES FOR LEASE**  
HEAVY POWER SUPPLY: UP TO 5600 AMPS, IDEAL FOR ADVANCED MANUFACTURING USES

**Glen Dowling**

glen.dowling@jll.com  
(707) 227 7800  
RE License No: 00890450

**Jordan Lazor**

jordan.lazor@jll.com  
(415) 595 5102  
RE License No: 02011117

**Tony Sarno**

tony.sarno@jll.com  
(707) 217 7196  
RE License No: 01430933

# 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 109,494 SF manufacturing / distribution space available
- Approximately  $\pm 16,250$  SF of quality office ( $\pm 1,250$  &  $15,000$  SF) &  $\pm 9,100$  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



# THE SPACE



**±19,845 & ±89,649 SF**  
For total of ±109,494 SF  
available for lease



**22' - 24'**  
clear height



**±1,250 - 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



**4 total GL  
loading doors**

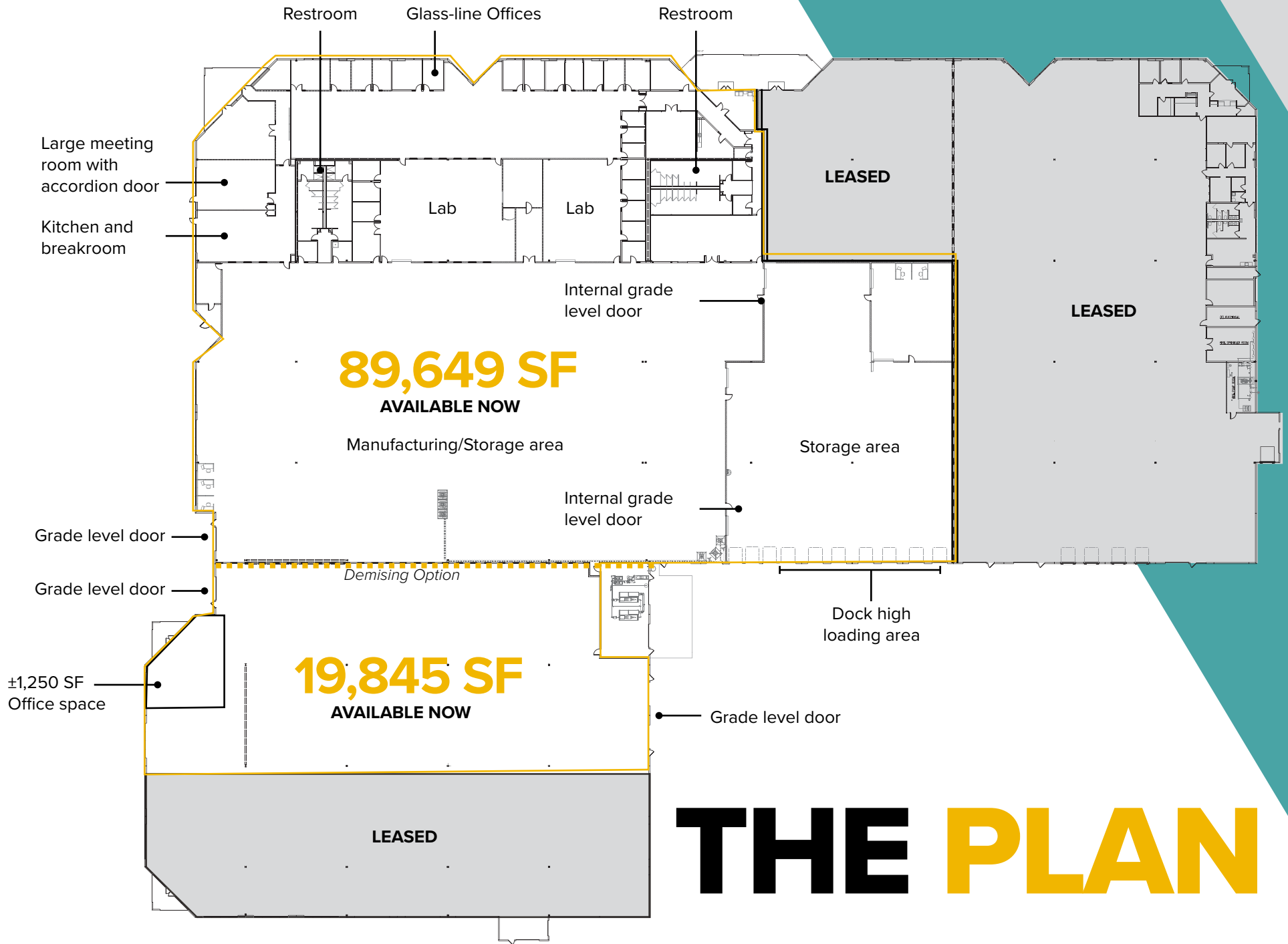


**Parking ratio**  
1.5/1,000 SF



**Fully sprinklered**  
(with seismic bracing  
and diesel fire pump)





# THE PLAN



19,845 SF  
Available Space

This aerial photograph shows a large industrial facility with a complex roof layout. A significant portion of the roof is highlighted in yellow, while a smaller section on the right is highlighted in teal. The building is surrounded by extensive parking areas, some containing rows of white delivery trucks. The surrounding landscape includes other industrial buildings, trees with autumn foliage, and a road at the bottom of the frame.

89,649 SF  
Available Space

# 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

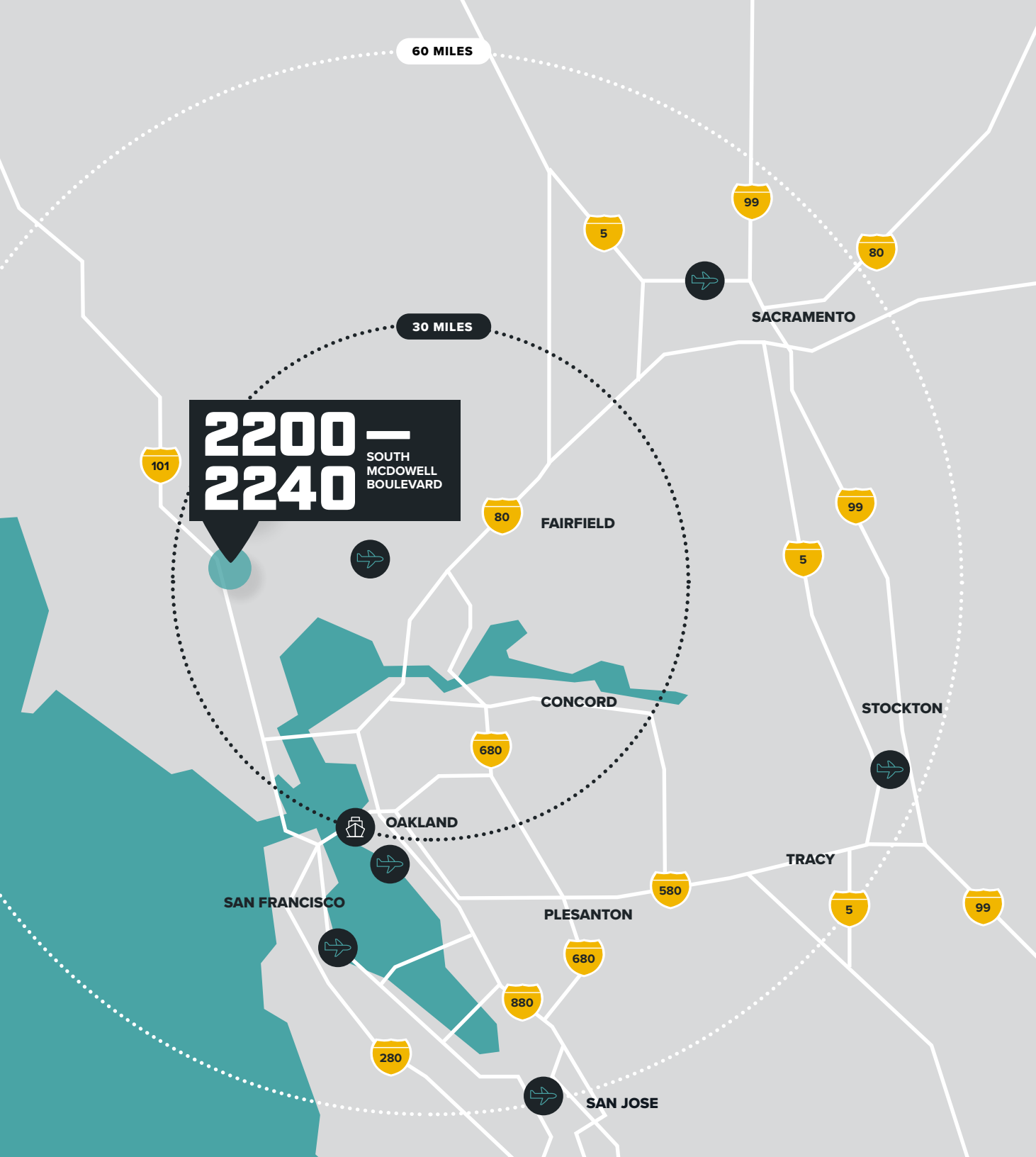
78 MILES

### AIRPORTS

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

### PORTS

Port of Oakland



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