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

VIEW PROJECT VIDEO

www.victorystationsonoma.com

JLL | WASHINGTON CAPITAL

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PROJECT HIGHLIGHTS

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, completedin 2018
- **Column Spacing:** 54'-57' wide by 55'-60' deep
- **Truck Court: ±**125'
- **Lighting:** LED motion sensor lighting, skylights
- **Fans**: 3 Big Ass fans
- **Zoning M-3 -** Ideal uses include: production, manufacturing, processing, warehouse and distribution, sports and recreation, etc.
- **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.

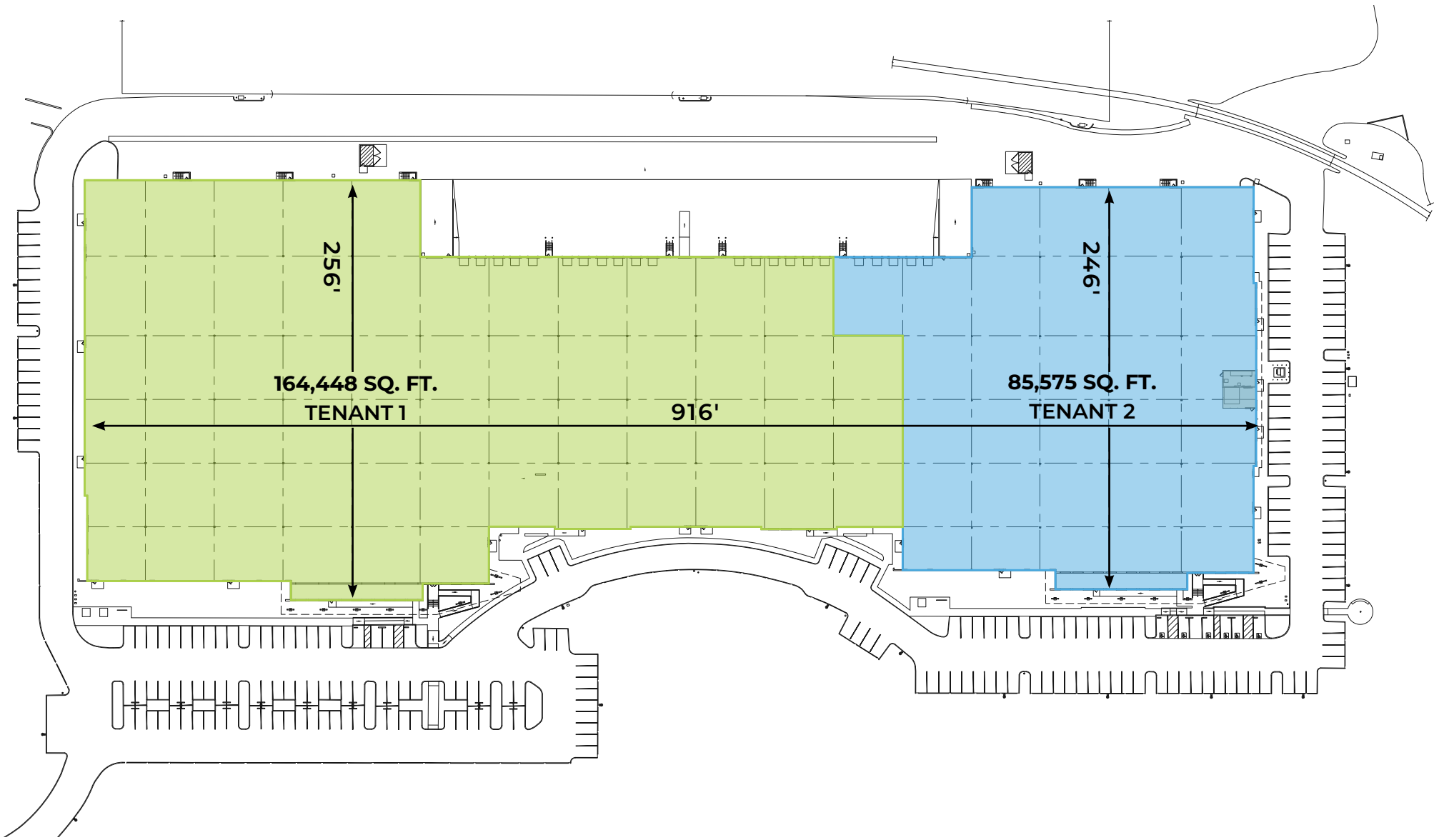


SITE PLAN

2 TENANT SCENARIO

VICTORY STATION

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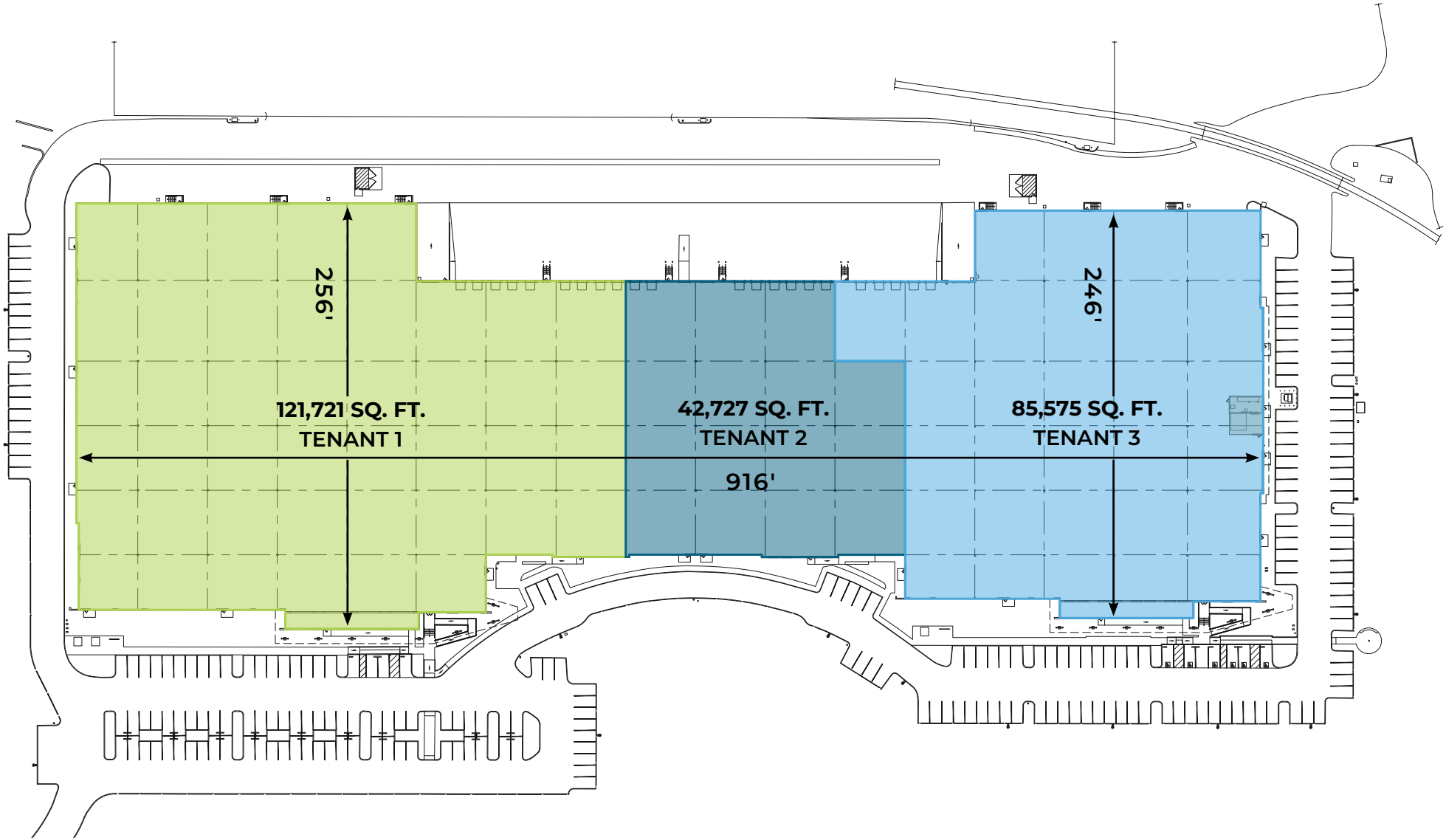


SITE PLAN

3 TENANT SCENARIO

VICTORY STATION

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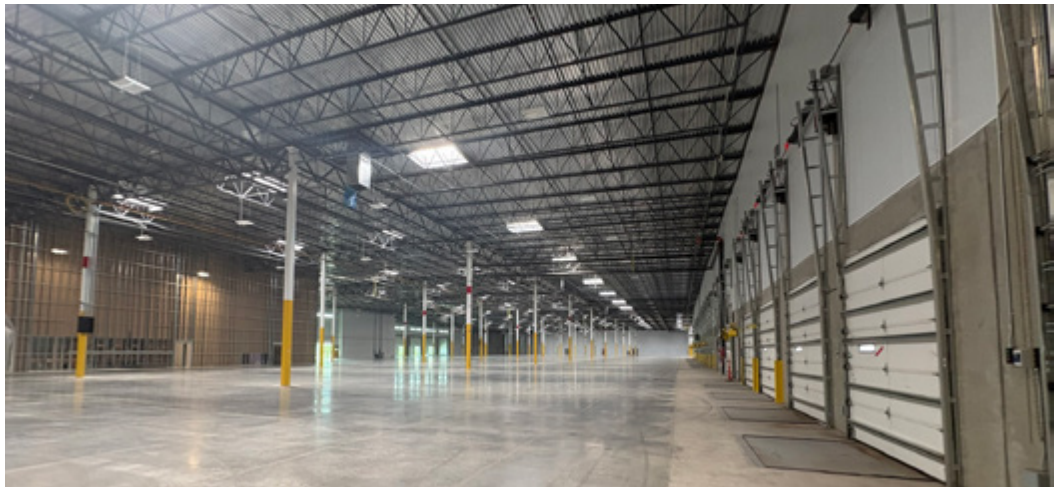
BUILDING PHOTOS



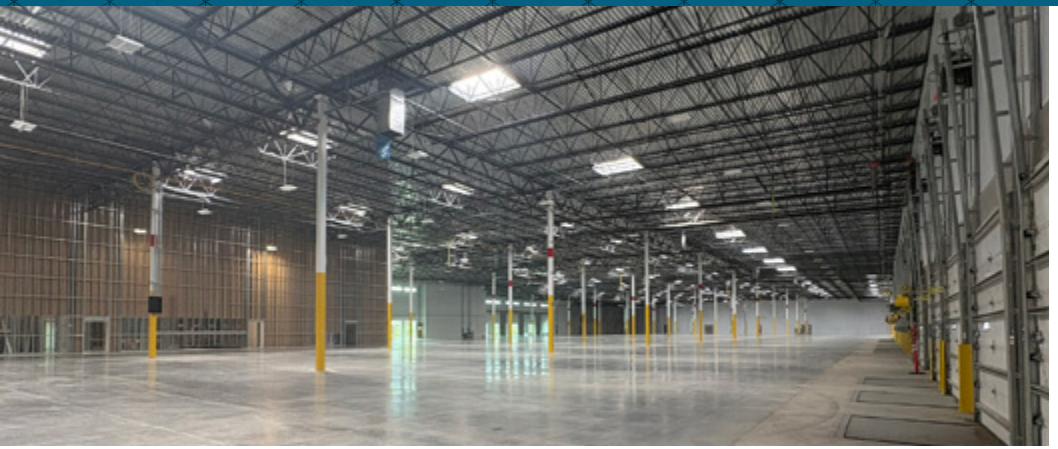








BUILDING PHOTOS













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 Employess (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

22801 8TH STREET EAST | SONOMA, CA

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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