

FOR LEASE OR SALE

±25,833 RSF & ±33,360 RSF
BUILDING SIZE ±72,747 RSF

FOOD PRODUCTION / COLD STORAGE / WAREHOUSE / RETAIL / OFFICE

2080-2090 LAKEVILLE HWY
PETALUMA, CA

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THE OFFERING

2080-2090 Lakeville Highway presents a rare opportunity to acquire or lease a fully operational food production and warehouse facility in southern Petaluma, consisting up to ±72,747 SF.

Previously home to dairy and non-dairy/vegan cheese producers, the building is outfitted with top-of-the-line food-grade infrastructure including epoxy floors, large number of floor drains, heavy power with dual services, back-up power, temperature-controlled freezer and cooler space, dry storage, two loading docks, and full-building HVAC. Additional amenities include a test kitchen, locker room, indoor/outdoor break areas, and flexible office space.

Originally designed for office use, the property offers 351 parking spaces, ideal for high-density users, and can be reconfigured to suit a range of industrial, office, or retail needs. Existing office areas can be removed to expand warehouse functionality, and the building includes cutouts for additional roll-up doors and loading areas.

Strategically located just one block from US 101 with frontage on Highway 116 and close proximity to Highway 80, the site offers excellent regional access. Surrounded by open space with scenic views and nearby amenities such as hotels, dining, and business services, this property is well-positioned for a variety of users seeking a turnkey solution in a prime location.



BUILDING OVERVIEW

Sale \$16,555,000 (\$227 PSF)

Lease \$1.25 - \$1.35 NNN PSF

Building Size ±72,747 RSF

Available Space ±25,833 RSF & ±33,360 RSF

Site 5.32 acres / The parcel can be split
APN #005-050-036

Heavy Power 2 services of 1,600 amps, 277/480
- 3 phase - To Be Verified

Grade Level Doors 5 - with the ability to add more

Dock High Doors 2

Clear Height ±16'4" ranging up to ±17'6"

Parking 351 spaces (4.83/1000)

Zoning MU1B
Fitness, Retail, School, Medical,
Auto, Warehouse & Production



High Visibility
with Retail Potential



Fully Sprinklered
0.33/3,000



Large Breakroom Kitchen
Space



Male & Female Locker
Rooms



Back-up Power Generator



PRODUCTION HIGHLIGHTS



- ±1,240 SF freezer



- ±1,764 SF packaging room



- Dry goods warehouse



- ±4,020 SF refrigerated warehouse
+ additional cold storage



- ±7,596 SF manufacturing room



- Nitrogen sensor system



- Floor drains



- Epoxy floors



- Hot water boiler system



- Sanitary soap system



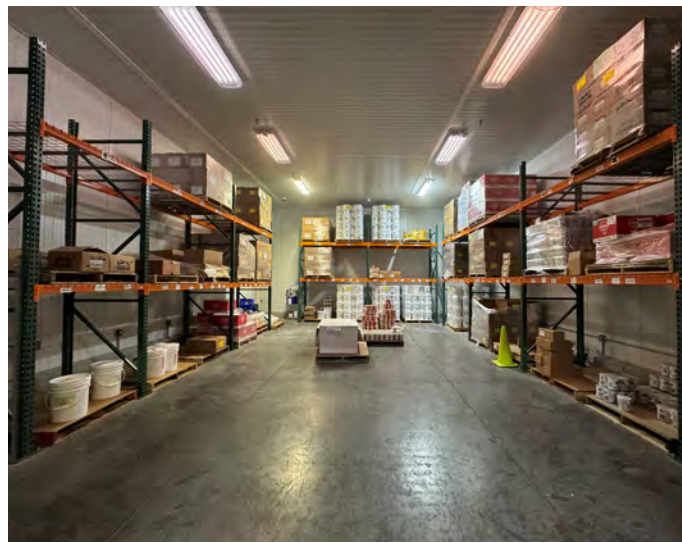
- Waste water collection system



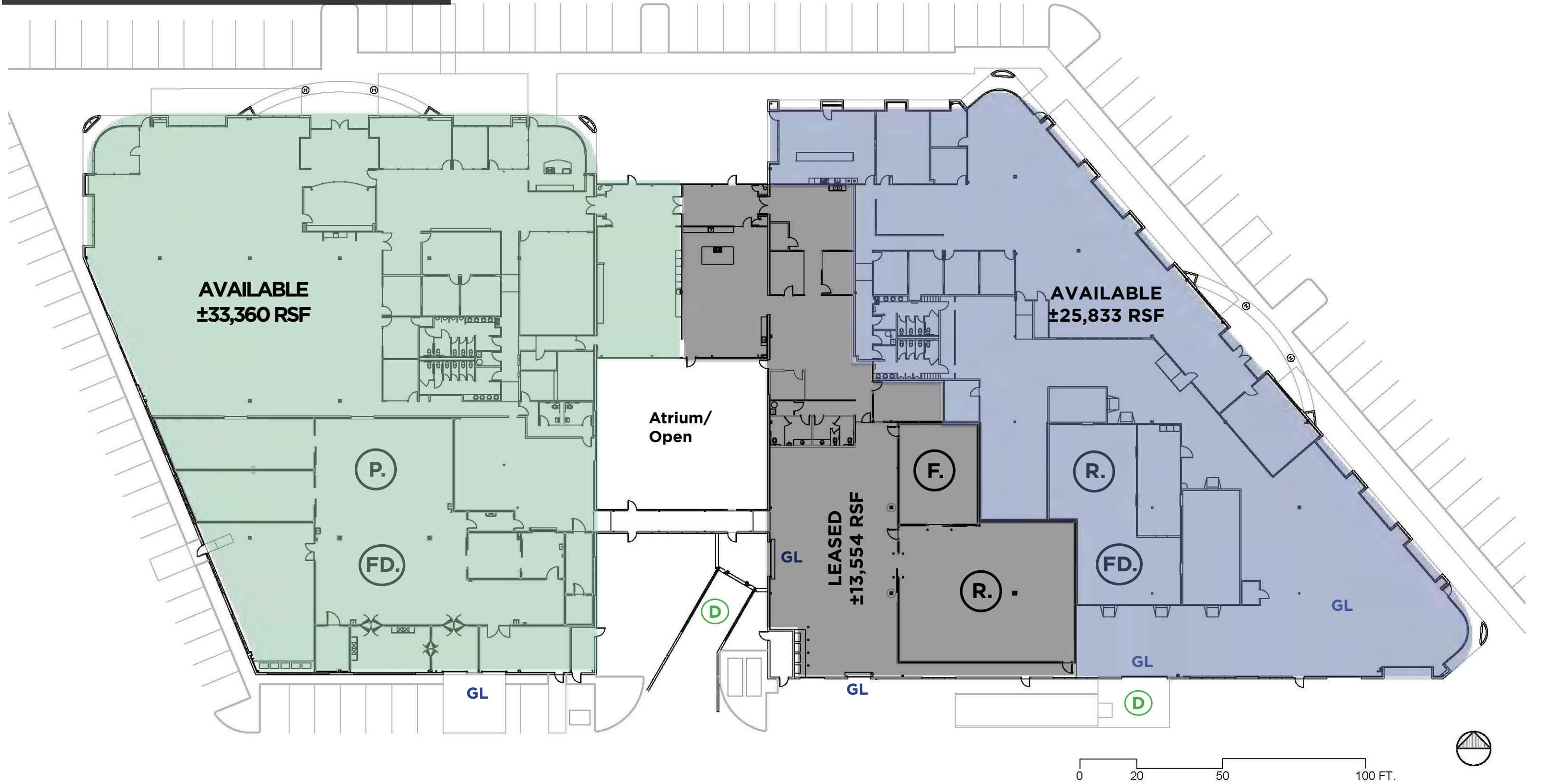
- R&D test kitchen



PRODUCTION SPACE



FLOOR PLAN



2080/2090 MARINA AVE.
PETALUMA

F. = Freezer

R. = Refrigeration

P. = Production

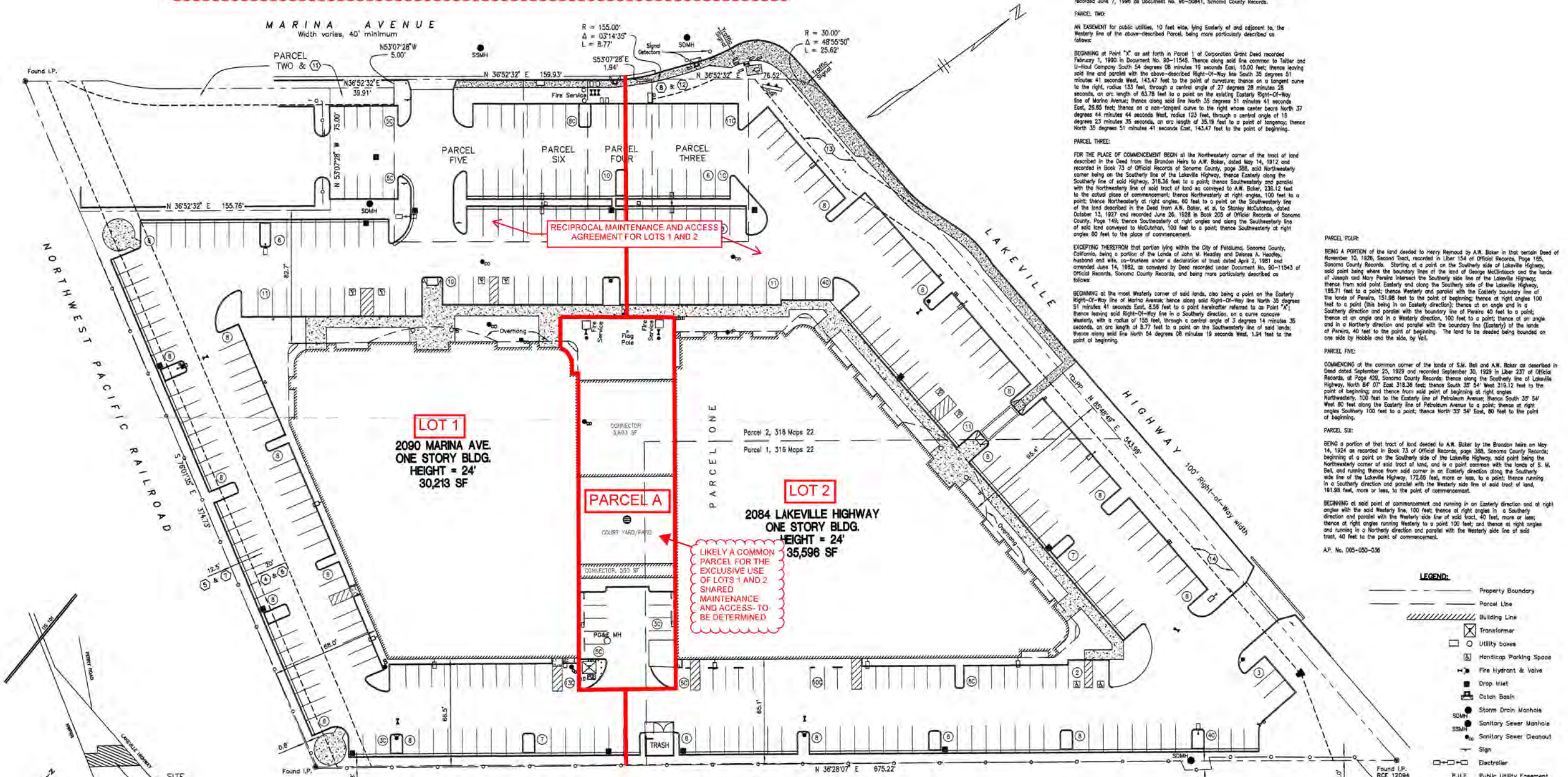
FD. = Floor Drains

D = Dock

GL = Grade Level

SITE PLAN - LOTS SOLD SEPARATELY

HYPOTHETICAL PROPOSED LOT DELINEATION



DESCRIPTION: (as contained in Old Republic Title Company Preliminary Report, Order No. 216092-01, dated as of November 1, 2001)

PARCEL ONE:

Parcels 1 and 2 as shown and designated upon City of Petaluma Parcel Map No. 171, filed December 30, 1980 in Book 316 of Maps, Page 22, Sonoma County Records.

EXCEPTING THEREFROM that portion contained in Deed to the City of Petaluma, a Municipal Corporation, recorded February 1, 1990 under Instrument No. 90-11544, and re-recorded March 27, 1990 as Document No. 90-30134, and re-recorded April 18, 1990 as Document No. 90-30769, Sonoma County Records.

ALSO EXCEPTING THEREFROM that portion contained in Deed to John M. Heasley, et al, recorded February 1, 1990 as Instrument No. 90-11544, and re-recorded March 27, 1990 as Document No. 90-30135.

ALSO EXCEPTING THEREFROM that portion contained in the Deed to the City of Petaluma recorded June 7, 1996 as Document No. 90-50841, Sonoma County Records.

PARCEL TWO:

AN EASEMENT for public utilities, 10 feet wide, lying Easterly of and adjacent to the Westerly line of the above-described Parcel, being more particularly described as follows:

BEGINNING at Point "X" or set forth in Parcel 1 of Corporation Grant Deed recorded February 1, 1990 in Document No. 90-11544. Thence along said line common to Tallier and U-Haul Company South 54 degrees 08 minutes 15 seconds East, 10.00 feet; thence leaving said line and parallel with the above-described Right-Of-Way line South 35 degrees 51 minutes 41 seconds West, 143.47 feet to the point of curvature; thence on a longest curve to the right, radius 133 feet, through a central angle of 27 degrees 28 minutes 26 seconds, on an arc length of 63.78 feet to a point on the existing Eastern Right-Of-Way line of Marina Avenue; thence along said line North 35 degrees 51 minutes 41 seconds East, 25.62 feet; thence on a non-tangent curve to the right whose center bears North 37 degrees 44 minutes 44 seconds West, radius 123 feet, through a central angle of 18 degrees 23 minutes 35 seconds, on an arc length of 35.18 feet to a point of tangency; thence North 35 degrees 51 minutes 41 seconds East, 143.47 feet to the point of beginning.

PARCEL THREE:

FOR THE PLACE OF COMMENCEMENT BEGIN at the Northwest corner of the tract of land described in the Brandon Heins to A.W. Baker, dated May 14, 1912 and recorded in Book 73 of Official Records of Sonoma County, page 388, and Northwestwesterly corner being on the Southern line of the Lakeville Highway, thence Easterly along the Southern line of said Highway, 315.36 feet to a point thence Southwestwesterly and parallel with the Northwestwesterly line of said tract of land as conveyed to A.W. Baker, 236.12 feet to the actual place of commencement; thence Northwestwesterly at right angles, 100 feet to a point; thence Northwestwesterly at right angles, 40 feet to a point on the Southwestwesterly line of the land described in the Deed from A.W. Baker, et al, to Stanley McCubbin, dated October 13, 1927 and recorded June 26, 1928 in Book 203 of Official Records of Sonoma County, Page 149; thence Southwestwesterly at right angles and along the Southwestwesterly line of said tract conveyed to McCubbin, 100 feet to a point; thence Southwestwesterly at right angles 80 feet to the place of commencement.

EXCEPTING THEREFROM that portion lying within the City of Petaluma, Sonoma County, California, being a portion of the Lands of John M. Heasley and Doreen A. Heasley, husband and wife, co-trustees under a declaration of trust dated April 2, 1981 and amended June 14, 1982, as conveyed by Deed recorded under Document No. 90-11543 of Official Records, Sonoma County Records, and being more particularly described as follows:

BEGINNING at the most Westerly corner of said lands, also being a point on the Eastern Right-Of-Way line of Marina Avenue; thence along said Right-Of-Way line North 35 degrees 51 minutes 41 seconds East, 8.50 feet to a point hereinafter referred to as Point "A"; thence leaving said Right-Of-Way line in a Southerly direction, on a curve concave Westerly, with a radius of 155 feet, through a central angle of 3 degrees 14 minutes 35 seconds, on an arc length of 8.77 feet to a point on the Southwestwesterly line of said lands; thence along said line North 54 degrees 08 minutes 19 seconds West, 1.24 feet to the point of beginning.

- EASEMENT LEGEND:**
- 4 Sanitary Sewer Easement, City of Petaluma, 2715 OR 475
 - 5 Construction Easement, City of Petaluma, 2715 OR 475
 - 6 Sanitary Sewer Easement, City of Petaluma, 2717 OR 203
 - 7 Construction Easement, City of Petaluma, 2717 OR 203
 - 8 Public Utility Easement, City of Petaluma, Doc. No. 90-11543
 - 11 Ingress & Egress Easement, John M. Heasley, et ux, Doc. No. 90-11545
 - 12 Public Utility Easement, U-Haul of San Francisco, Doc. No. 90-11546
 - 13 Slope & Drainage Easement, City of Petaluma, Doc. No. 98-50842
 - 14 Slope & Drainage Easement, City of Petaluma, Doc. No. 98-49784

SURVEYOR'S CERTIFICATE:

To Ragan Holding Corp., General Electric Capital Business Asset Funding Corporation, and Old Republic Title Company:

This is to certify that this map or plan and the survey on which it is based were made (1) in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NPS in 1997, and includes items 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 10, 11 and 13 of Table A thereof, and (2) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certificate) of a Licensed Land Surveyor.

David L. Cramer
Registered Land Surveyor No. 5103
Exp. 6-03

DAVID L. CRAMER
LIC. # 5103
STATE OF CALIFORNIA

- NOTES:**
1. The property is not within a Flood Zone.
 2. Area of the property is 232,646 sq. ft. (5.34 ac.)
 3. Total area of external building footprint is 69,942 sq. ft.
 4. There are 333 regular parking spaces and 8 handicap parking spaces, all striped.

PARCEL FOUR:

BEING A PORTION of the land devised to Henry Reynold by A.W. Baker in that certain Deed of November 10, 1926, Second Tract, recorded in Liber 154 of Official Records, Page 185, Sonoma County Records. Starting at a point on the Southern side of Lakeville Highway, said point being where the boundary line of the land of George McCubbin and the lands of Joseph and Mary Parera intersect the Southern side of the Lakeville Highway; thence from said point Easterly and along the Southern side of the Lakeville Highway, 185.71 feet to a point; thence Westerly and parallel with the Eastern boundary line of the lands of Parera, 151.98 feet to the point of beginning; thence at right angles 100 feet to a point (this being in an Easterly direction); thence at an angle and in a Southerly direction and parallel with the boundary line of Parera 40 feet to a point; thence at an angle and in a Westerly direction, 100 feet to a point; thence at an angle and in a Northerly direction and parallel with the boundary line (Easterly) of the lands of Parera, 40 feet to the point of beginning. The land to be deeded being bounded on one side by Hobbie and the side, by Vol.

PARCEL FIVE:

COMMENCING at the common corner of the lands of S.M. Bell and A.W. Baker as described in Deed dated September 25, 1929 and recorded September 30, 1929 in Liber 237 of Official Records, at Page 425, Sonoma County Records; thence along the Southern line of Lakeville Highway, North 84° 07' East, 318.36 feet; thence South 35° 54' West, 316.12 feet to the point of beginning; and thence from said point of beginning at right angles Northwesterly, 100 feet to the Eastern line of Petroleum Avenue; thence South 35° 54' West, 80 feet along the Eastern line of Petroleum Avenue to a point; thence at right angles Southerly 100 feet to a point; thence North 35° 54' East, 80 feet to the point of beginning.

PARCEL SIX:

BEING a portion of that tract of land devised to A.W. Baker by the Brandon Heins on May 14, 1912 as recorded in Book 73 of Official Records, page 388, Sonoma County Records; beginning at a point on the Southern side of the Lakeville Highway, said point being the Northwestwesterly corner of said tract of land, and is a point common with the lands of S. M. Bell, and running thence from said corner in an Easterly direction along the Southern side line of the Lakeville Highway, 172.65 feet, more or less, to a point; thence running in a Southerly direction and parallel with the Westerly side line of said tract of land, 181.98 feet, more or less, to the point of commencement.

BEGINNING at said point of commencement and running in an Easterly direction and at right angles with the said Westerly line, 100 feet; thence at right angles in a Southerly direction and parallel with the Westerly side line of said tract, 40 feet, more or less; thence at right angles running Westerly to a point 100 feet; and thence at right angles and running in a Northerly direction and parallel with the Westerly side line of said tract, 40 feet to the point of commencement.

A.P. No. 005-000-036

- LEGEND:**
- Property Boundary
 - Parcel Line
 - Building Line
 - Transformer
 - Utility boxes
 - Handicap Parking Space
 - Fire Hydrant & Valve
 - Drop Inlet
 - Catch Basin
 - Storm Drain Manhole
 - Sanitary Sewer Manhole
 - Sanitary Sewer Cleanout
 - Sign
 - Electrician
 - F.U.E. Public Utility Easement
 - Parking space count
 - Title Report Exception No.

DAVID L. CRAMER & ASSOCIATES, INC.
1561 So. Novato Blvd.
Novato, CA 94947
Tel: 415/898-1849 Fax: 415/898-7487

2084 LAKEVILLE HIGHWAY & 2090 MARINA AVENUE
PETALUMA CALIFORNIA

SCALE: 1" = 30'	A.L.T.A. SURVEY	DRAWN BY: DLG
DATE: Nov., 2001		CHECKED BY: DLC
DAVID L. CRAMER & ASSOCIATES, INC.		DATE: 11/2001

VICINITY MAP
NO SCALE

FOOD/BEVERAGE




1. El Pollo Loco
2. Starbucks
3. McDonalds
4. Round Table
5. Peet's Coffee
6. Noah's NY Bagels
7. Panda Express
8. Chipotle
9. Java Hut
10. Petaluma Brunch Station
11. Bistro 21
12. Starbucks
13. Mario & John's
14. Ayawaska Petaluma
15. Wild Goat Bistro
16. Sol Food
17. Sax's Joint
18. Juice House Co
19. Sonoma Portworks
20. Buckhorn
21. Papa Murphy's
22. In N Out
23. Caffeine Inc
24. 7/11

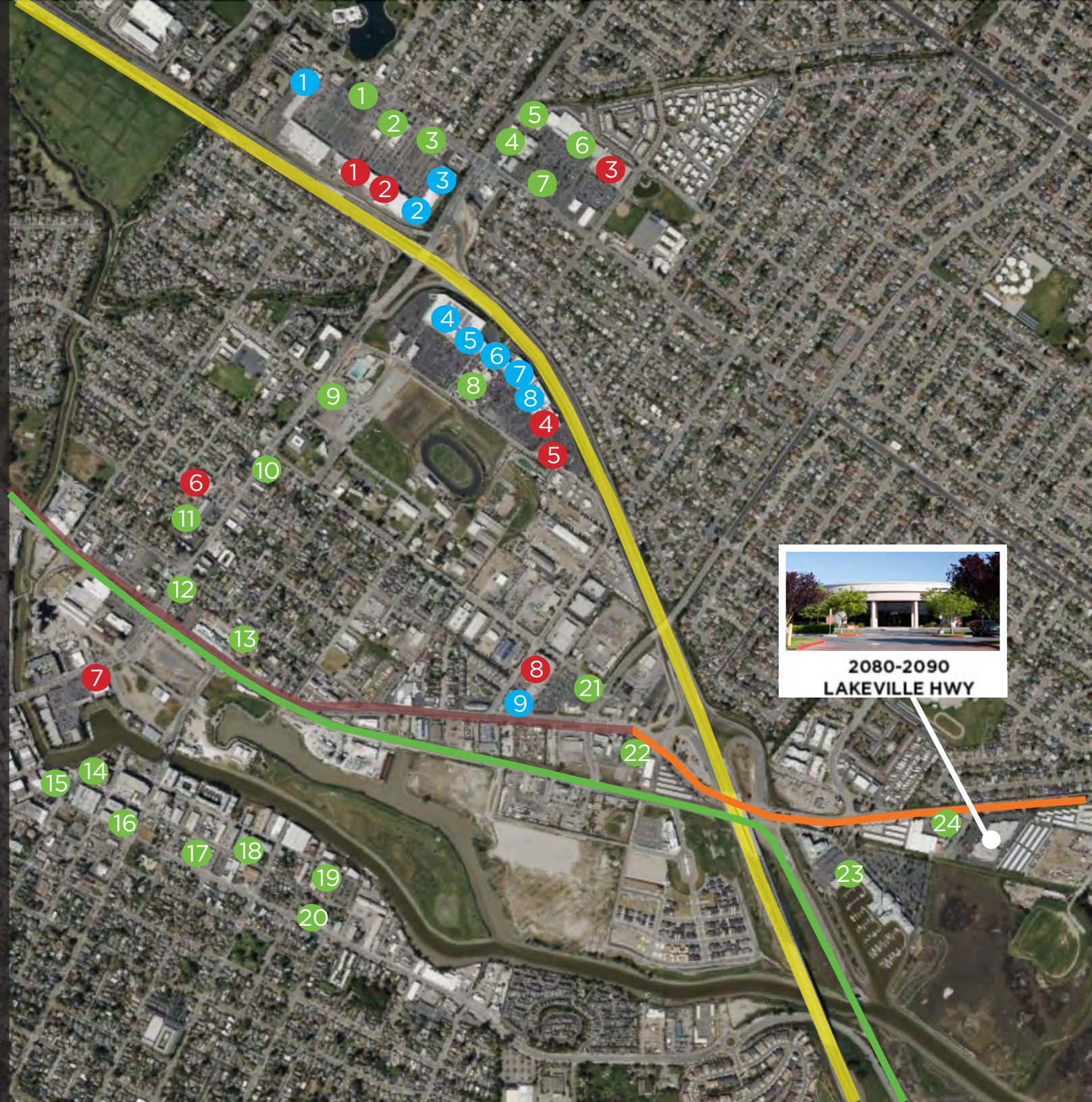
GROCERY/DRUG STORES

1. Trader Joes
2. Raley's
3. Safeway
4. Sprouts
5. BevMo!
6. Whole Foods
7. Grocery Outlet
8. Lucky

RETAIL

1. CVS
2. Goodwill
3. Big 5
4. Target
5. Ulta Beauty
6. PetSmart
7. HomeGoods
8. Dick's Sporting Goods
9. The UPS Store

-  HIGHWAY 101
-  LAKEVILLE HWY
-  SMART TRAIN



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LAKEVILLE HWY

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2080-2090 LAKEVILLE HWY PETALUMA, CA



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