

# 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  $\pm 43,439$  SF Available



$\pm 43,439$  SF industrial building situated on 2.37 acres



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



Clear heights vary from  $\pm 14'$  -  $17'$



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



$\pm 29'$  x  $59'$  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

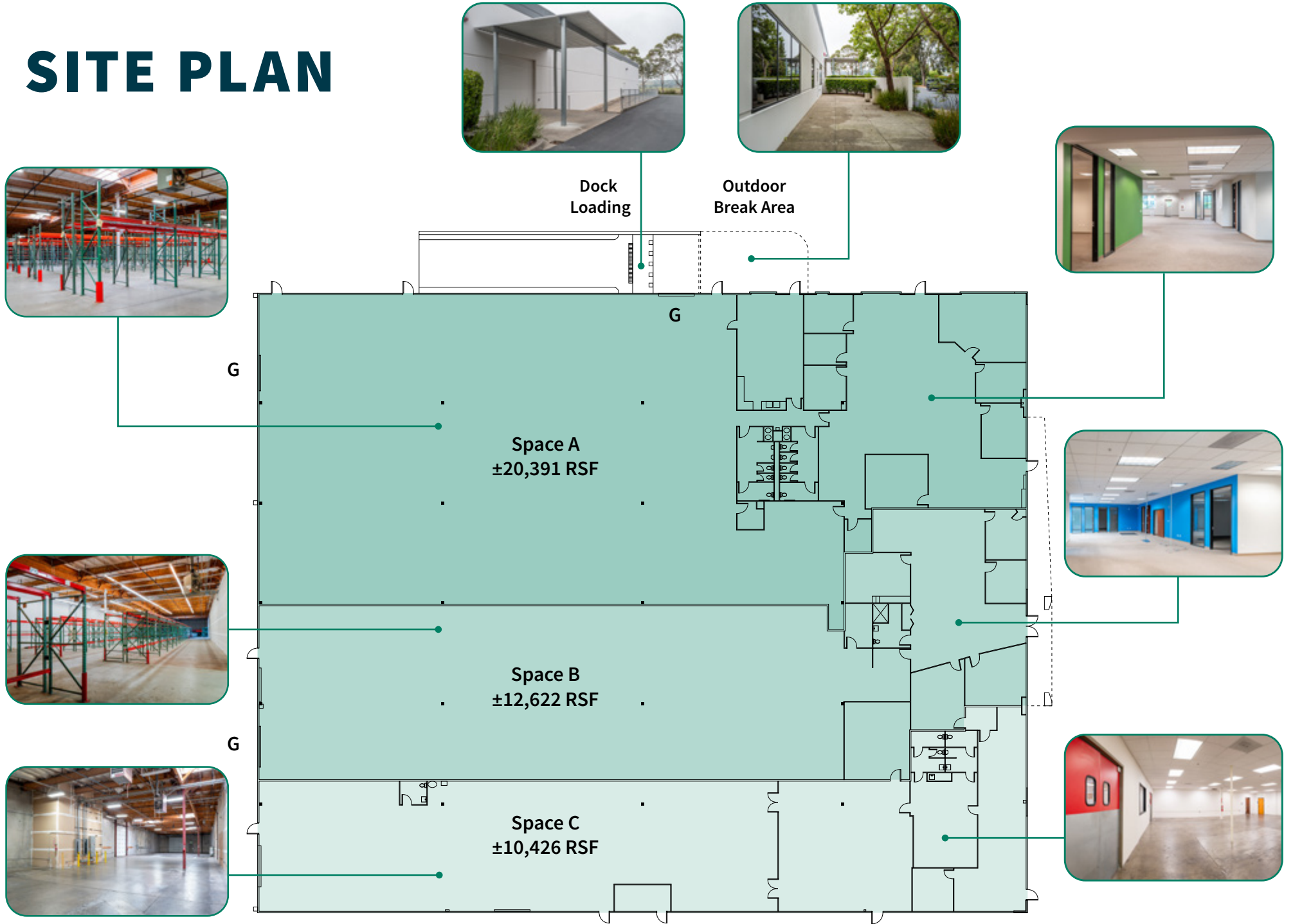
Suite A:  $\pm 20,391$  SF | 1 Dock-High & 1 Grade-Level Door

Suite B:  $\pm 12,622$  SF | 2 Grade-Level Doors

Suite C:  $\pm 10,426$  SF | 1 Grade-Level Door



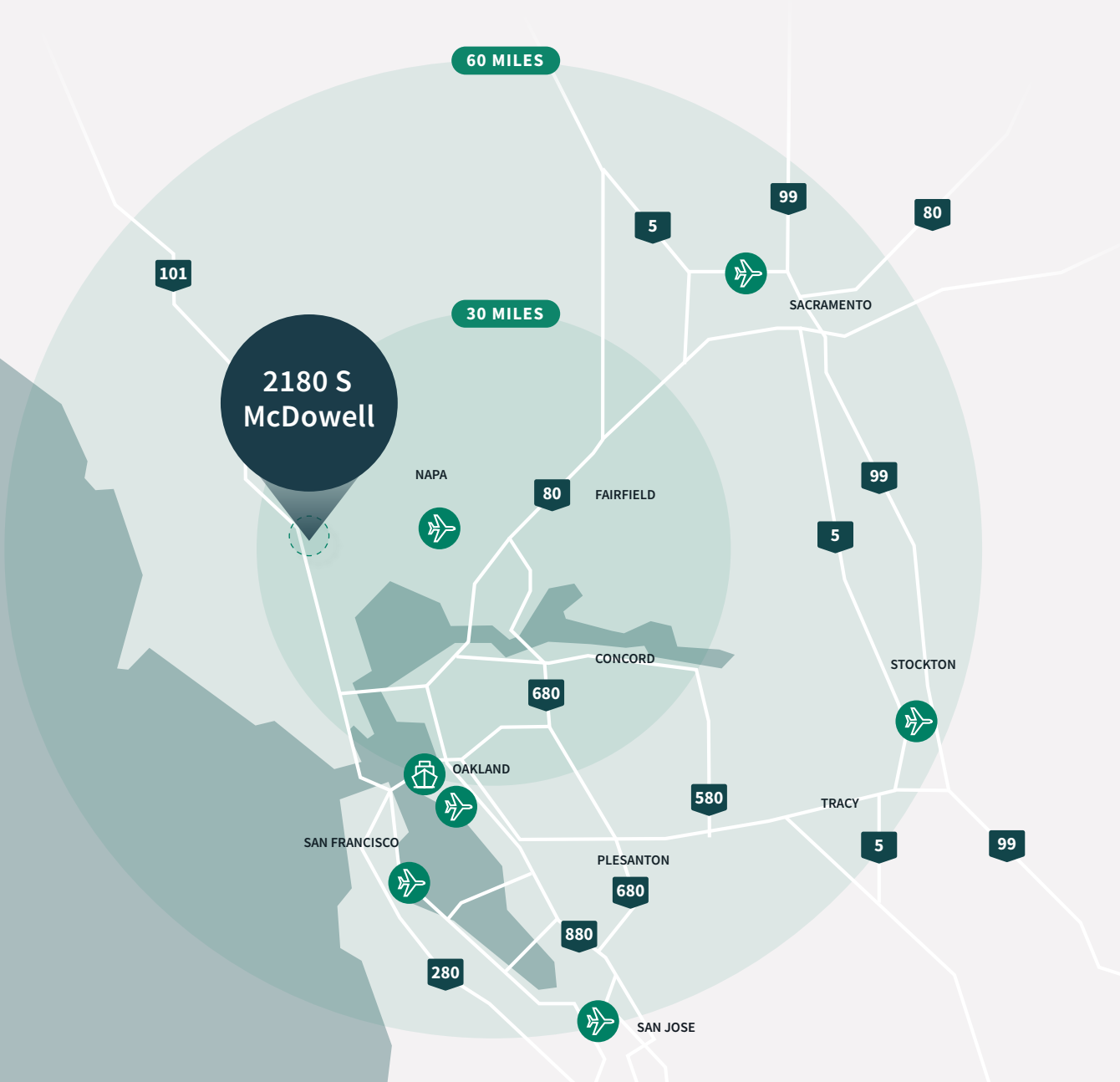
# SITE PLAN



# 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

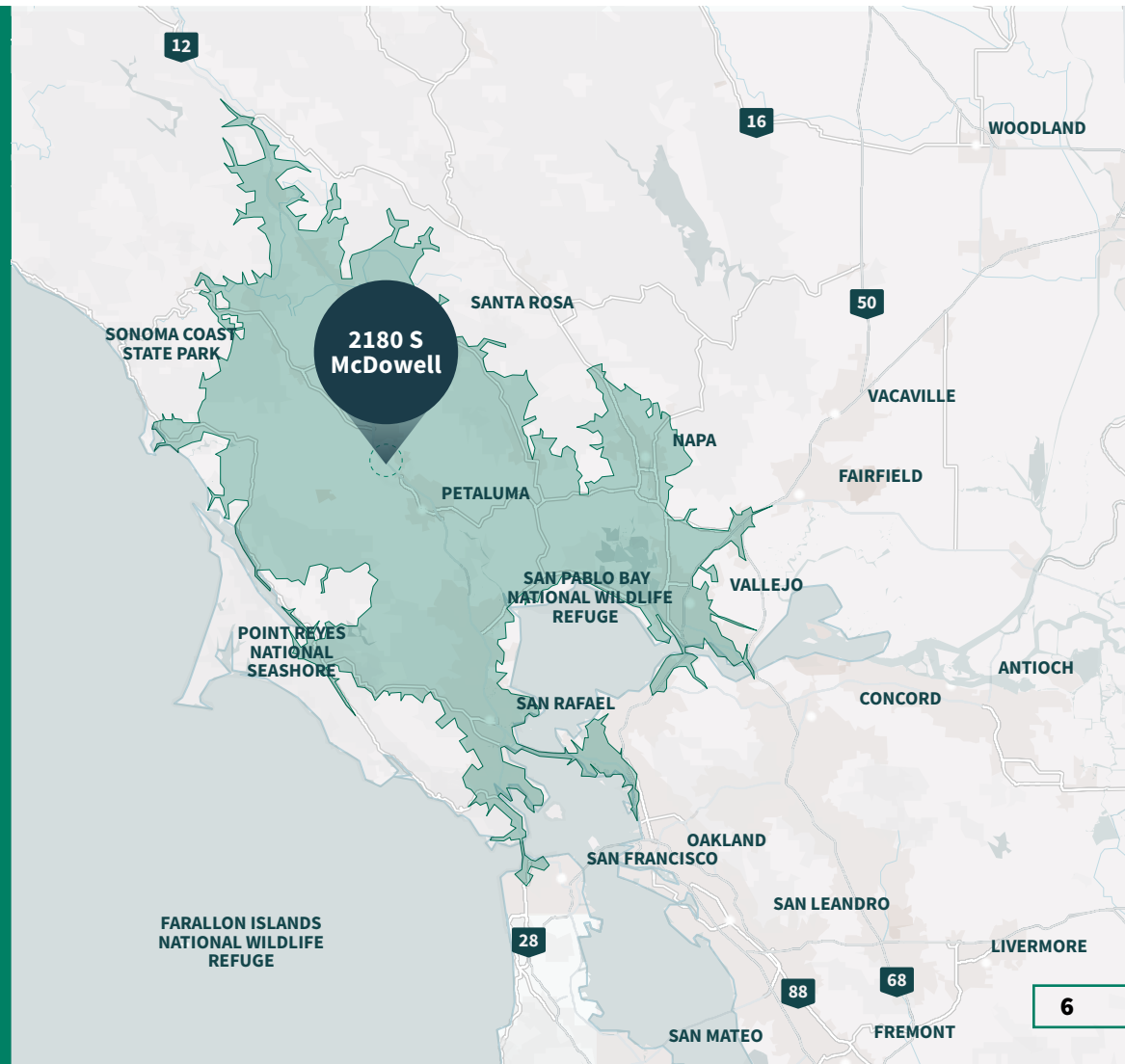
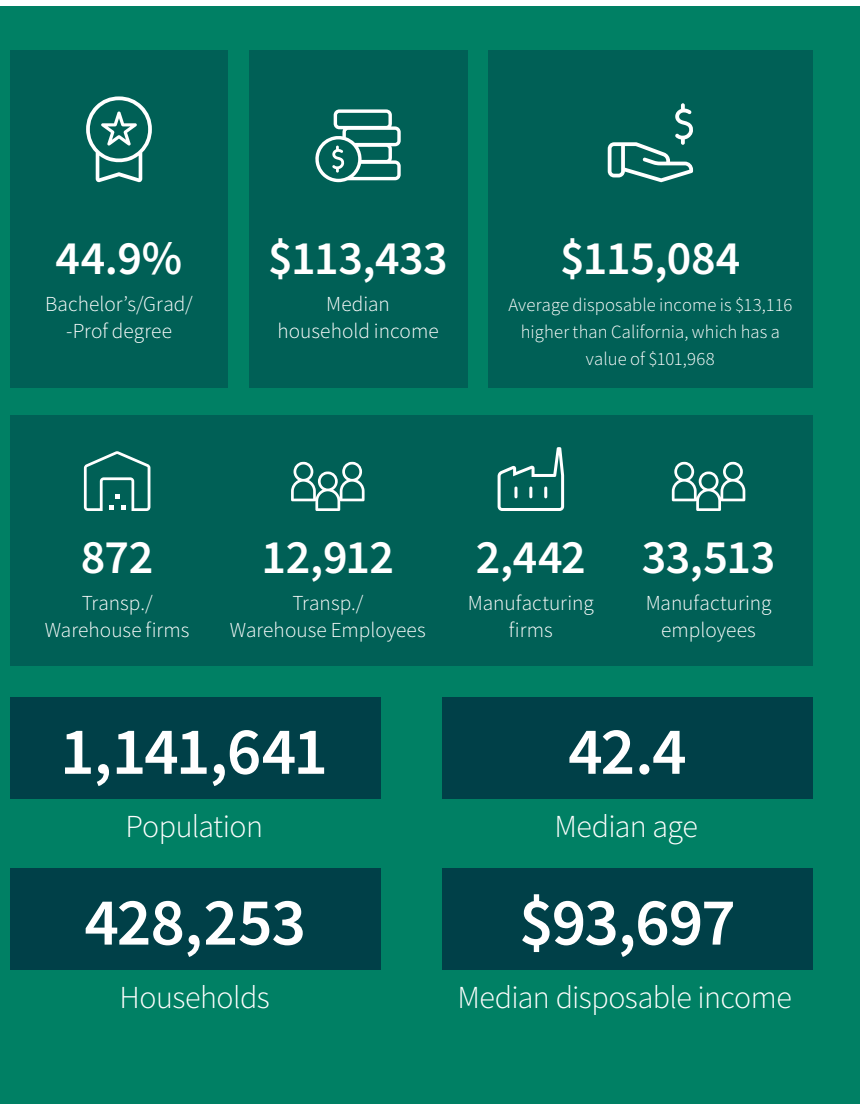


### Ports

- Port of Oakland
- Port of Richmond

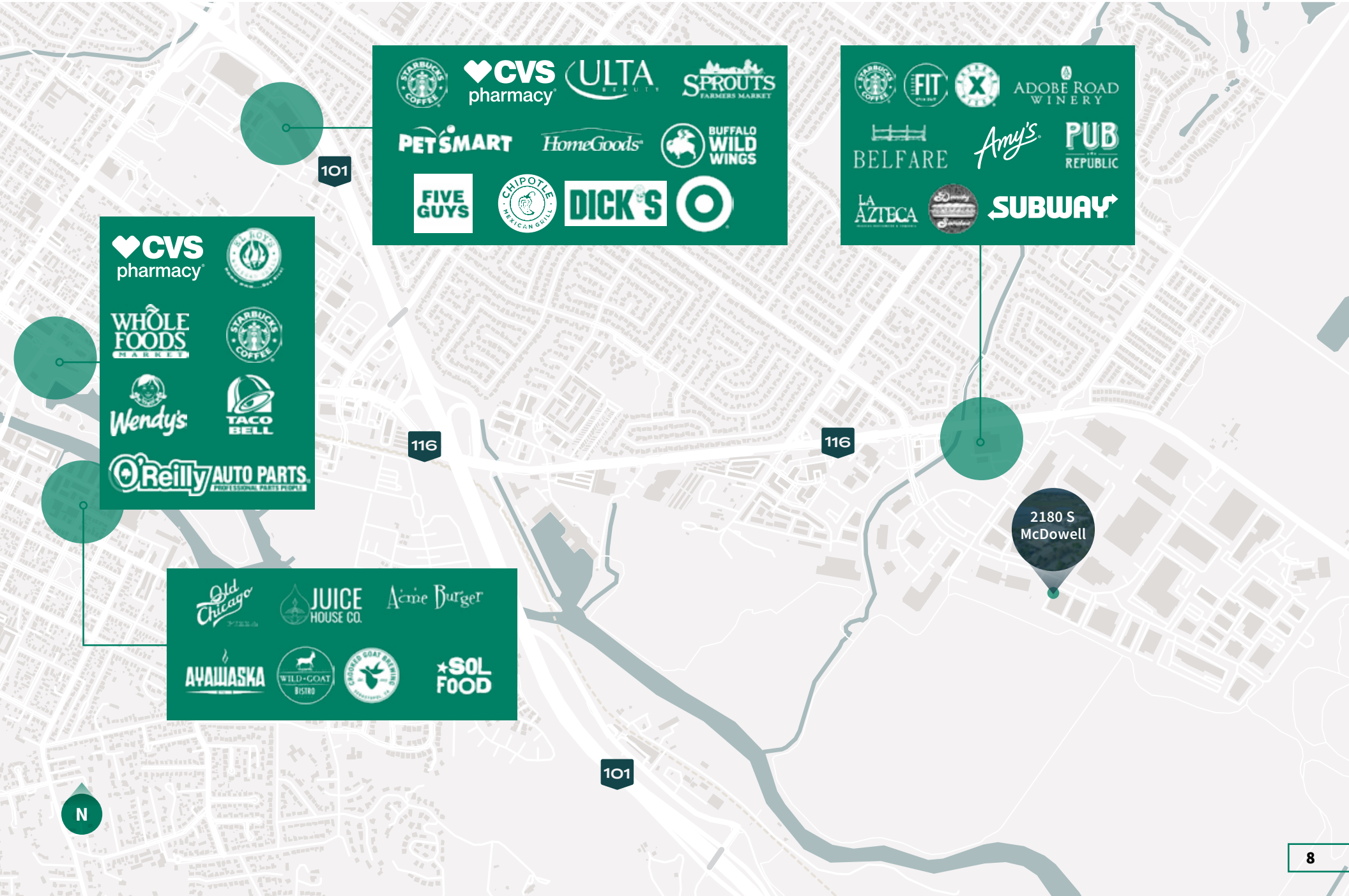
# ACCESS TO A BROAD SET OF CONSUMERS AND RELIABLE WORKFORCE

Within a 45 min. drive-time





# AMENITIES JUST MINUTES AWAY



CVS pharmacy

Starbucks Coffee

Whole Foods Market

Wendy's

Taco Bell

O'Reilly Auto Parts

Starbucks Coffee

CVS pharmacy

Ulta Beauty

Sprouts Farmers Market

Pet Smart

HomeGoods

Buffalo Wild Wings

Five Guys

Chipotle Mexican Grill

Dick's Sporting Goods

Target

Starbucks Coffee

Fit 24 Hour

X

Adobe Road Winery

Belfare

Amy's

Pub Republic

La Azteca

Subway

Old Chicago

Juice House Co.

Acme Burger

Ayashaska

Wild-Goat Bistro

Carved Goat Brewing

Sol Food

2180 S McDowell

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