

**FOR LEASE OR SALE**

# VICTORY STATION

22801 8TH STREET | SONOMA, CA AT HWY 12 & CA-121



**±249,904 SF STATE-OF-THE-ART WAREHOUSE FACILITY, RAIL-SERVED (POTENTIAL)  
WITH YARD! ADDITIONAL ±3.5 ACRES AVAILABLE**

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**CBRE**

# PROPERTY HIGHLIGHTS

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## SIZE

Building size up to ±249,904 Square Feet (Divisible)



## CONSTRUCTION

Concrete tilt construction with metal roofing



## LOCATION

Midway between Highways 101 (Sonoma) and 29 (Napa)



## ZONING

M-3: Light manufacturing, R&D, warehousing distribution, retail/office



## LAND (THREE PARCELS)

±22.66 ACRES

- ±16.23 acres (APN: 128-442-017)
- Rail Parcel ±2.93 acres (APN: 128-442-014)
- ±3.5 acres (APN: 128-442-018)



## CLEAR HEIGHT

32' @ end of 62' D speedbay



## PARKING

338 auto parking spaces



## INSULATED WAREHOUSE

R-30 ceiling insulation;  
R-19 insulated doors



## SPRINKLERS

ESFR Sprinklers



## LOADING DOCKS

24 truck docks: 9'w × 10'h  
2 grade-level doors: 12'w × 14'h  
Staging Area: 125'

- ▶ ±249,904 SF (divisible) on 19.16 acres + additional 3.5 acres
- ▶ 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.
- ▶ APN(s): 128-442-017, 128-442-014 & 128-442-018
- ▶ ±916' wide by ±255' deep (irregular)
- ▶ Additional 3.5 Acres : ±275' wide x 565' deep
- ▶ Column Spacing: 54'-57' wide by 55'-60' deep
- ▶ 32' clear @ the end of 62' deep speedbay
- ▶ Fire Sprinklers: ESFR System
- ▶ 2,400 amps at 277/480 volts
- ▶ Concrete Tilt Construction
- ▶ Roof: Metal roof (**Insulated -R-30**)
- ▶ 338 Auto Parking Spaces
- ▶ Additional Auto Parking/Yard: Unimproved 3.5 acres in the southwest corner of the site can likely be converted to trailer parking or approved yard functions
- ▶ Excellent visibility and access near Hwy 116, Hwy 12, Hwy 29 & Hwy 37
- ▶ Lighting: LED Motion Lighting
- ▶ Loading Docks & Equipment: 24 (9'w x 10 'h) docks
  - 24 docks with 40,000 lb. hydraulic pit levelers
  - 18 docks improved with trailer restraints, dock lights and dock seals
  - 2 grade-level doors: 12'w × 14'h

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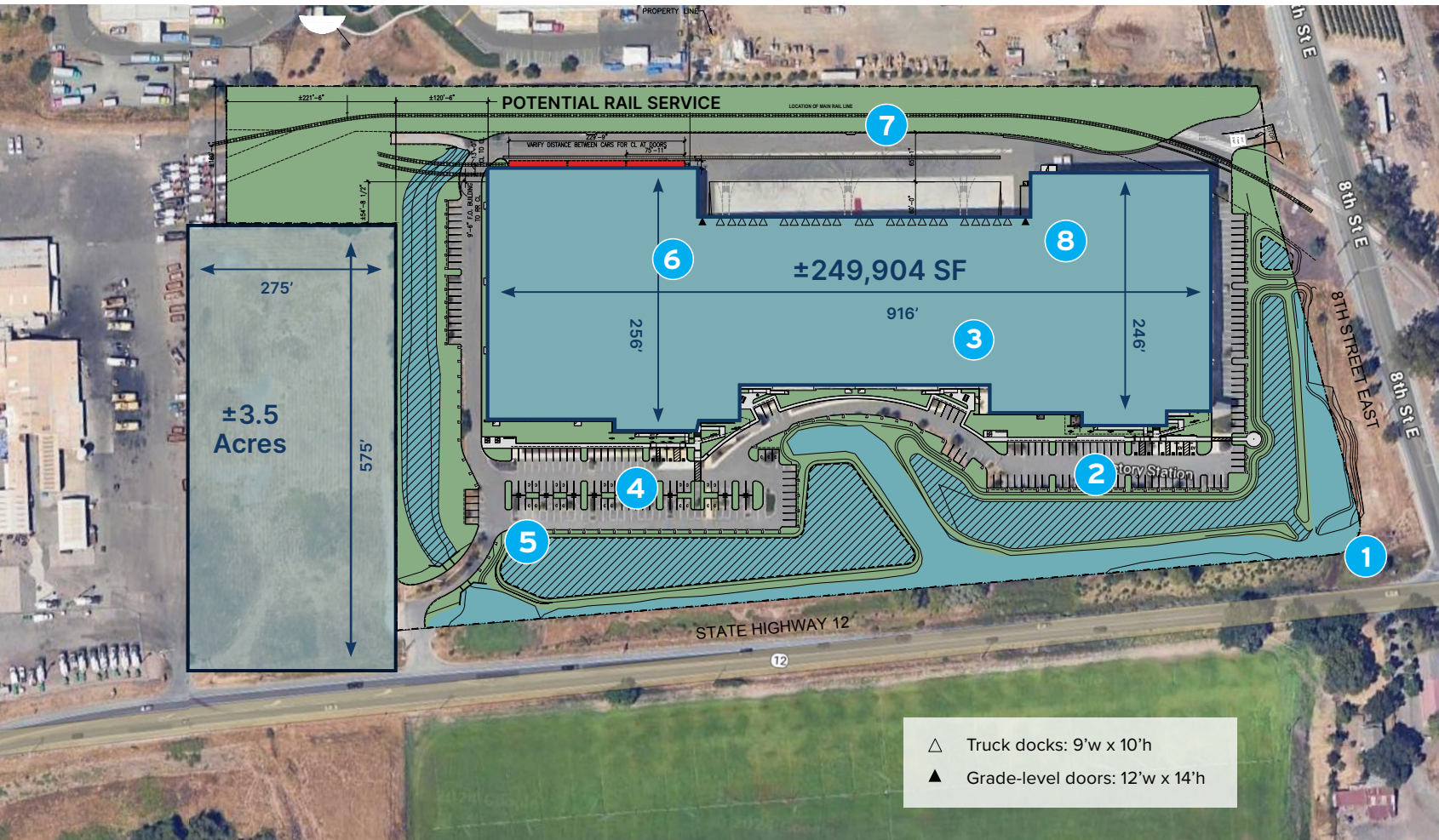
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# SITE PLAN

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- 1 Monument Signage
- 2 Glass Storefront Office Entry (1)
- 3 Interior Ceiling
- 4 Glass Storefront Office Entry (2)
- 5 Parking
- 6 Dock Doors (Inside)
- 7 Railroad Access
- 8 Dock Doors (Outside)

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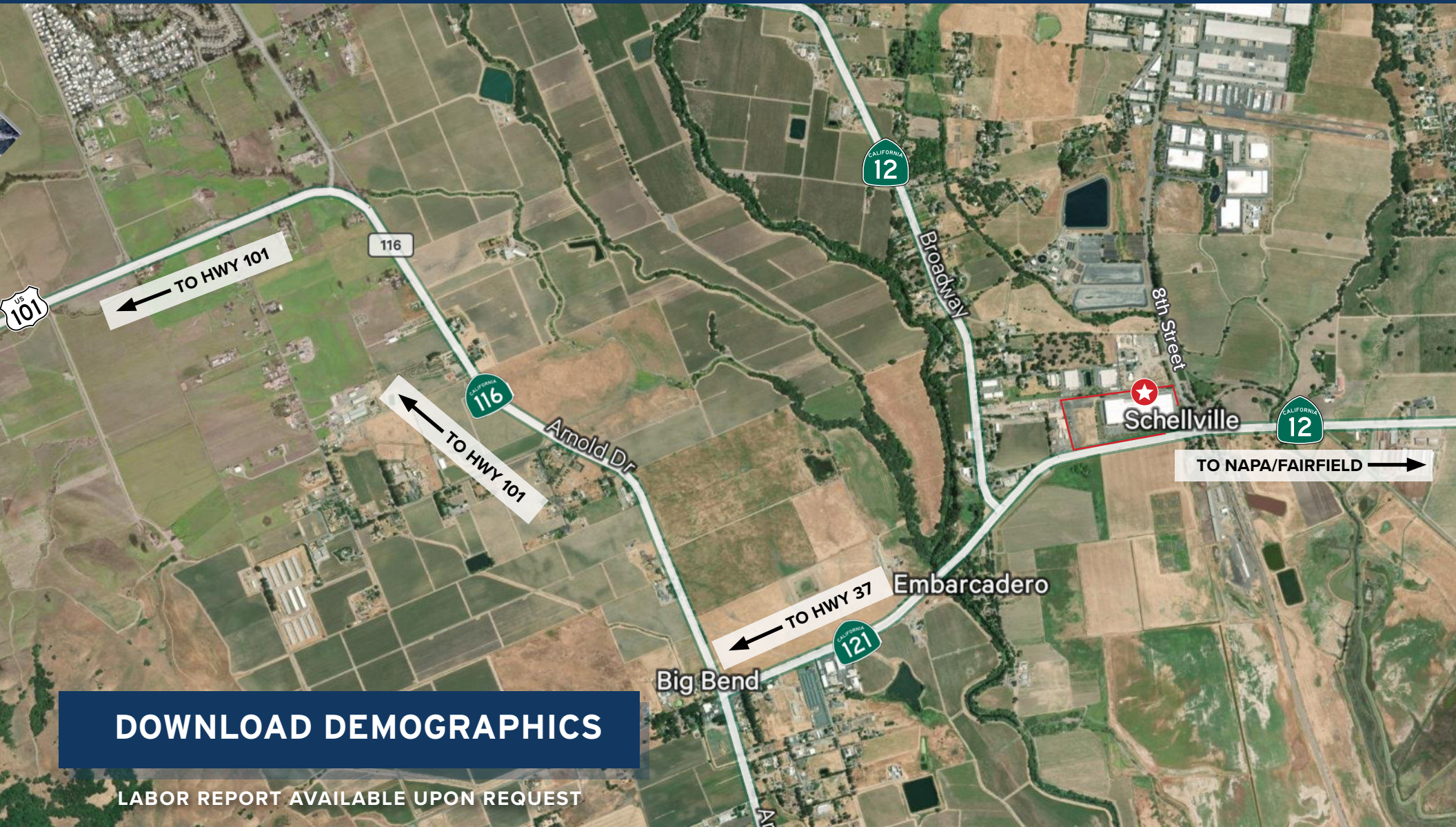
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# THE AREA

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[DOWNLOAD DEMOGRAPHICS](#)

[LABOR REPORT AVAILABLE UPON REQUEST](#)

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# DRIVE TIME

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## NAPA

10 MILES

## MARIN

10 MILES

## SANTA ROSA

30 MILES

## SACRAMENTO

66 MILES

## PORT OF OAKLAND

46 MILES

## SOUTH SAN FRANCISCO

63 MILES

## TRACY

80 MILES

## PORT OF STOCKTON

62 MILES

## SAN JOSE

91 MILES

## FRESNO

188 MILES

## RENO

196 MILES

## PORT OF LOS ANGELES

433 MILES



# BUILDING EXTERIOR

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