



**Keegan & Coppin**  
COMPANY, INC.

**NEW PRICING!**

FOR LEASE

**2210 PINE VIEW WAY  
PETALUMA, CA**

**High-Cube Warehouse  
in Southeast Petaluma**

**2210**

Go beyond broker.

REPRESENTED BY:

**JAMES MANLEY, SREA**  
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[JMANLEY@KEEGANCOPPIN.COM](mailto:JMANLEY@KEEGANCOPPIN.COM)







# EXECUTIVE SUMMARY



2210 PINE VIEW WAY  
PETALUMA, CA

HIGH-CUBE WAREHOUSE  
IN SOUTHEAST PETALUMA  
FOR LEASE

High Cube 23,000 +/- sf warehouse built in 1990 for Dale Cox Distributing. The building is part of the 2,150,000 SF Oakmead Northbay Business Park, which is Sonoma County's southernmost business park.

This is an excellent opportunity for a tenant to occupy 15,897 +/- sf on the ground floor and 1777 sf office on the mezzanine level. Main floor includes an 800 SF lobby and break room. Second floor mezzanine office is approximately 1,777 SF. The building was constructed for a single occupancy with the ability to split down to multiple units. There are 5 15' rollup doors, most of which are motorized and all grade level. The building has 31 parking stalls with available street parking. The owner has occupied the building since construction and is relocating its operation to the back two bays.



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# SOUTHEAST PETALUMA WAREHOUSE SPACE FOR LEASE



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## PROPERTY INFORMATION

### HIGHLIGHTS

- Strong Price Cut; Submit Offers
- High Cube Clear Height
- 3 grade level 15' Rollups
- Insulated Warehouse
- Fully Sprinklered
- Restrooms in Lobby, Warehouse, and Offices
- Mezzanine Overlooks Warehouse
- 1 block form HWY 116

### Available Space Size: **SPACE DESCRIPTION**

14,849 +/- sq ft

Ground floor unit will be demised from existing single-tenant space. Following the post lines, the new space will be approximately 13,065 SF on the ground floor including an 800 SF reception/lobby area with an attached break room. Property has 600a 3-phase 4-wire power. Mezzanine offices include six private offices, a conference room, mail/copy station, IT room and storage closet. The office area has abundant natural light as well as windows overlooking the warehouse.

### Total Building Size: **Available Space Detail:**

23,000 +/- SF

12,272+/- sf Warehouse, 800+/- sf lobby w/breakroom and restroom, 1,777+/- sf second-floor office.

## LEASE TERMS

### RATE

\$1.15 psf/mo (\$13.80 psf/yr)

### TERMS

Standard Industrial Multi-Tenant Gross  
Tenant pays prorate share of CAM and above-base  
year property taxes and building insurance  
2024 Base Year

### PARKING

On-site and Street  
24 (Unit), 31 (Total) plus available street parking

### RESTROOMS

2 single-stall restrooms on Ground Floor  
2 single-stall restrooms in Mezzanine Offices

### POWER

600a 3-Phase 4W (Entire Building)

### ZONING

BP - Business Park

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## PERMITTED USES:

Artisan/craft product manufacturing, Catering service, Laboratory - Medical, analytical, Manufacturing/processing - Light, Media production, Printing and publishing, Research and development, Wholesaling and distribution, Fitness/health facility, Studio - Art, dance, martial arts, music, etc., caretaker dwelling, Outdoor restaurant, café, coffee shop, ATM, Bank, financial services, Business support service, Printing and Publishing, Medical Services (healthcare, major, minor), Medical Labs, Minor Office - Business, service, or government, Office - Headquarters, or processing, Office - Professional, administrative, Adult Day programs, child care, Maintenance and Repair Services (Client Site Service), Public Safety Facility, Veterinary Animal Hospital, Animal Boarding, Public Safety Facilities.

## CONDITIONAL USES:

Utility Facility, Major and Minor Telecommunication Facilities, Meeting Halls, Commercial Recreation; Elementary, Secondary, College, Private, and Specialized education.

(Note: Review your specific use with City of Petaluma Planning Department to assure it is permitted within the subject zoning)



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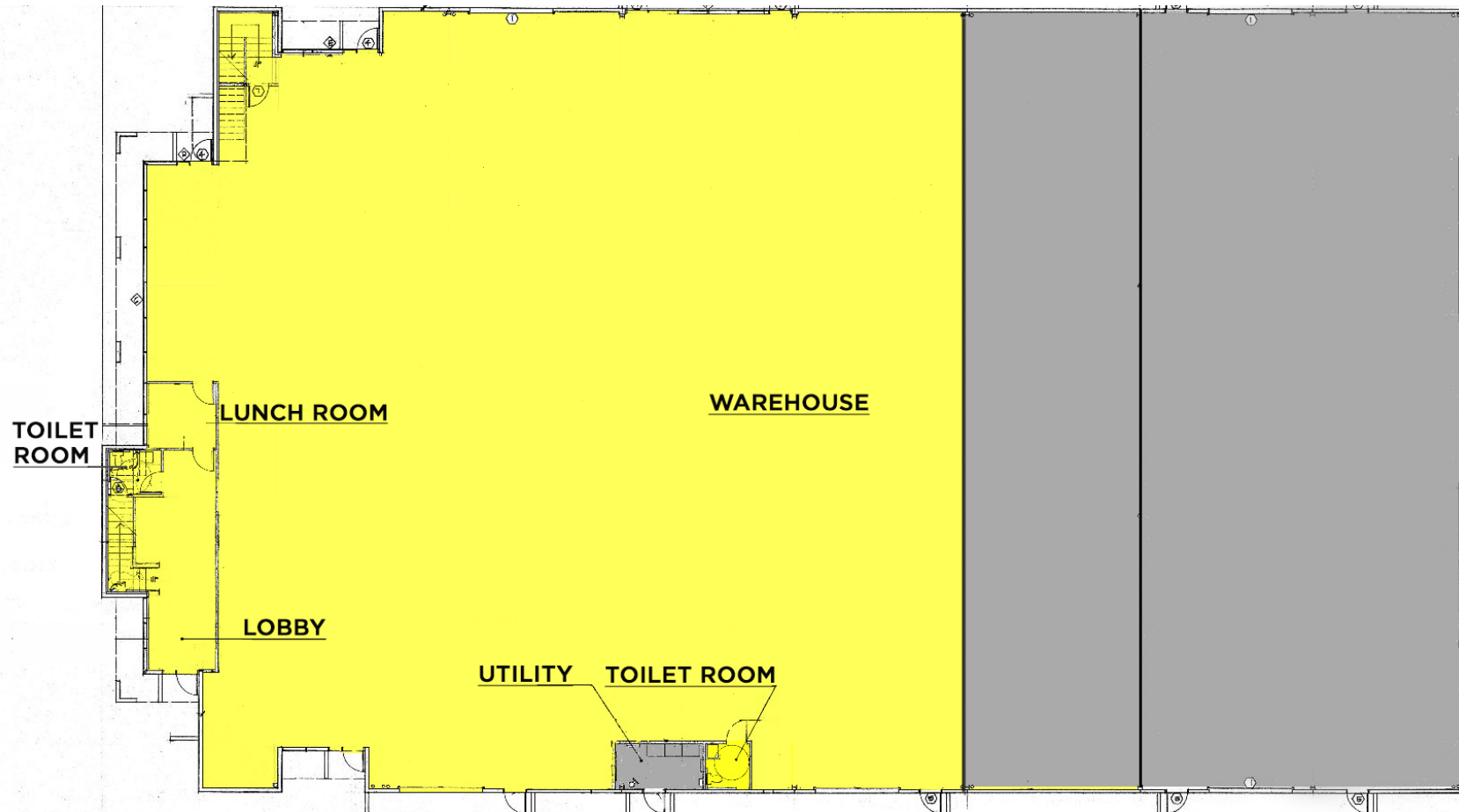
2210 PINE VIEW WAY, PETALUMA, CA  
FLOOR PLANS



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GROUND FLOOR



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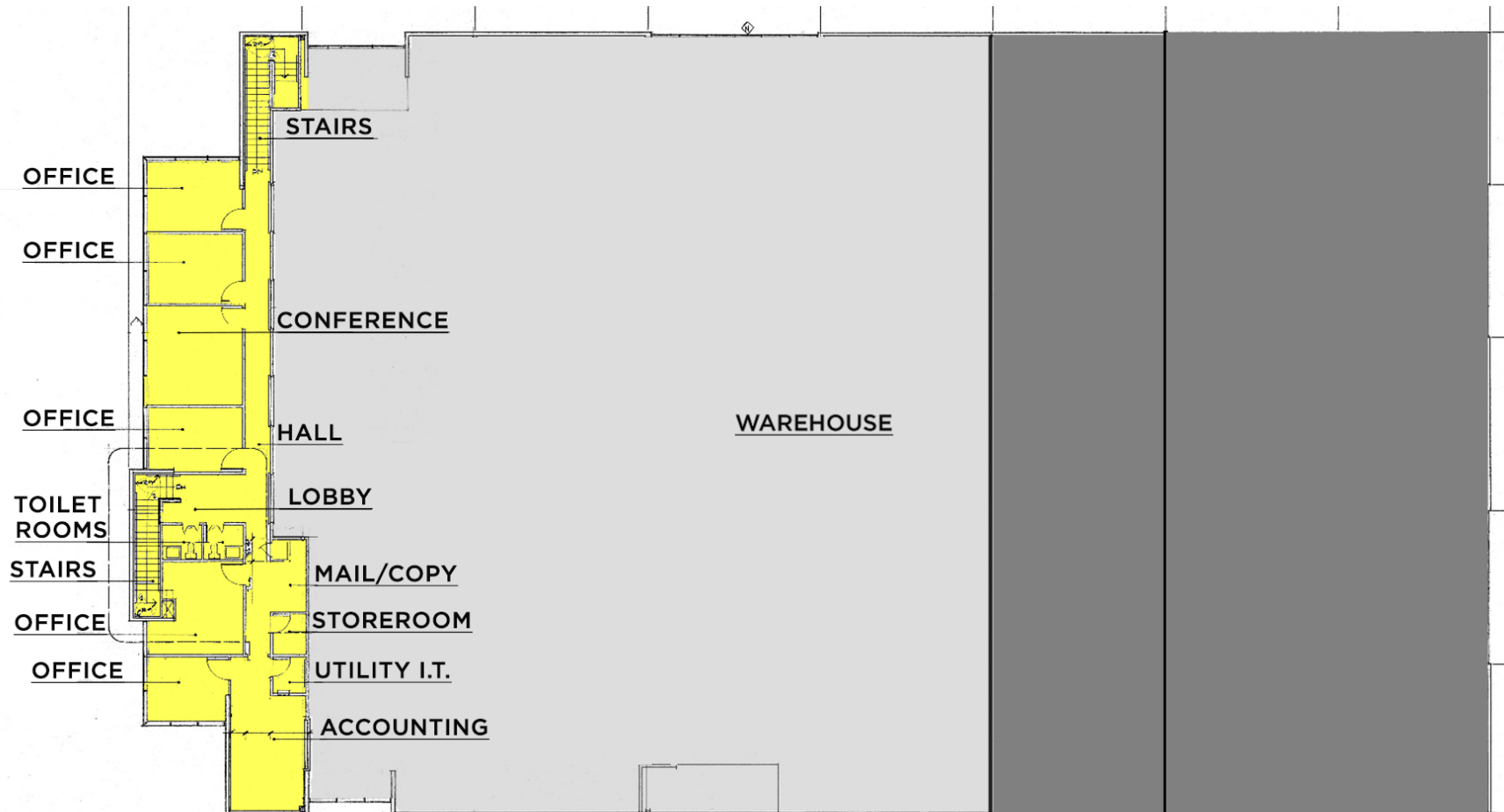
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SECOND FLOOR



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# 2210 PINE VIEW WAY, PETALUMA, CA PHOTOS



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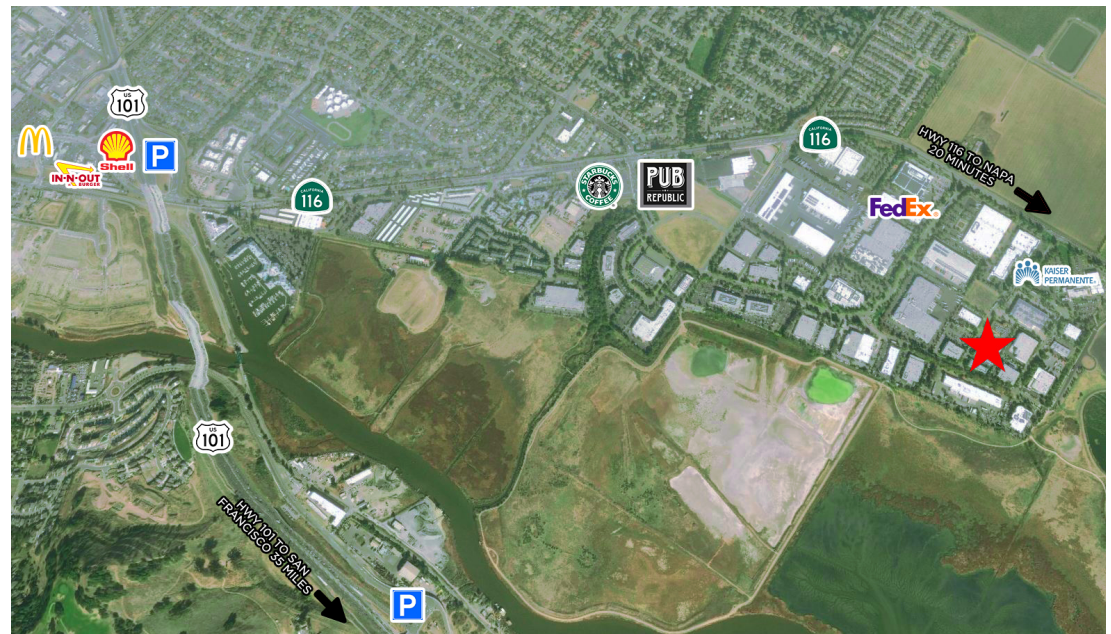
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## DESCRIPTION OF AREA

Oakmead Northbay is a master planned 2,150,000 sf business and industrial park. It abuts the Lakeville Business Park (245,000 sf) and the Cader Lane Industrial Park (717,000 sf). It is Sonoma County's southernmost business cluster. The employment pool draws talent from Marin, Napa, and Sonoma Counties. This business cluster includes headquarters for Clover-Stornetta, Juice Beauty, Camelbak, and Natural Comfort. Other tenancies include a Kaiser Permanente hospital Thermo Fisher, BioMarin, Scott Labs, USPS, FedEx, and UPS.

## AREA AMENITIES

Starbucks, Pub Republic, Lily Kai Chinese Cuisine, and Dandy Sandos are all within a two-minute drive door-to-door. La Azteca, Kinka Sushi, Sonoma Fit are two blocks further. Kaiser Permanente Medical Center is within walking distance. The Shollenberger Park, Alman Marsh, and Ellis Creek Wetlands bird sanctuary access path is located around the corner from the subject building. This natural habitat consists of over 500 acres of marsh land with paths suitable for hiking, biking, recreational fishing, and birdwatching.. The Sheraton Petaluma Hotel is located at the nearby Marina.



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# 2210 PINE VIEW WAY, PETALUMA, CA VICINITY MAP



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## MARKET INFORMATION:

Sonoma County Industrial Absorption outpaces the national average by approximately 120 basis points. Currently the market is on track to reabsorb its COVID employment loss of approximately 12,000 jobs this year. Petaluma has the highest median household income in Sonoma.

Petaluma houses headquarters for Clover-Stornetta, CamelBak, Lagunitas Brewery, Mesa/Boogie, and Calix. Petaluma is a preferred hub for several logistics services including UPS and FedEx. The city is favored by tenants operating along the 101-corridor due to its proximity to Marin County, San Francisco, and Napa County and offers a reverse commute from points south. Due to the Hwy 116 junctions with Hwy 37 and Hwy 101, Petaluma has avoided flooding disruptions caused by the Hwy 37/101 junction in Novato.



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## DISCLAIMER



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### DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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## ABOUT KEEGAN & COPPIN



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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