

FOOD PRODUCTION FACILITY AVAILABLE FOR SUBLEASE

2084 LAKEVILLE HIGHWAY, PETALUMA CA



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**CUSHMAN &
WAKEFIELD**

BUILDING OVERVIEW

2084 Lakeville Highway is in southern Petaluma, one half mile from US 101 to the west and 10 miles from Highway 37 to the east. The property is close to amenities including a Sheraton Hotel, restaurants, and business services. The premises is a state-of-the-art food production and cold storage facility.

There are 4 walk in refrigerators in place, and a very functional adjacent warehouse space with 1 loading dock. The office is mostly open with high ceilings, abundant exterior glass line, and a full kitchen facility. The entire premises has full HVAC. There is an adjacent food production facility also available for sublease.



Available Space	± 24,000 SF
Building Size	± 72,612 SF
Total Building Power	1600 Amps*
Sublease Term	Through 3/31/26
Direct Long Term Lease	Available Now
Dock High Doors	1
Grade Level Doors	1
Parking	351 spaces (4.94/1,000)



Loading Dock



Cold Refrigeration in Place

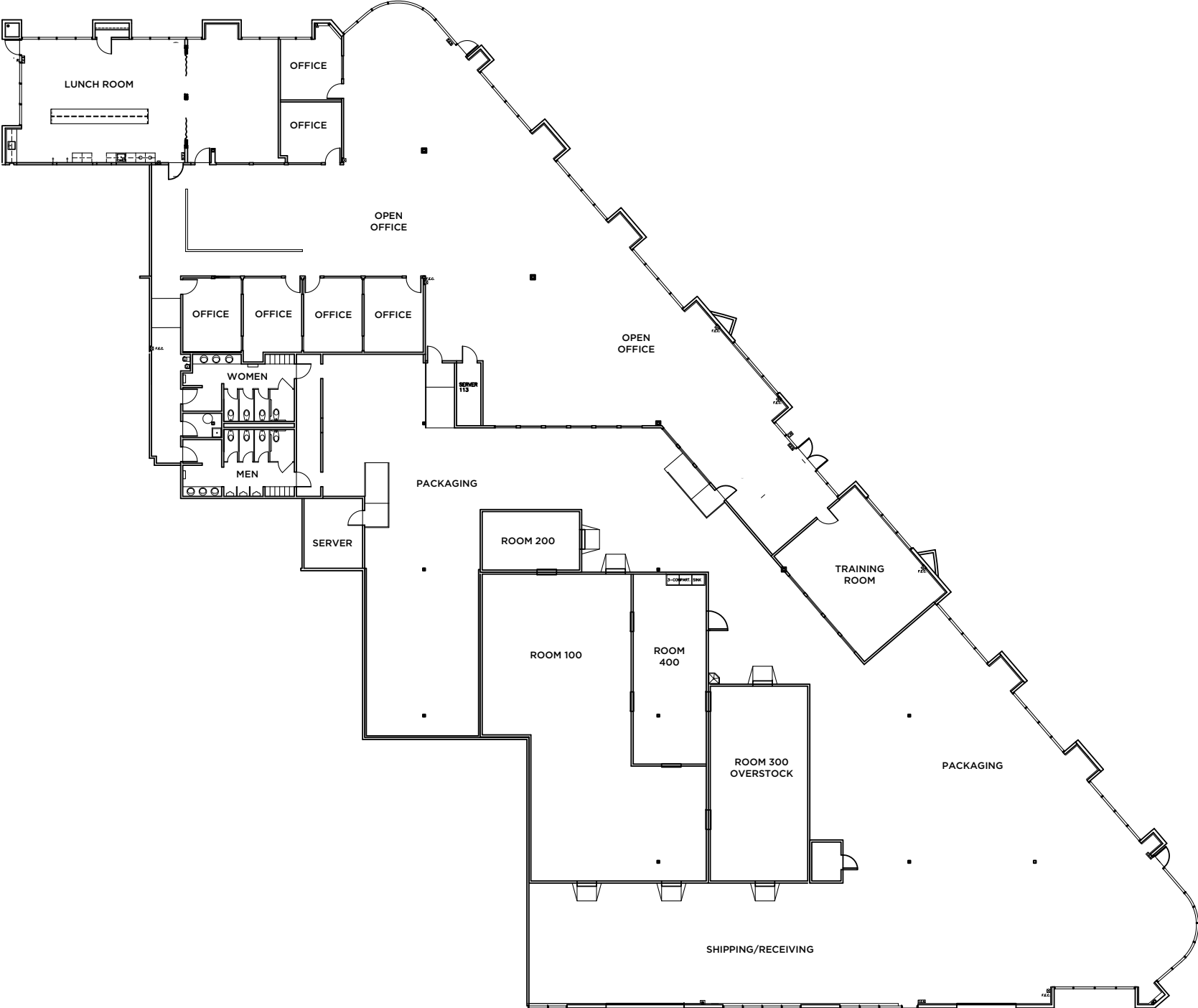


Full HVAC



Floor Drains

FLOOR PLAN



SITE PHOTOS



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. Marina Bean
24. 7/11

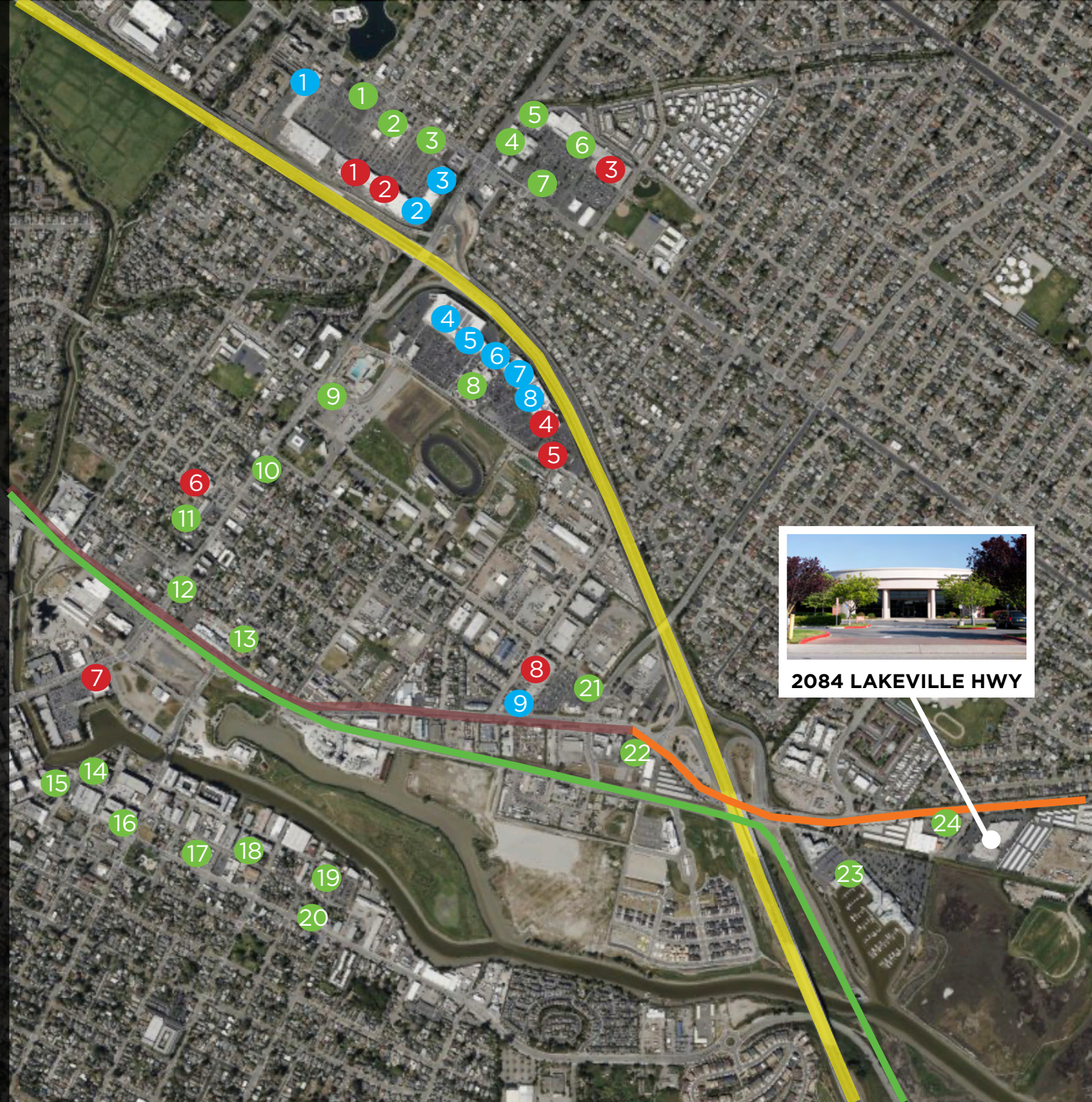
GROCERY/DRUG STORES

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



2084 LAKEVILLE HWY