

FOR SALE ±30,213 - 72,612 SF

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 a fully operational food production and warehouse facility in southern Petaluma. 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

Price	\$16,555,000 \$227 PSF	
Building Size	± 30,213 - ± 72,612 SF	
Site	5.32 acres APN #005-050-036	The parcel can be split
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



- $\pm 1,240$ SF freezer



- $\pm 1,764$ SF packaging room



- Dry goods warehouse



- $\pm 4,020$ SF refrigerated warehouse
+ additional cold storage



- $\pm 7,596$ SF manufacturing room



- Nitrogen sensor system



- Floor drains



- Epoxy floors



- Hot water boiler system



- Sanitary soap system



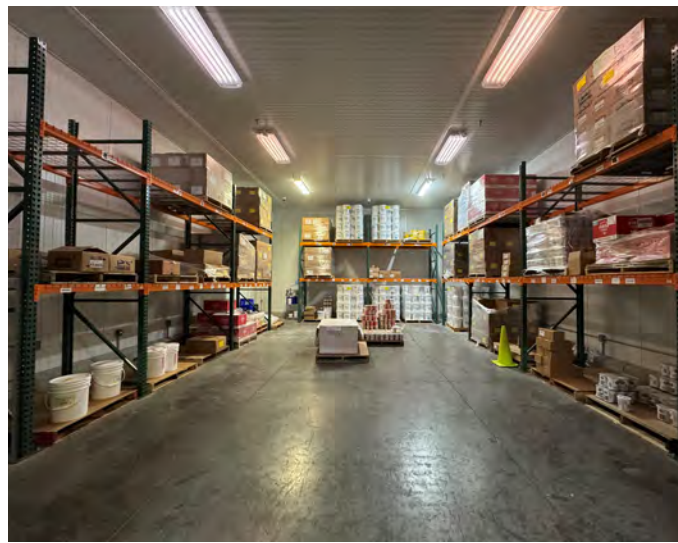
- Waste water collection system



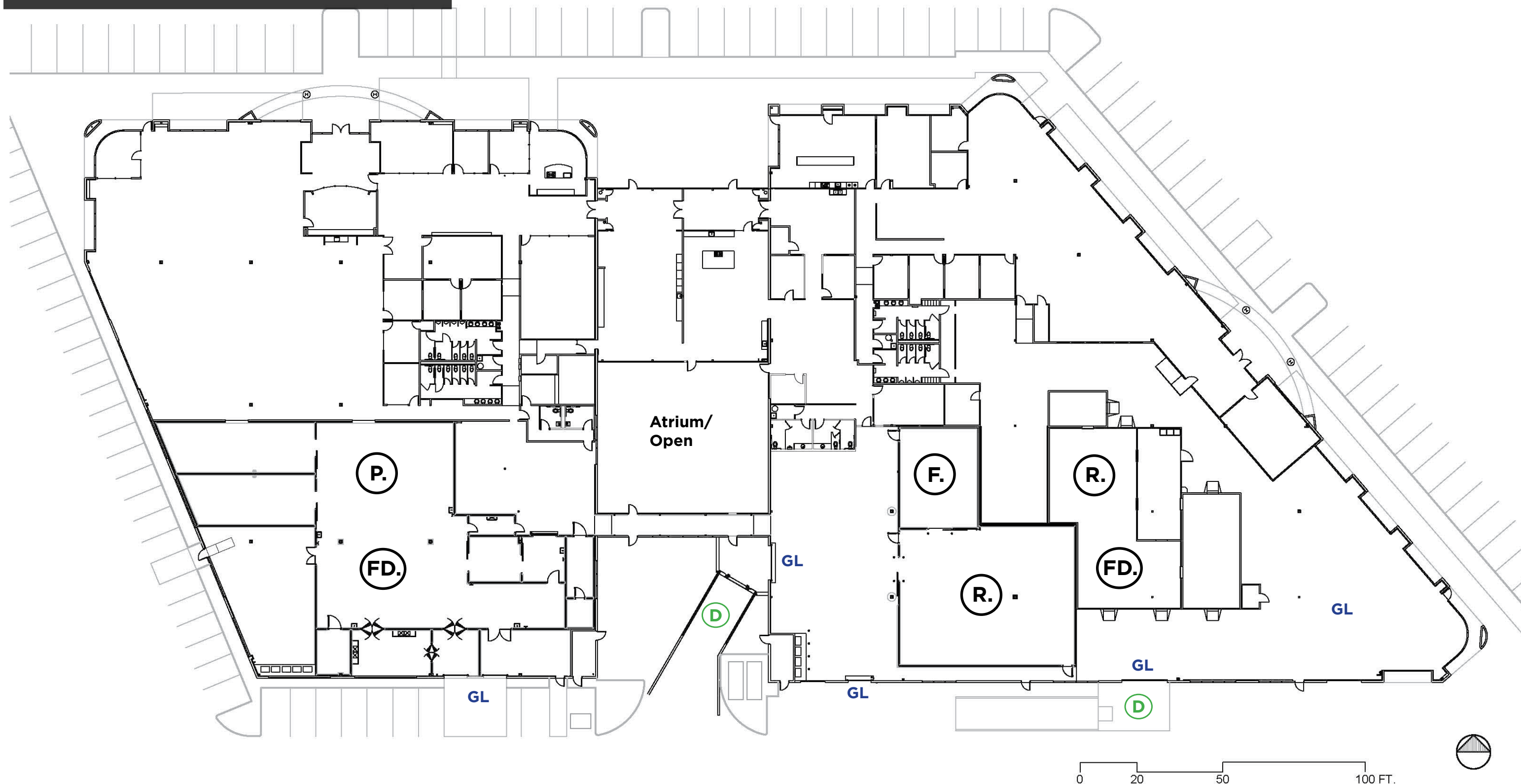
- R&D test kitchen



PRODUCTION SPACE



FLOOR PLAN



2080/2090 MARINA AVE.
PETALUMA

F. = Freezer

R. = Refrigeration

P. = Production

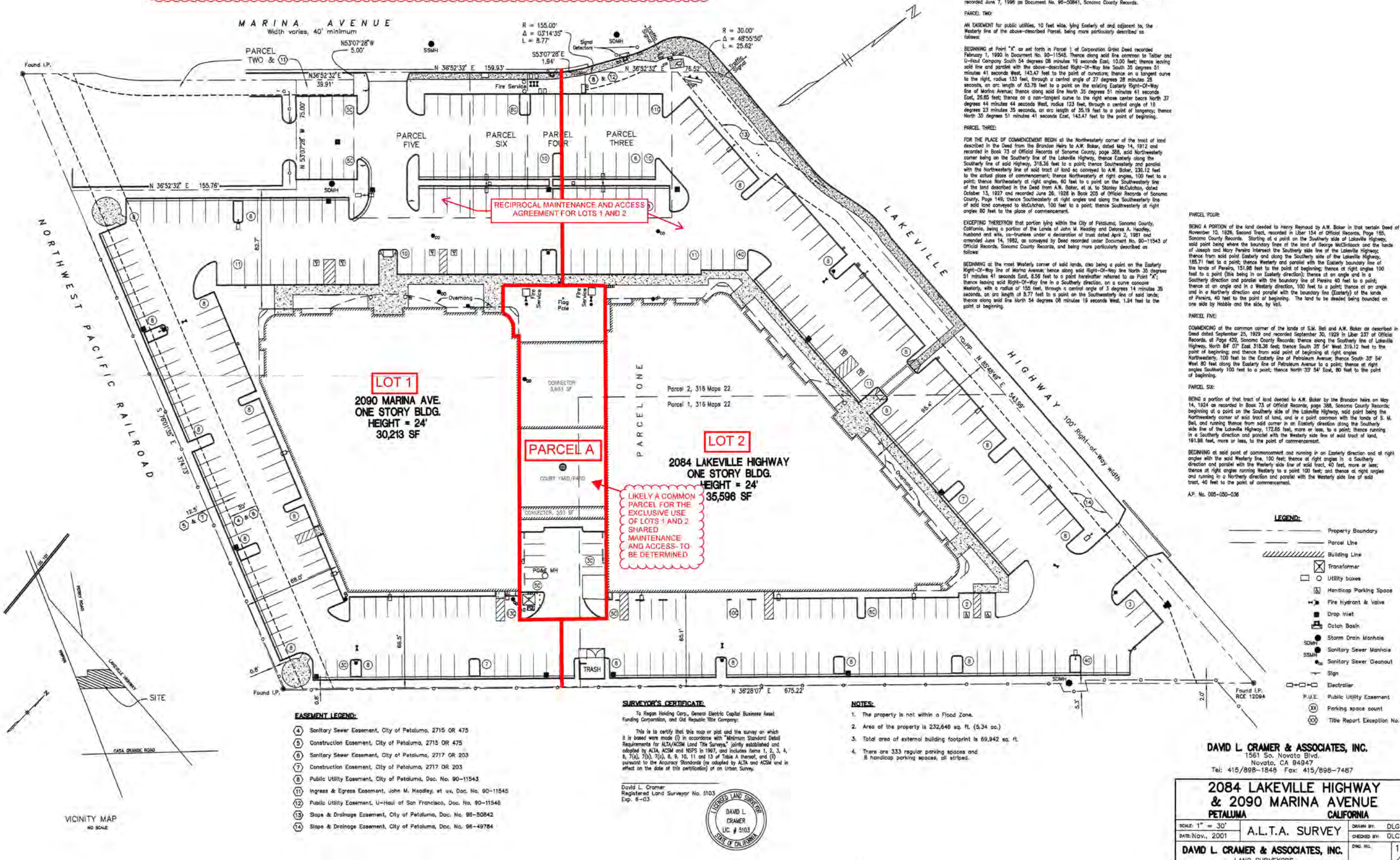
FD. = Floor Drains

D = Dock

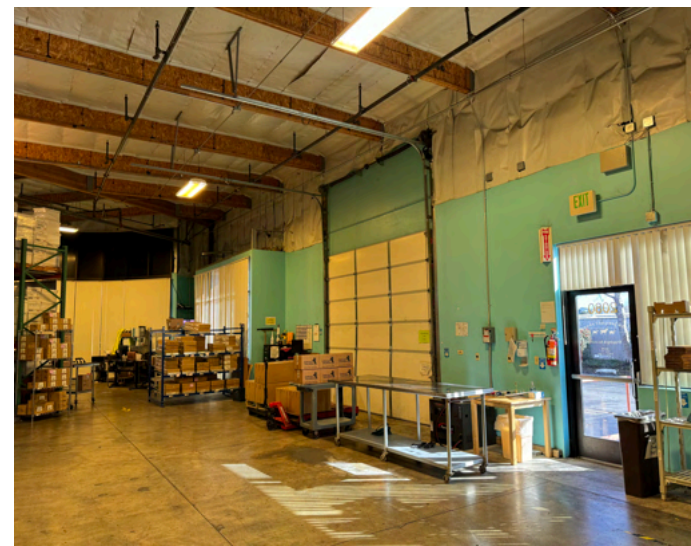
GL = Grade Level

SITE PLAN - LOTS SOLD SEPARATELY

HYPOTHETICAL PROPOSED LOT DELINEATION



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

