

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

5.32 acres The parcel APN #005-050-036 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 $\pm 16'4''$ ranging up to $\pm 17'6''$

Parking 351 spaces (4.83/1000)

MU1B Fitness, Retail, School, Medical, Auto, Warehouse & Production



Zoning

Site

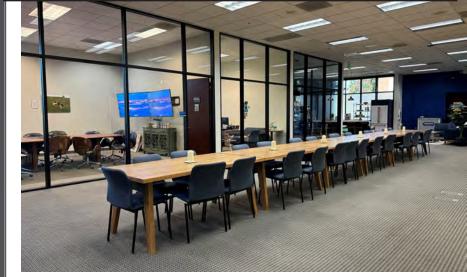




Large Breakroom Kitchen Male & Female L Space Rooms



Back-up Power Generator







PRODUCTION HIGHLIGHTS



• ±1,240 SF freezer



• ±1,764 SF packaging room



• Dry goods warehouse



• ±4,020 SF refrigerated warehouse + additional cold storage



• ±7,596 SF manufacturing room



Nitrogen sensor system



Floor drains



Epoxy floors



Hot water boiler system



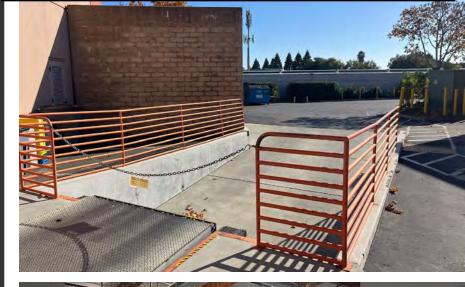
Sanitary soap system



• Waste water collection system



R&D test kitchen







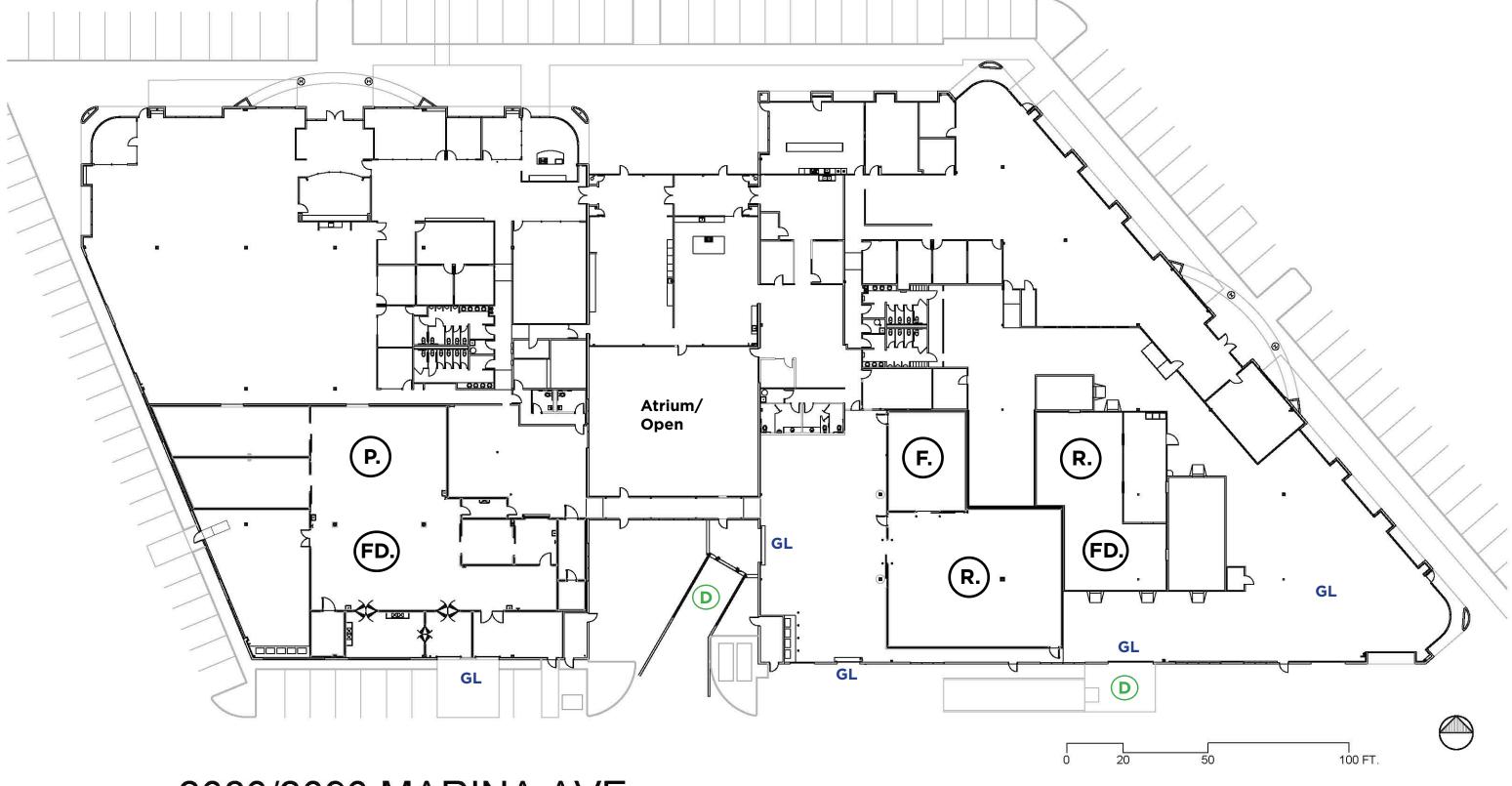








FLOOR PLAN



2080/2090 MARINA AVE. PETALUMA

F. = Freezer

R. = Refriguration

P. = Production

FD. = Floor Drains

D = Dock

GL = Grade Level

DESCRIPTION: (as contained in Old Republic Title Company Preliminary Report, Order No. 216092-JJ, dated as of November 1, 2001) SITE PLAN - LOTS SOLD SEPARATELY EXCEPTING THEREFROM that portion contained in Deat to the City of Petaluna, a Manic Corporation, recorded February 1, 1990 under Instrument No. 90-11544, and re-record March 27, 1990 as Document No. 90-30134, and re-recorded April 18, 1990 as Document No. 90-30134, and re-recorded April 18, 1990 as Document No. 90-30146, somme Courty Records. HYPOTHETICAL PROPOSED LOT DELINEATION MARINA AVENUE Δ = 03'14'35' L = 8.77' N53'07'28"W BEDRAING at Point. "It" or set forth in Porcel 1 of Corporation Grent Deed recorded February 1, 1980, in Dourment No. 90—11545. There along sold fire common to Tables and U-lical Comproy South 54 degrees 08 minutes 19 seconds East, 11000 feet there leveling sold fire and partiels with the obser-described Right-Or-May fire South 35 degrees 51 minutes 41 seconds tiest, 11047 feet to the point of curvature, there on a tangent curve to the right, rodius 133 feet, through a central oragin at 27 degrees 28 minutes 28 seconds, or or ineight of 527 feet to a point or the estisting Easter Right-Or-May fine of Morino Avenue; there is on point or the estisting Easter Right-Or-May fine of Morino Avenue; there are one—longed curve to the right shows center bears North 37 degrees 44 minutes 44 seconds West, rodius 123 feet, through a cantrol oragin of 18 degrees 25 minutes 53 seconds, or or in leight of 325 file feet to a point of togeney, thence North 35 degrees 51 minutes 41 seconds East, 143.47 feet to the point of beginning. PARCEL 553'07'28'8 TWO & 11 Found LP. N 3652'32 E PARCEL THREE: PARCEL PARCEL THREE SIX PARCEL FOUR: BENK A PORTION of the land deeded to Henry Reymoud by A.W. Baker in that bertain Dase November 10, 1828, Second Treat, recorded in Liber 154 of Official Records, Ploya 155, Sonime County Records, Starting of a point on the Southway side of Listeville Refiguery, and part of Southway Service 1 the most of Southway side of Listeville Refiguery, and part of Southway So EXCEPTING THEREPROM that parties bying within the City of Petallums, Sanorma Country, California, being a parties of the Londs of John M. Headley and Delores A. Headley, whatband and wife, co-function under a declaration of Instat dated, April 2, 1981 and camended June 14, 1982, as conveyed by Deed recorded under Document No. 50–115 Ortical Records. Sources Country Records, and beginning profit parties of the Country of th 0 I PARCEL FIVE COMENCING of the common coiner of the lands of S.M. Botl and A.M. Botler as described in Dead dated September 25, 1923 and recorded September 25, 1923 in Digit 27 of Official Records, it Prop 425, Sonamo County Records, there along the Scutherly fine of Lokeville Highway, North 87 O'F East 318.35 feet; thence South 35 54' West 319.12 feat to the point of beginning or and tence form said point of beginning or displant or made point of the September 25 of the September 35 54' West 319.12 feat to the Contanty (see of Petrolaum Avenue; thence South 35 54' West 85' feet only the Seath series of Petrolaum Avenue; thence South 35 54' west 85' feet only the Seath series of Petrolaum Avenue; the Seath series of the Seath series of Petrolaum Avenue; the Seath series of the Seath series of Seath se LOT 1 SOUNECTOR 3,603 SF 0 Parcel 2, 318 Maps 22 2090 MARINA AVE. Parcel 1, 316 Maps 22 ONE STORY BLDG. HEIGHT = 24' 30,213 SF LOT 2 PARCEL A 2084 LAKEVILLE HIGHWAY ONE STORY BLDG. AP. No. 005-050-036 LIKELY A COMMON 35,596 SF PARCEL FOR THE EXCLUSIVE USE OF LOTS 1 AND 2 LEGEND: SHARED MAINTENANCE AND ACCESS- TO ///////////////////// Building Line Transformer POSE MH O Utility boxes A Handicap Parking Space Fire Hydrant & Valve Cotch Bosin Storm Drain Manhale Sanitary Sewer Manhole . Sanitary Sewer Cleanout --- Electroller N 36'28'07 E 675.22" P.U.E. Public Utility Easemen SURVEYOR'S CERTIFICATE: To Regan Holding Corp., General Electric Capital Business Asset Funding Corporation, and Old Republic Ville Company: 1. The property is not within a Flood Zone. (XX) Title Report Exception No. 2. Area of the property is 232,646 sq. ft. (5.34 ac.) This is to certify that this map or plot and the survey on which it is based were mode (i) in accordance with "Minimum Standard Detail Requirements for ALTH/ACSM Lond Pile Surveys," (orly stabilities and adopted by ALTA, ACSM and NETS in 1997, and includes letters 1, 2, 3, 4, 5, 7(a), 7(b), 7(b), 6, 9, 10, 11 and 13 of Table A thereoft, and (ii) pursuant to the Accordancy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an University. (4) Sanitary Sewer Easement, City of Petaluma, 2715 OR 475 3. Total area of external building footprint is 69,942 sq. ft. (5) Construction Easement, City of Petaluma, 2715 OR 475 DAVID L. CRAMER & ASSOCIATES, INC. There are 333 regular parking spaces and B handicap parking spaces, all striped. (6) Sanitary Sewer Easement, City of Pataluma, 2717 OR 203 Novato, CA 94947 Tel: 415/898-1848 Fax: 415/898-7487 David L. Cramer Registered Land Surveyor No. 5103 Exp. 5-03 2084 LAKEVILLE HIGHWAY & 2090 MARINA AVENUE DAVID L CRAMER PETALUMA CALIFORNIA VICINITY MAP SCALE: 1" = 30' PATE NOV., 2001 A.L.T.A. SURVEY CHECKED BY: DLC CHECKED BY: DLC DAVID L. CRAMER & ASSOCIATES, INC.









