

2220 PINE VIEW

INDUSTRIAL BUILDING | PETALUMA

FOR SALE

\$220 PSF MAJOR PRICE REDUCTION!



Steven Leonard
Managing Director
+1 415 722 1080
steven.leonard@cushwake.com
Lic #: 00909604

Trevor Buck
Executive Managing Director
+1 415 451 2436
trevor.buck@cushwake.com
Lic #: 01255462

900 Larkspur Circle
Suite 295
Larkspur, CA 94939
cushmanwakefield.com

 **CUSHMAN &
WAKEFIELD**



**2220 PINE VIEW WAY
PETALUMA | CA**

**±25,795 SF WAREHOUSE
PROPERTY AVAILABLE**

WAREHOUSE:	±17,084 SF
MEZZANINE:	±750 SF
COVERED AREA:	±672 SF
OFFICE - 1ST FLOOR:	±3,428 SF
OFFICE - 2ND FLOOR:	±3,861 SF

SALE: \$5,674,900 | \$220 PSF

**BUILT & 1ST OCCUPIED IN 1988
WITH 2 DEMISED SUITES**

Steven Leonard
Managing Director
+1 415 722 1080
steven.leonard@cushwake.com
LIC #00909604

Trevor Buck
Executive Managing Director
+1 415 451 2436
trevor.buck@cushwake.com
LIC #01255462

900 Larkspur Landing Circle
Suite 295, Larkspur, CA 94939
Main +1 415 485 0500
Fax +1 415 485 1341
cushmanwakefield.com



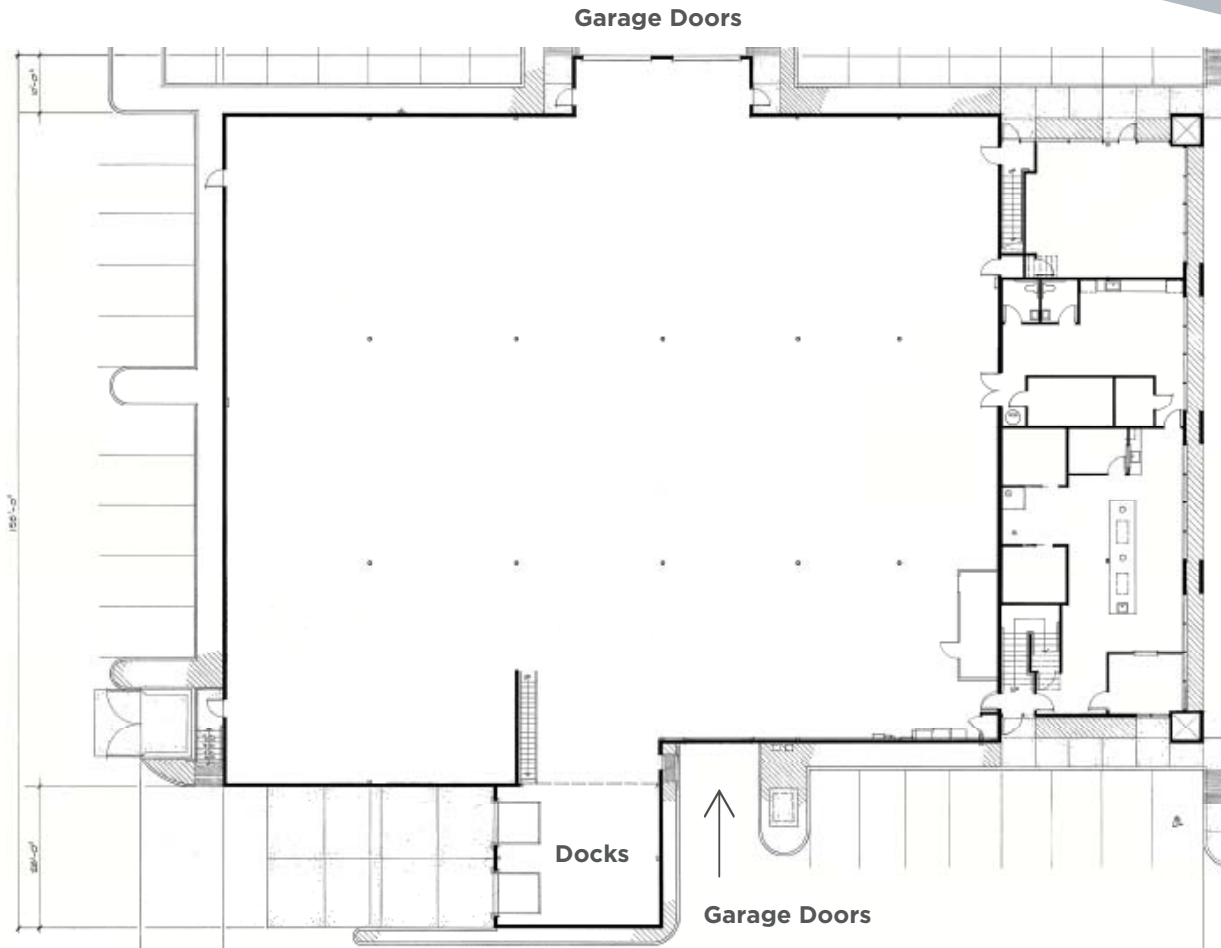
HIGHLIGHTS:

- Warehouse - ±17,000 SF
- Mezzanine - ±750 SF, climate controlled
- Highest clearance 26'
- Lowest clearance 21'
- 3 grade level with roll-up doors
- 2 dock level doors with roll-up doors (1 able to accept high cube)
- 40,000 lb dock leveler capacity (manual hydraulic)
- 1200amps & 120/208 3-phase 4-wire (to be verified)
- 33 total parking spaces
- Walking distance to retail amenities
- Close to Fedex, UPS & OnTrac
- Solar - 65 kilowatt system (Installed 2009)

Steven Leonard
Managing Director
+1 415 722 1080
steven.leonard@cushwake.com
LIC #00909604

Trevor Buck
Executive Managing Director
+1 415 451 2436
trevor.buck@cushwake.com
LIC #01255462

900 Larkspur Landing Circle
Suite 295, Larkspur, CA 94939
Main +1 415 485 0500
Fax +1 415 485 1341
cushmanwakefield.com

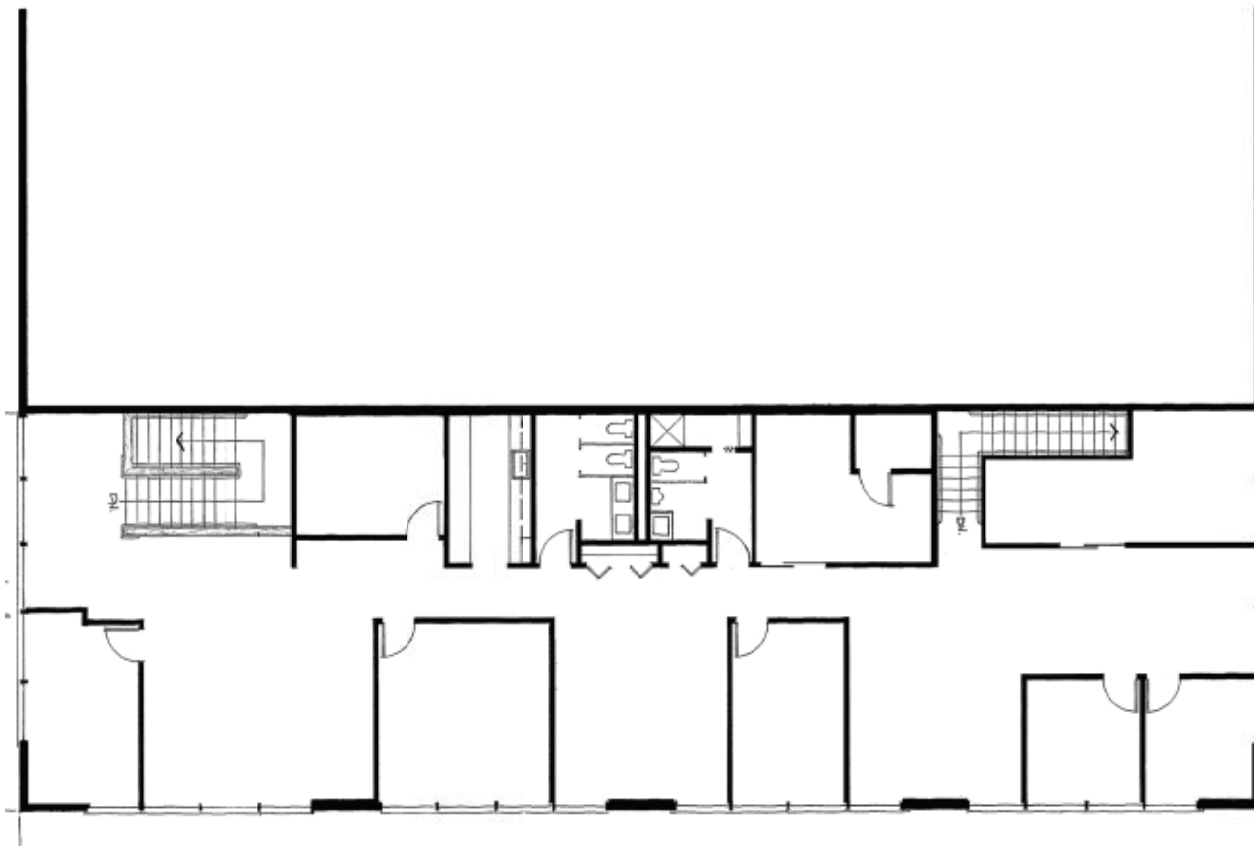


GROUND FLOOR

Steven Leonard
Managing Director
+1 415 722 1080
steven.leonard@cushwake.com
LIC #00909604

Trevor Buck
Executive Managing Director
+1 415 451 2436
trevor.buck@cushwake.com
LIC #01255462

900 Larkspur Landing Circle
Suite 295, Larkspur, CA 94939
Main +1 415 485 0500
Fax +1 415 485 1341
cushmanwakefield.com



2ND FLOOR OFFICES

Steven Leonard
Managing Director
+1 415 722 1080
steven.leonard@cushwake.com
LIC #00909604

Trevor Buck
Executive Managing Director
+1 415 451 2436
trevor.buck@cushwake.com
LIC #01255462

900 Larkspur Landing Circle
Suite 295, Larkspur, CA 94939
Main +1 415 485 0500
Fax +1 415 485 1341
cushmanwakefield.com

SBA 504 Loan Sample Structure

Prepared for: [Cushman & Wakefield](#)
 Property Address: [2220 Pineview, Petaluma](#)
 Date Prepared: [9/23/2024](#)

Project Details

Purchase Price	\$5,674,900	Property Address	2220 Pineview, Petaluma
Improvements		Building Size (s.f.)	25,795
		Price Per Sq. Ft.	\$220.00
Total Project Cost	\$5,674,900		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment	
Bank (1st)	50%	\$2,837,450	6.25%	25	25	\$18,718	
SBA (2nd)*	40%	\$2,324,960	5.76%	25	25	\$14,641	
Down Payment	10%	\$567,490					
*Includes financed SBA fee of \$55,000						Total Monthly Payment	\$33,358
						Total Payment PSF	\$1.29

Monthly Ownership Costs

Mortgage Payments	\$	33,358
Insurance & Property Tax	\$	6,148
Total Monthly Cash Outlay:	\$	39,506
Average Principal Paydown Benefit:	\$	(7,628)
Total Effective Monthly Costs:	\$	31,878

Out of Pocket Costs

Down Payment	\$567,490
Estimated Bank Fees	\$21,281
Appraisal & Environmental Reports	\$5,400
Total Out of Pocket Costs	\$594,171

Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.15% of the SBA loan amount plus a \$5,000 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at .75% of bank loan amount
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

Claudia Cohen
 Capital Access Group
 SVP / Director of Marketing
 415-217-7604
 ccohen@capitalaccess.com

