

± 120,480 SF WAREHOUSE/DISTRIBUTION

2277 PINE VIEW WAY, PETALUMA CA



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Highlights



Use: Manufacturing, Processing, Wholesaling & Distribution



HVAC: Heating and AC provided by 44 roof-mounted units



Signage: A monument sign is located at the intersection of Pine View and Highway 116



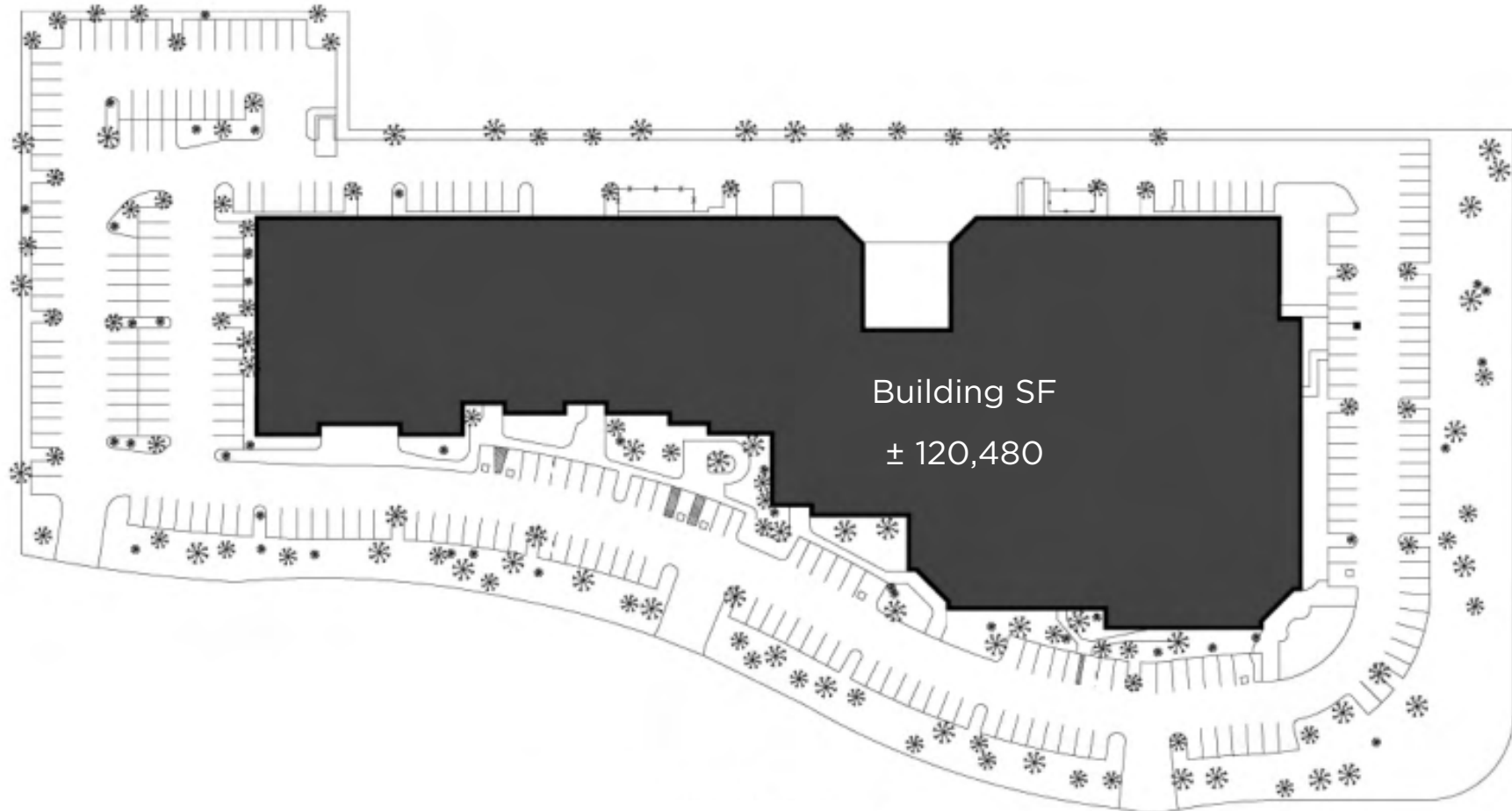
Exteriors: Precast concrete panels; portion of front façade with aluminum curtain wall system.



Roofing & Insulation: TPO membrane over original built-up mineral faced, multi-ply bituminous roofing system. Insulated with fiberglass batts at the office areas.



Site Plan

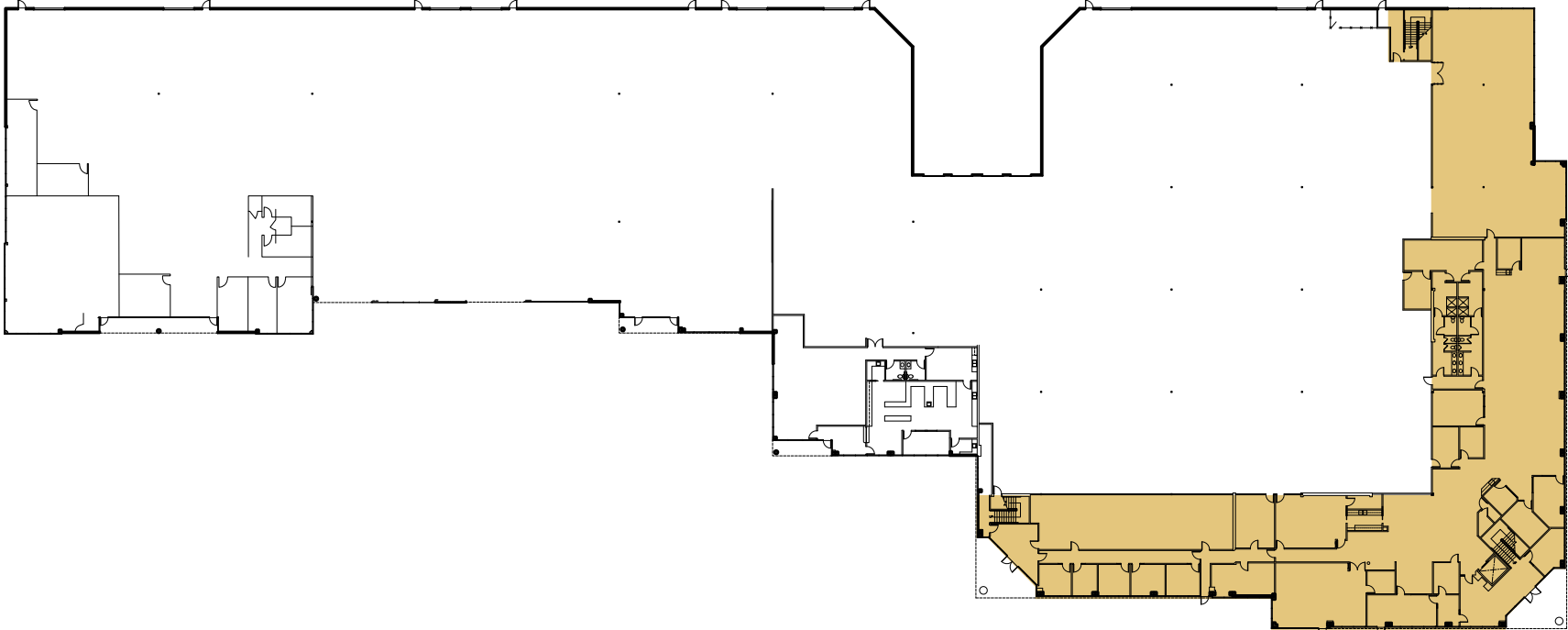


1st Floor:	± 101,004
2nd Floor:	± 19,476
Site Area:	± 6.84 AC (± 297,916 SF)
Parking:	254 Stalls (8 handicap, 4 motorcycle)
Stories:	Partial 2-story

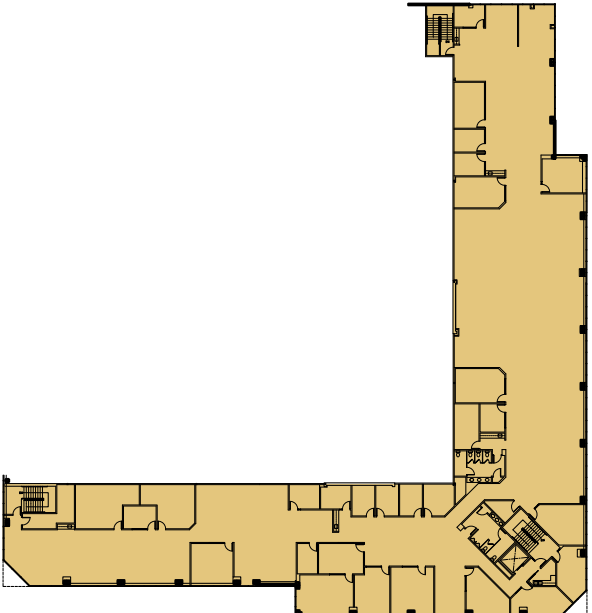
Zoning:	BP (Business Park)
Construction:	Concrete tilt-up with interior steel columns
Column Spacing:	Generally 50' - 60'
Skylights:	22, 4'x8' plastic domed skylights
Electric:	480/277 volt; 2,000-amperes

Floor Plan

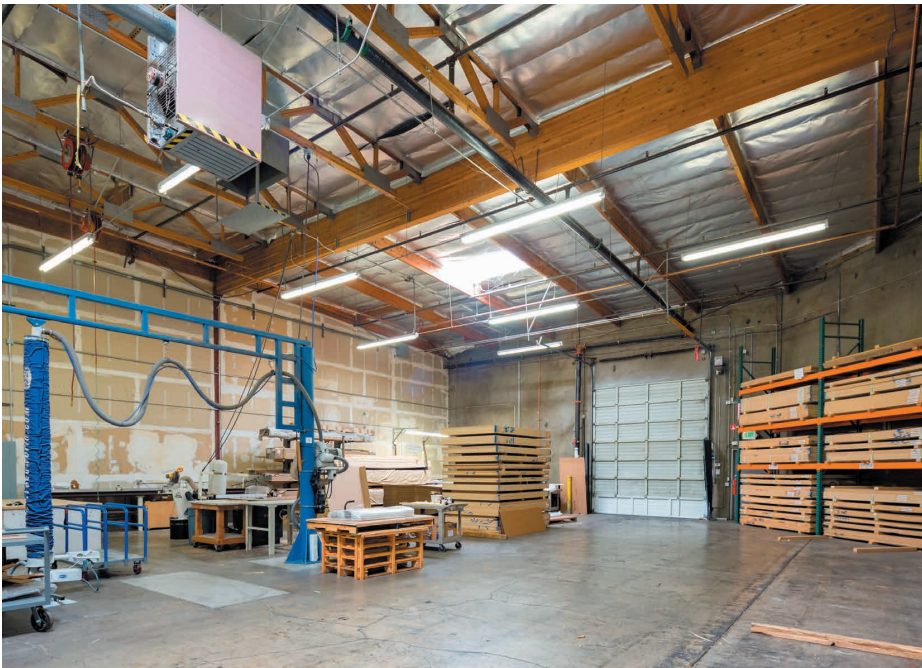
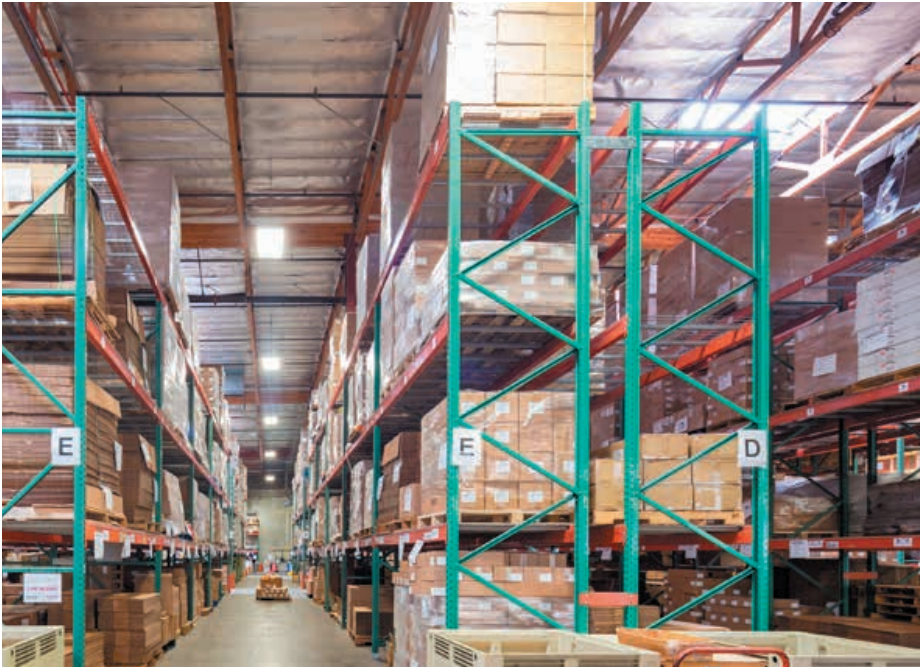
First Floor



Second Floor



Interior



Loading

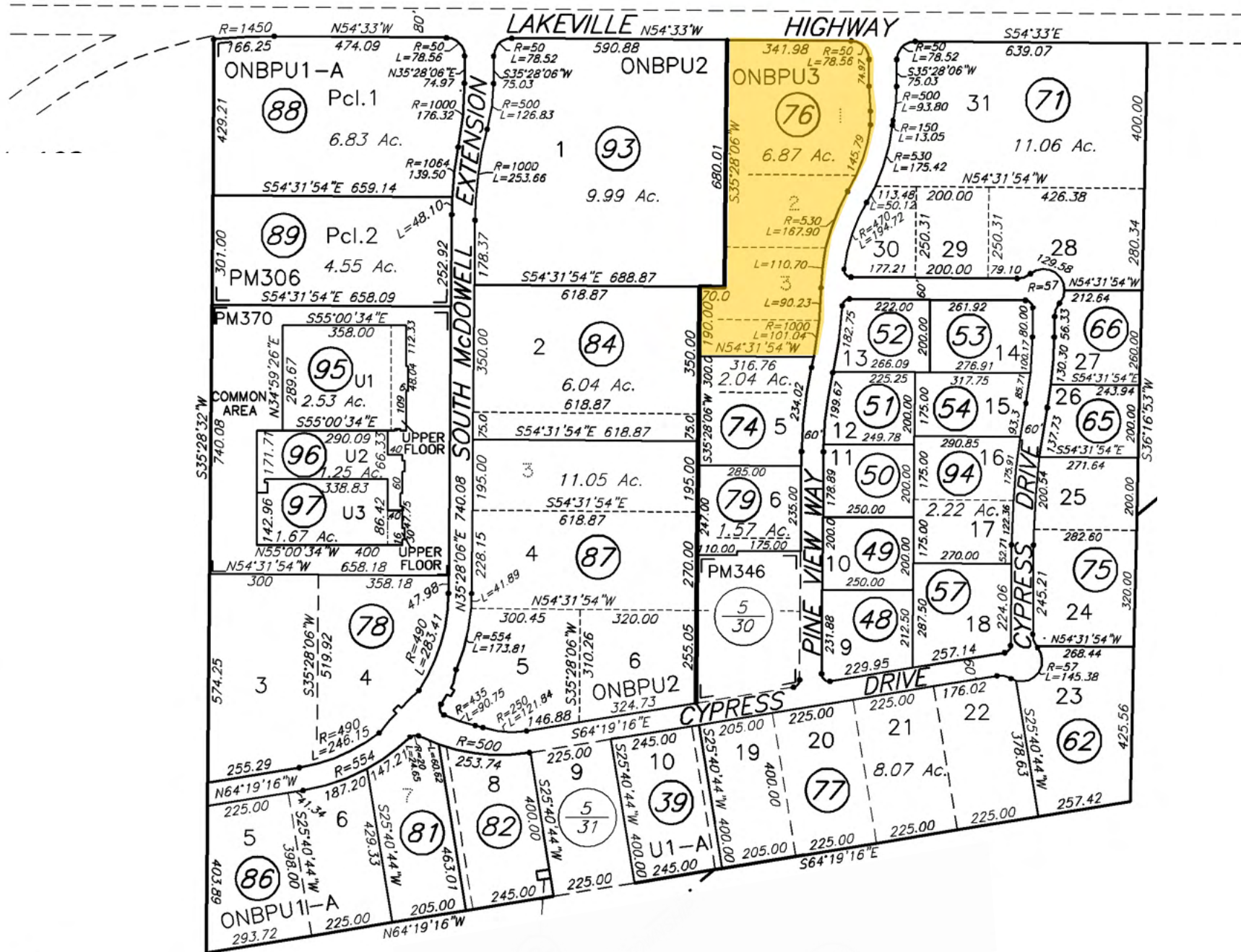


Assembly/
Shipping/
Studio Clear
Height 20'-22'

6 dock
high doors

9 grade
level doors

Warehouse
clear height
26'-28'



AERIAL MAP



AERIAL MAP

101



Downtown Petaluma

Downtown Petaluma
SMART Station



101

Protected Wetlands

ATHLETA
CAMELBAK

Petaluma Poultry

SUBWAY
Bright Bear Bakery



Labcon
Development Site

Scott Labs

Labcon

Cowgirl Creamery
Clover Sonoma

Petaluma Poultry
Processor

Hydrofarm

Thermo Fischer
Scientific

FedEx Ship Center

2277 PINE
VIEW WAY

UPS

GCX Corporeation

Revive Kombucha

Interline

Kaiser Permanente

County Agricultural Land

116

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