

# FOOD PRODUCTION FACILITY AVAILABLE FOR SUBLEASE

2090 MARINA AVENUE, PETALUMA CA



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# BUILDING OVERVIEW

2090 Marina Avenue in southern Petaluma is a fully built-out operational food production plant. Recently completed improvements, floor drains, back-up power, distributed utilities, test kitchen, locker room, break areas inside and out, office space, temperature controlled freezer/cooler, and dry warehouse storage.

The building is flexible and can accommodate office in smaller or larger formats, dock and grade loading and parking for a full office occupancy user. The building is located one block from US 101 and a short distance from Highway 37. There are multiple amenities in the area including hotels, food and business services.



Building Size	± 72,612 SF
Available Space	± 48,157 SF up to entire building
Power	1,600 amps, 277/480 - 3 phase
Sublease Term	Through 8/31/2028
Grade Level Doors	2
Dock High Doors	1
Parking	115 spaces (2.4/1000)



Fully Sprinklered



Large Breakroom Kitchen Space



Male & Female Locker Rooms



Back-up Power Generator



# PRODUCTION HIGHLIGHTS



- ±1,240 SF freezer



- ±1,764 SF packaging room



- ±2,598 SF dry goods warehouse



- ±4,020 SF refrigerated warehouse



- ±7,596 SF manufacturing room



- Nitrogen sensor system



- Floor drains



- Epoxy floors



- Hot water boiler system



- Sanitary soap system



- Waste water collection system

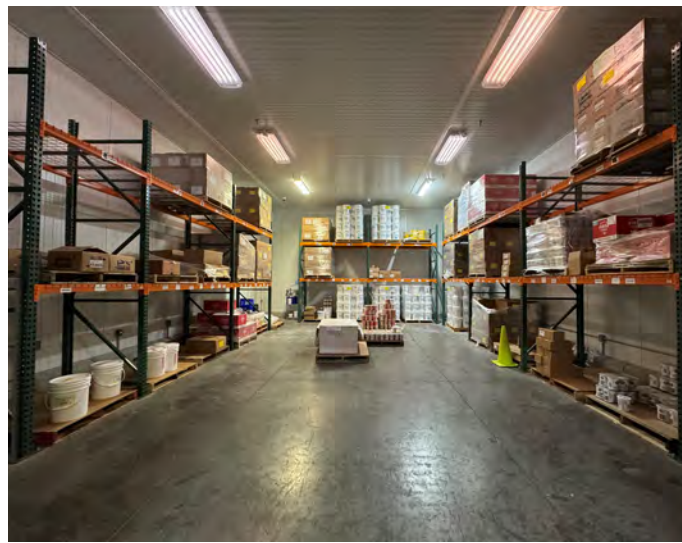


- R&D test kitchen



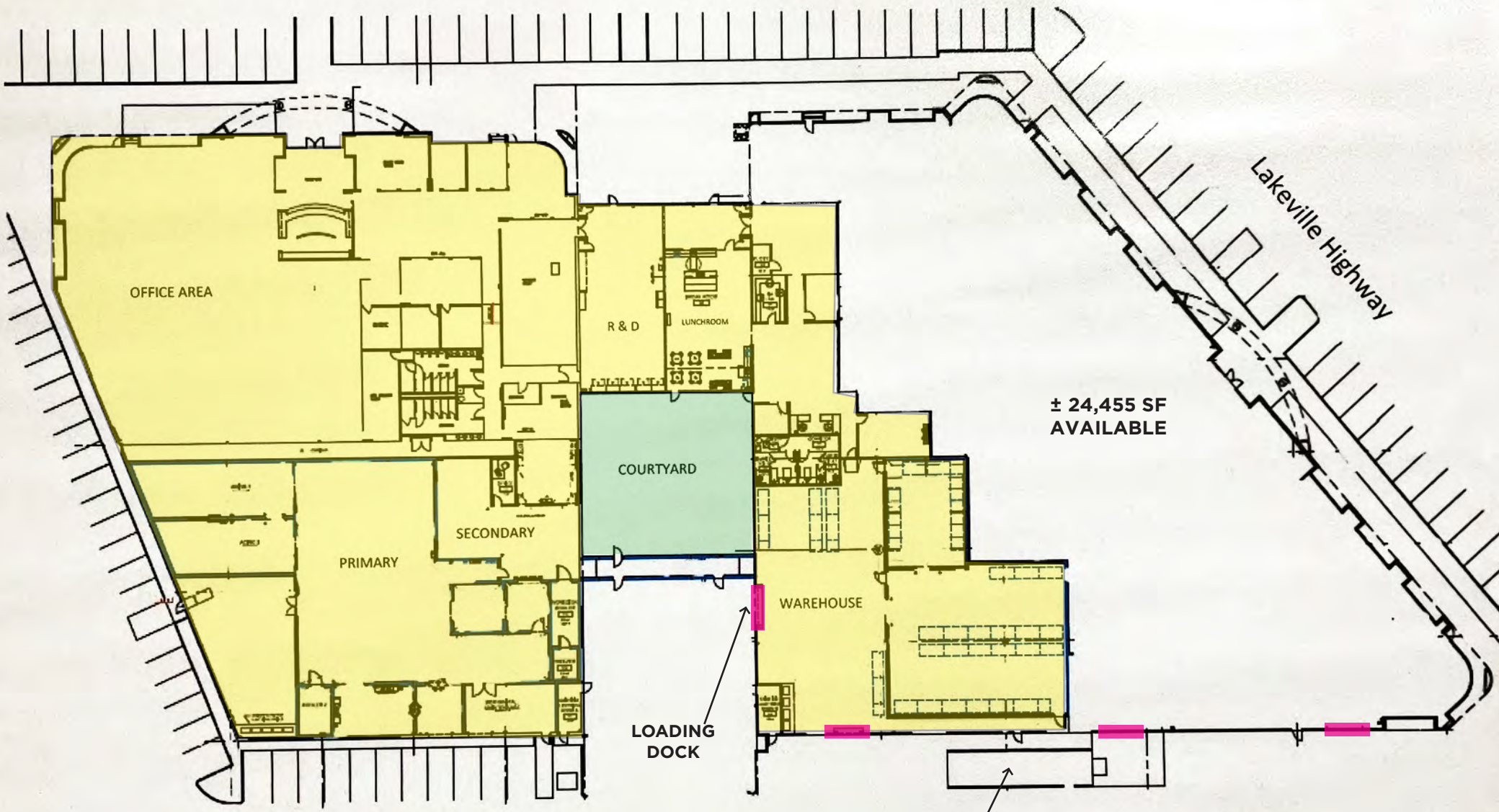


# PRODUCTION SPACE





# FLOOR PLAN



LOADING DOCK

LOADING DOCK

± 24,455 SF AVAILABLE

- PREMISES
- GRADE LOADING
- EXTERIOR COURTYARD



### 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

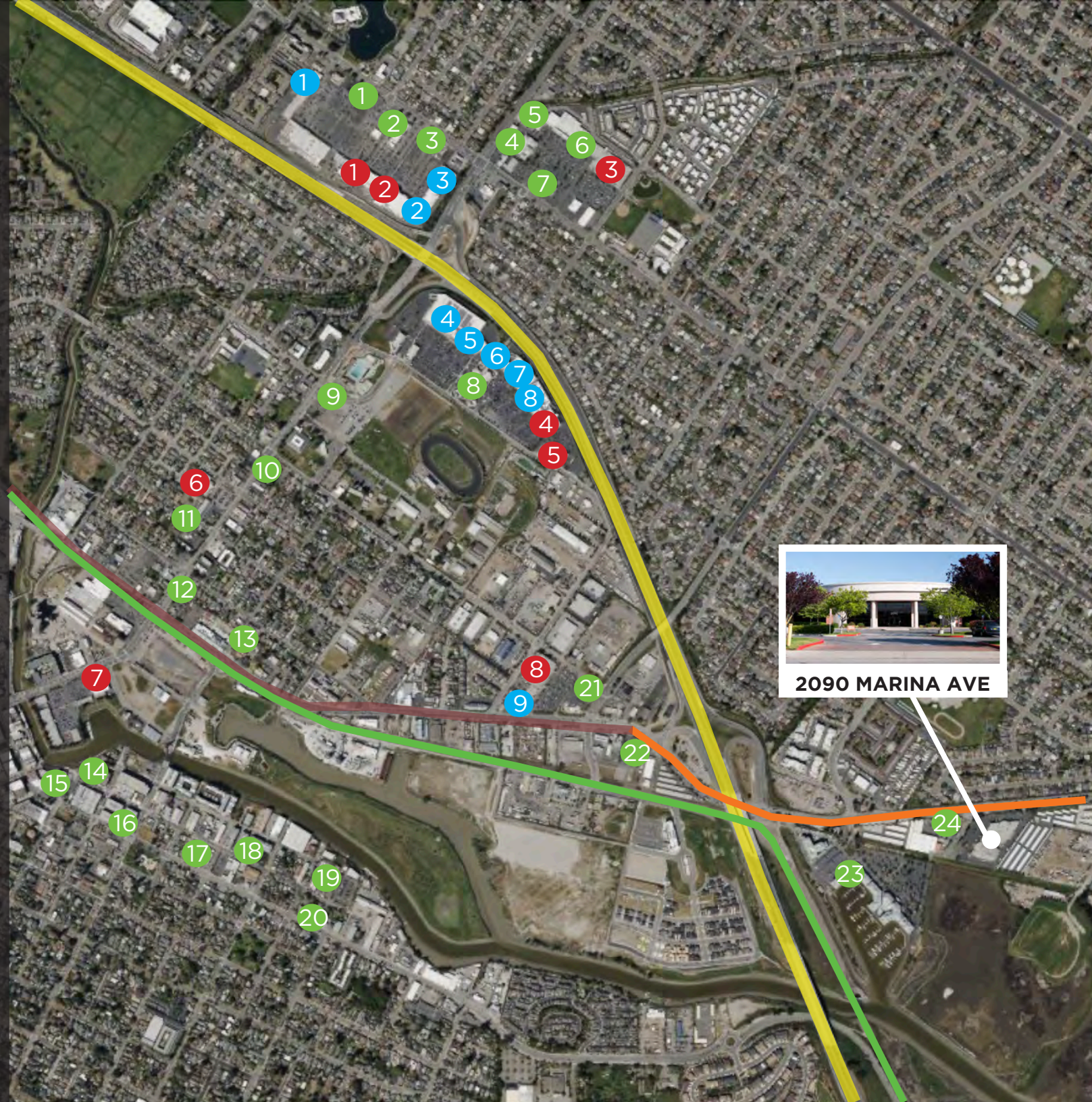
### GROCERY/DRUG STORES

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



2090 MARINA AVE