

FOR SALE OR LEASE

±43,439 SF INDUSTRIAL BUILDING

Space Options Available: ±10K SF | ±20K SF | ±30K SF | ±43K SF

2180 S MCDOWELL BLVD, PETALUMA, CA

▶ **PROJECT VIDEO**

IDEAL USES INCLUDE:

- MANUFACTURING
- R&D/FLEX
- FOOD & BEVERAGE PRODUCTION
- WAREHOUSE/DISTRIBUTION
- SPORTS & RECREATION



HEAVY POWER: UP TO 2000 AMPS, IDEAL FOR MANUFACTURING AND R&D USERS
DOCK-HIGH AND GRADE-LEVEL LOADING CAPABILITIES

2180 S MCDOWELL

 PROJECT VIDEO

BUILDING FEATURES

Building size: up to $\pm 43,439$ SF Available



$\pm 43,439$ SF industrial building situated on 2.37 acres



Heavy power: 2,000 amps, 480 volts, 3-phase supply



Clear heights vary from $\pm 14'$ - $17'$



2.3/1000 SF parking ratio – potential for fenced-in yard area



1 Dock-high door (in Suite A)



4 Grade-level loading doors



Spaces are fully sprinklered



$\pm 29' \times 59'$ column spacing



Constructed in 1996



Located adjacent to Shollenberger Park with excellent access to abundant walking/biking paths at your back door



Premier business park environment with easy access to Hwy 101

AVAILABLE SPACES FOR LEASE

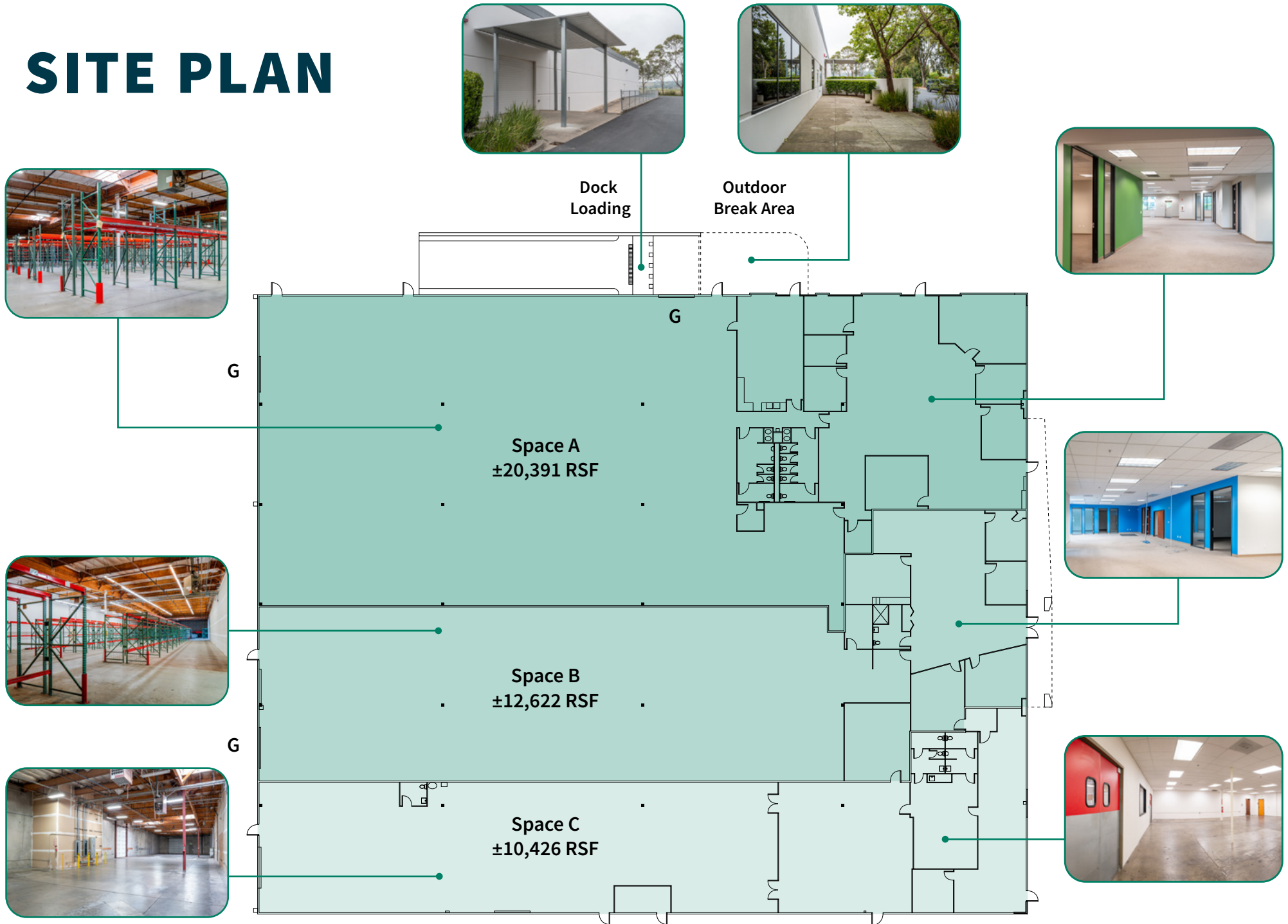
Suite A: $\pm 20,391$ SF | 1 Dock-High & 1 Grade-Level Door

Suite B: $\pm 12,622$ SF | 2 Grade-Level Doors

Suite C: $\pm 10,426$ SF | 1 Grade-Level Door



SITE PLAN



BUILDING PHOTOS

▶ PROJECT VIDEO



*Suite A: AI-Generated Furnished Rendering



*Suite B: AI-Generated Furnished Rendering



*The furnished interior images shown are AI-generated renderings created for illustrative and marketing purposes only. Actual space configurations, finishes, lighting, and conditions may vary. These renderings do not constitute representations or warranties regarding the property's current or future condition.

CONNECTIVITY TO NORTHERN CALIFORNIA



SANTA ROSA

17 Miles

SAN RAFAEL

22 Miles

NAPA

23 Miles

RICHMOND

36 Miles

OAKLAND

42 Miles

FAIRFIELD

42 Miles

SAN FRANCISCO

43 Miles

SACRAMENTO

78 Miles



AIRPORTS

Oakland Airports
SFO International Airport
Sonoma County Airport
Napa Airport
Sacramento Airport
Stockton Airport
San Jose Airport

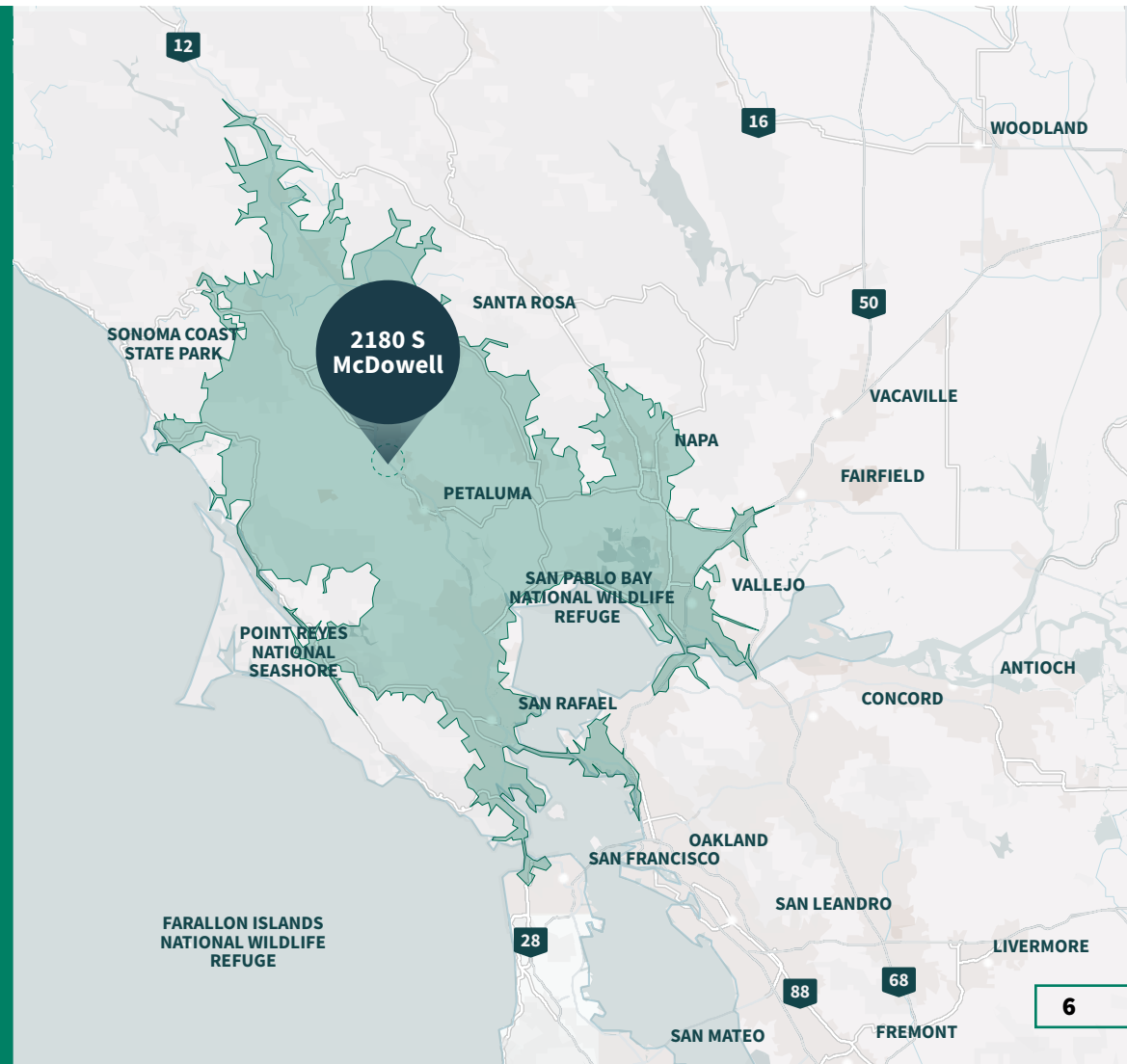


Ports

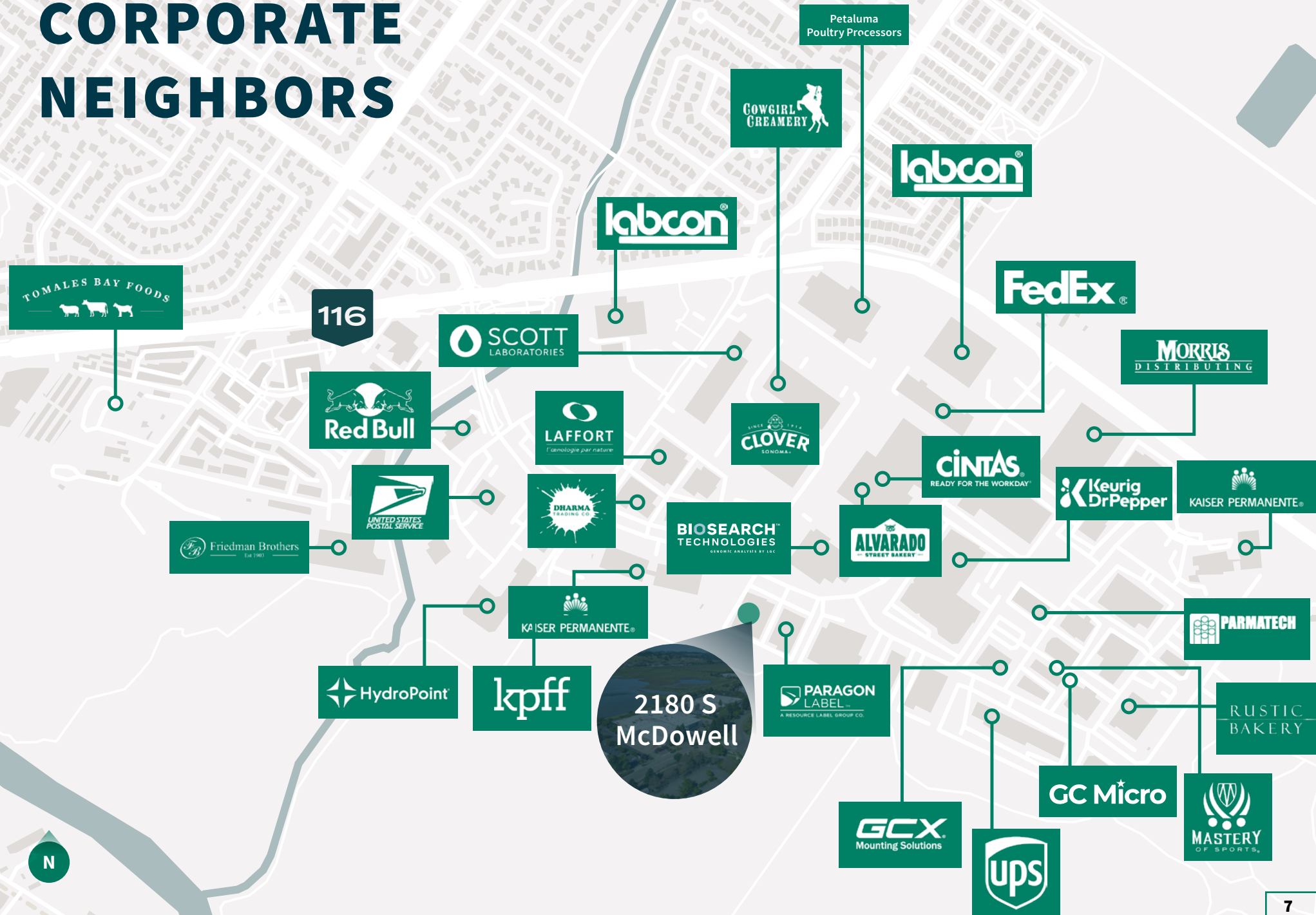
Port of Oakland
Port of Richmond

ACCESS TO A BROAD SET OF CONSUMERS AND RELIABLE WORKFORCE

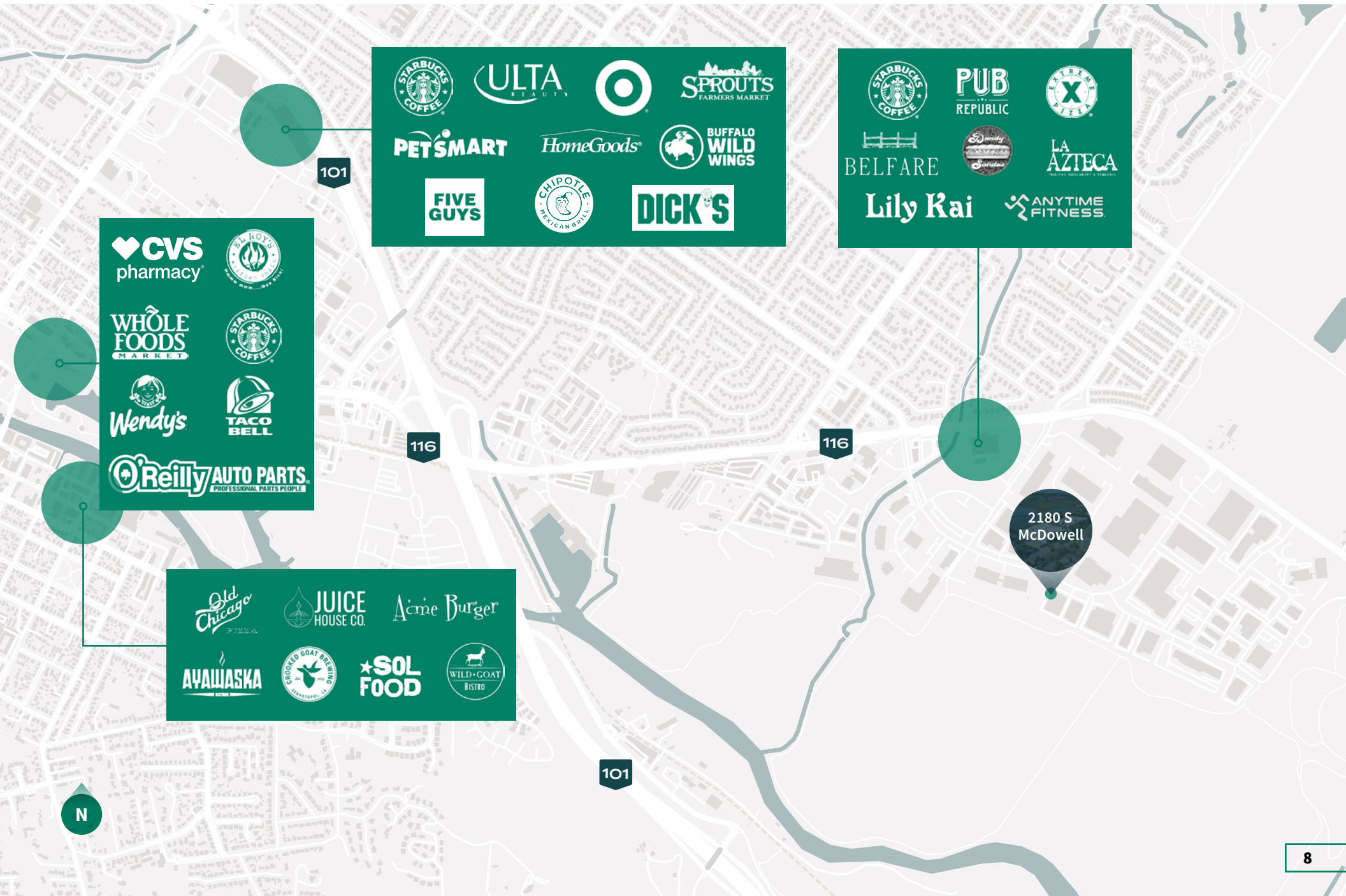
Within a 45 min. drive-time



CORPORATE NEIGHBORS



AMENITIES JUST MINUTES AWAY



BROKER CONTACTS

LAURA DUFFY

laura.duffy@jll.com

+1 415 686 0255

RE License #: 01922792

TONY SARNO

tony.sarno@jll.com

+1 707 217 7196

RE License #: 01430933

JORDAN LAZOR

jordan.lazor@jll.com

+1 415 595 5102

RE License #: 02011117

jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.

