

FOR LEASE

3810 CYPRESS DRIVE

Petaluma, CA 94954

Up to ±50,000 SF
**OFFICE &
WAREHOUSE SPACE**



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PROPERTY HIGHLIGHTS

- Up to $\pm 50,000$ SF Office/Warehouse
- $\pm 35,800$ SF Office & Warehouse on First Floor
- $\pm 14,558$ SF Office Second Floor
- 4 Grade Level Roll-Up Doors
- 28' Clear Height
- Insulated Warehouse
- Available 01/01/2021
- Parking Lot Recently Sealed & Striped
- Partial HVAC in Some Areas of Warehouse
- Secured Parking Area
- EFSR Sprinklers
- CAT 5 Throughout
- 1200 AMP Electrical Service
- Expansive glass lines offering abundant natural light and quality views of the adjacent Schollenberger Park & Petaluma River

INTERIOR PHOTOS



Views of Schollenberger Park along 2nd floor office window line



Access to walking paths, outdoor work out opportunities

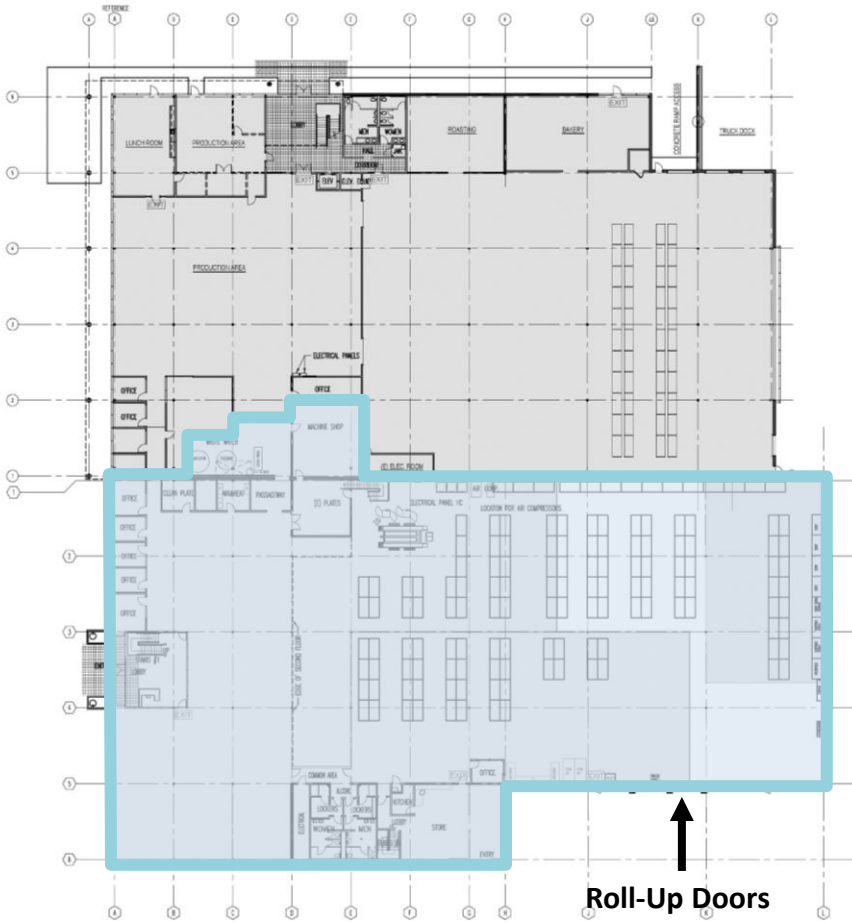


Near Starbucks, restaurants and other food and beverage amenities

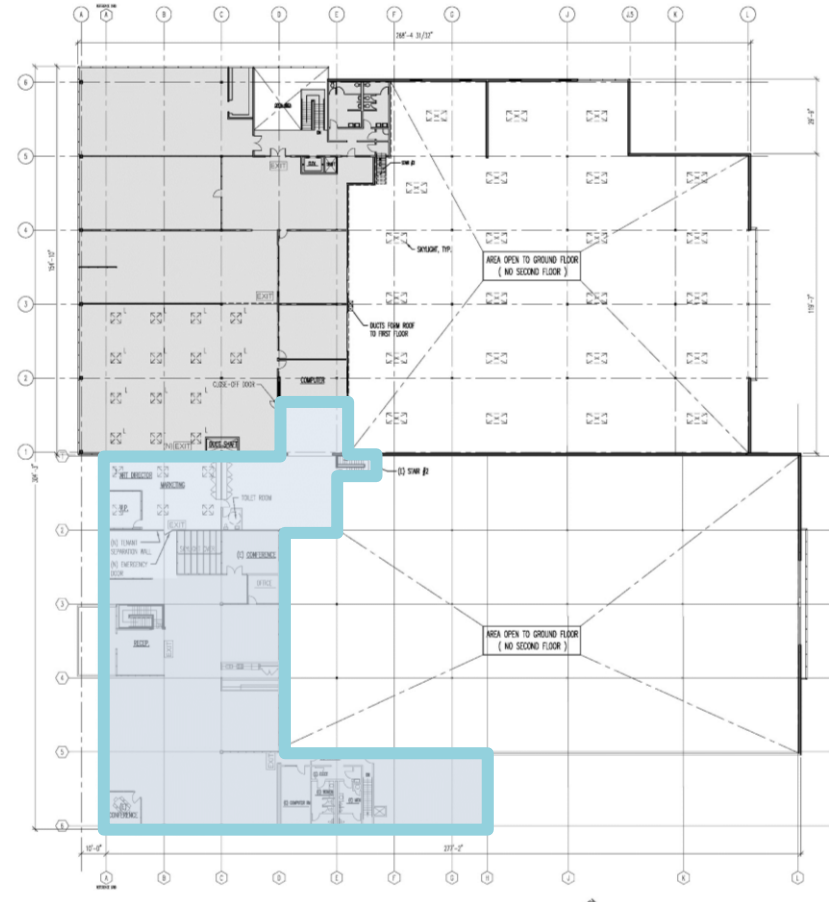


3810 Cypress Drive // Petaluma, CA 94954

PROPERTY FLOOR PLANS



CYPRESS DRIVE



CYPRESS DRIVE



Available Area = ± 35,800 SF
Mix of Office & Warehouse



Available Area = ±14,558 SF Office

LOCATION & ACCESS

3810 Cypress Dr is located in a Petaluma industrial park between Highway 101 and State Route 116, with easy access to both. The building is surrounded by many notable Petaluma businesses and industrial functions.



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