

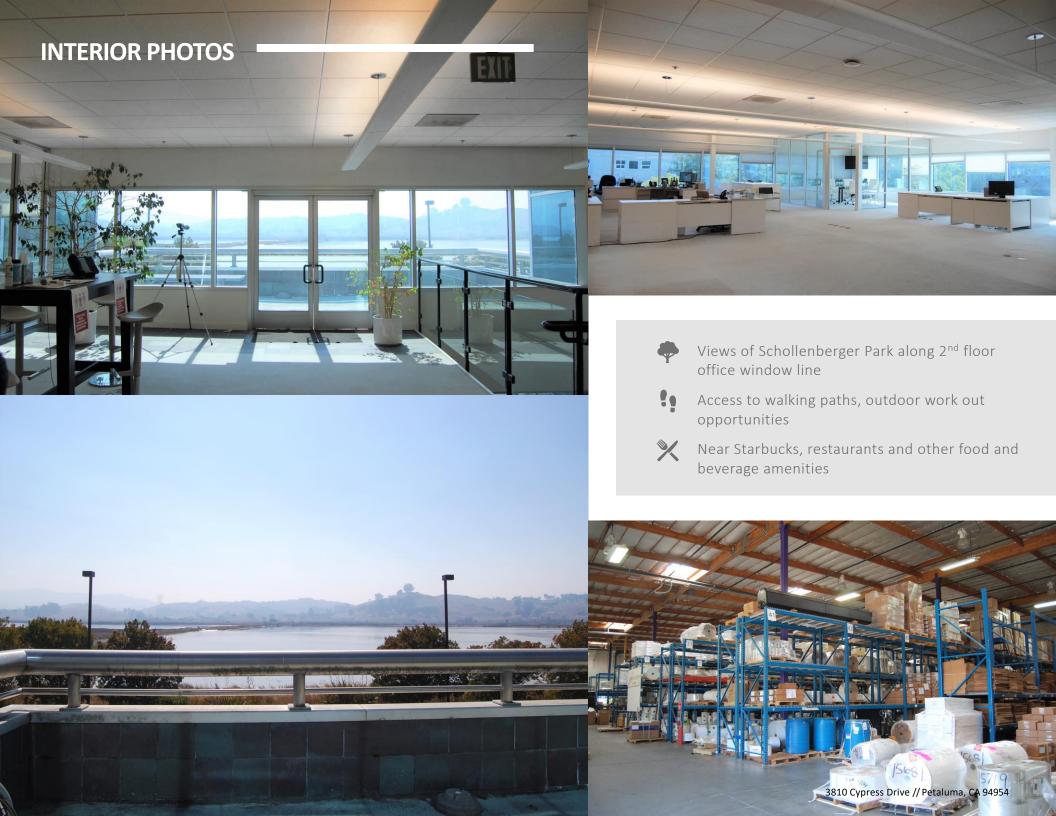




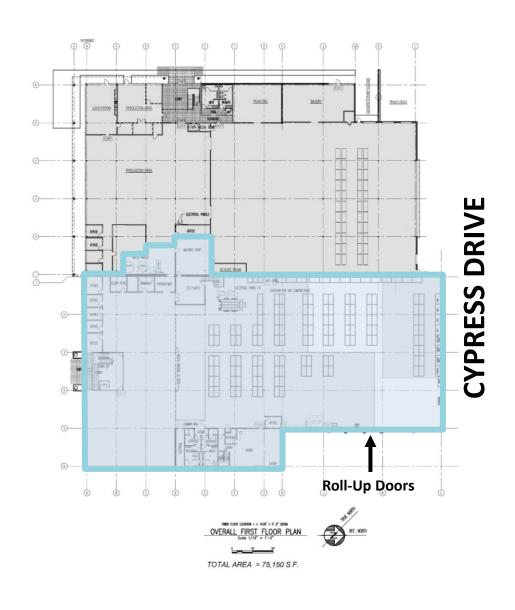
## **PROPERTY HIGHLIGHTS**

- Up to **±50,000 SF** Office/Warehouse
- ±35,800 SF Office & Warehouse on First Floor
- ±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

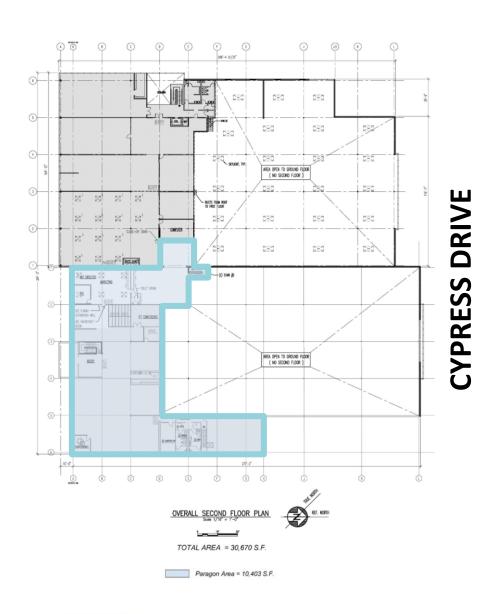
- Partial HVAC in Some Areas of Warehouse
- Secured Parking Area
- EFSR Sprinklers
- CAT 5 Throughout
- 1200 AMP Electrical Service
- Expansive glass lines offering abundant natural light and quality views of the adjacent Schollenberger Park & Petaluma River



## **PROPERTY FLOOR PLANS**



Available Area =  $\pm$  35,800 SF Mix of Office & Warehouse



Available Area =  $\pm 14,558$ 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 101 notable Petaluma businesses and industrial functions. ROSIE Juice BEAUTY ALVARADOST. CLOVER CAMELBAK 3810 Cypress Drive **Express** Thermo Fisher Friedman's Trac Workrite NTERLINE **DrPepper** 3810 Cypress Drive // Petaluma, CA 94954



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