

±94,178 RSF WAREHOUSE/OFFICE BUILDING FOR SALE/LEASE

3925 CYPRESS DRIVE, PETALUMA



Trevor Buck

Executive Managing Director
+1 415 451 2436
trevor.buck@cushwake.com
Lic #: 01255462

Brian Foster

Executive Director
+1 415 451 2437
brian.foster@cushwake.com
Lic #: 01393059



**CUSHMAN &
WAKEFIELD**

HIGHLIGHTS



Use: Manufacturing, Processing, Wholesaling, R&D & Distribution



Solar Powered Building: Provided by roof-mounted units. 286 kW system.



Parking/Parking Ratio:
Surface - 202
2.31/1,000 SF



Divisible: into smaller units. Call for details.



Location: Easy access to **HWY 101** (35 miles to San Francisco) & **HWY 116** (20 minutes to Napa)



HVAC: Full building HVAC



SITE OVERVIEW

3925 Cypress Drive in Petaluma offers a Class-A manufacturing building that can be delivered for sale to a user for either the majority or a portion of the space in the building. The existing ownership is willing to lease-back space to be determined.

Currently configured as a three (3) tenant building.

The building was a build-to-suit in 1999 for a manufacturing tenant, and has heavy power, full building HVAC, 2 story office space with elevator service, extensive solar areas, recessed dock loading and more.

LEASE RATE

\$1.25 PSF NNN

SALE PRICE

\$21,190,050 (\$225 Per Square Foot)

APNs

005-090-051, 005-090-052, 005-090-053, 005-090-054

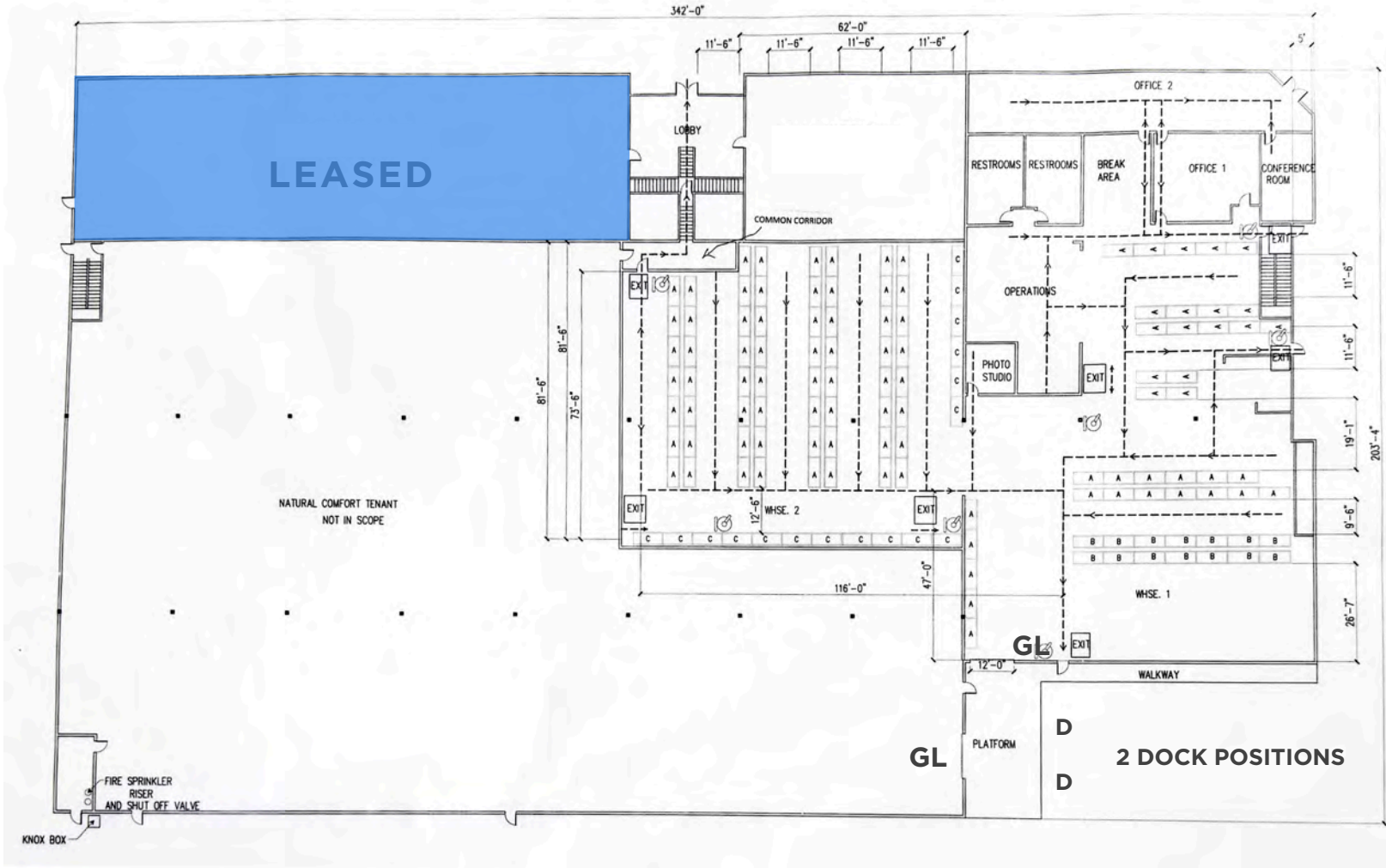


RBA:	± 94,178 RSF
Year Built:	1999
Site Area:	± 2.50 AC (± 108,900 SF)
Parking:	202 Surface 2.31/1000 SF Ratio
Stories:	2-Story
Sprinklers:	.33/3,000 Fully sprinklered

Zoning:	M-L (Light Manufacturing), BP (Business Park)
Construction:	Reinforced Concrete
Clear Height:	24' - Low 28' - High Approximate
Drive Ins:	3 total 10'W x 16'H 1 Dock High
Electric:	2,000a/277 - 480v Heavy

FLOOR PLAN

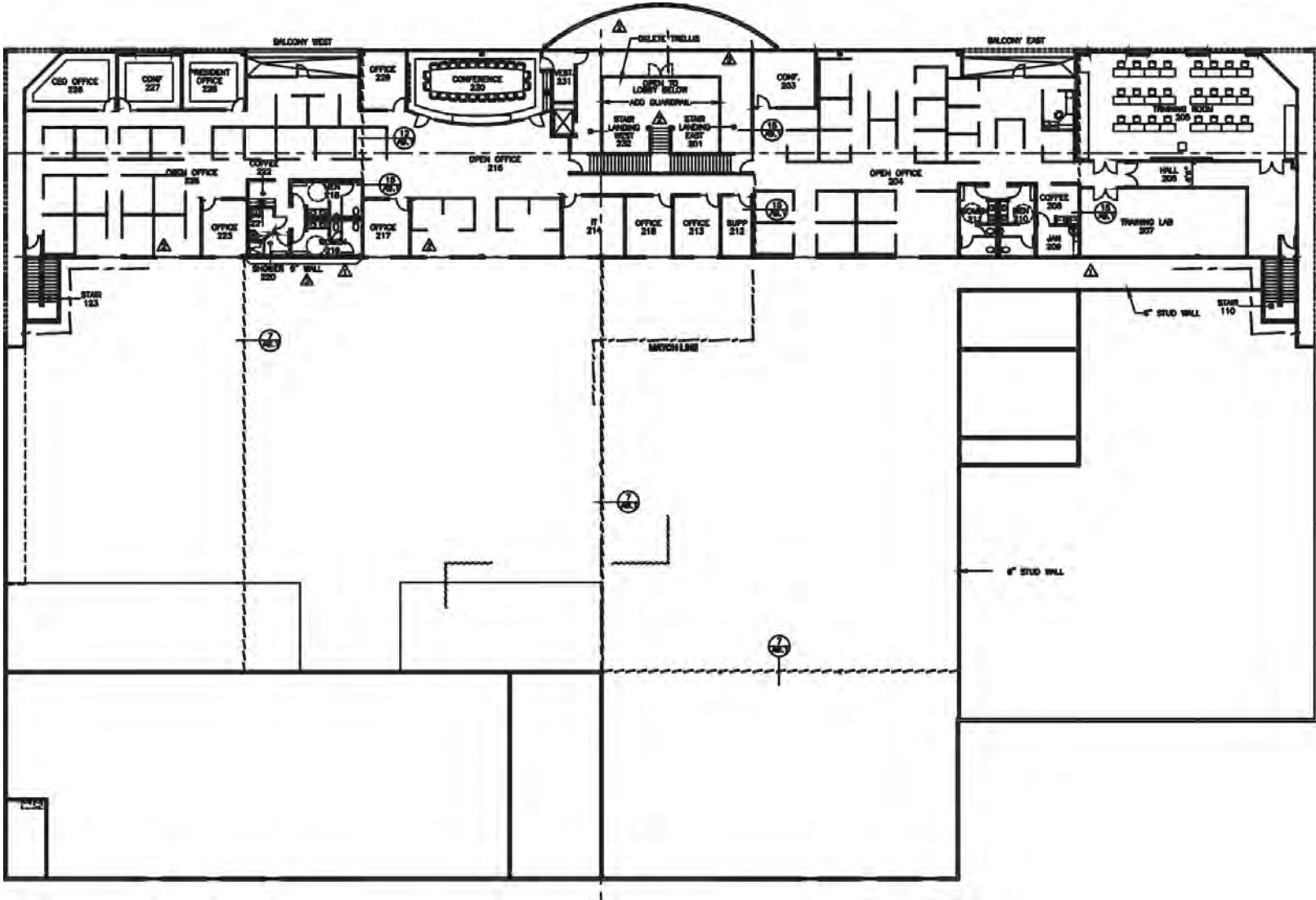
First Floor



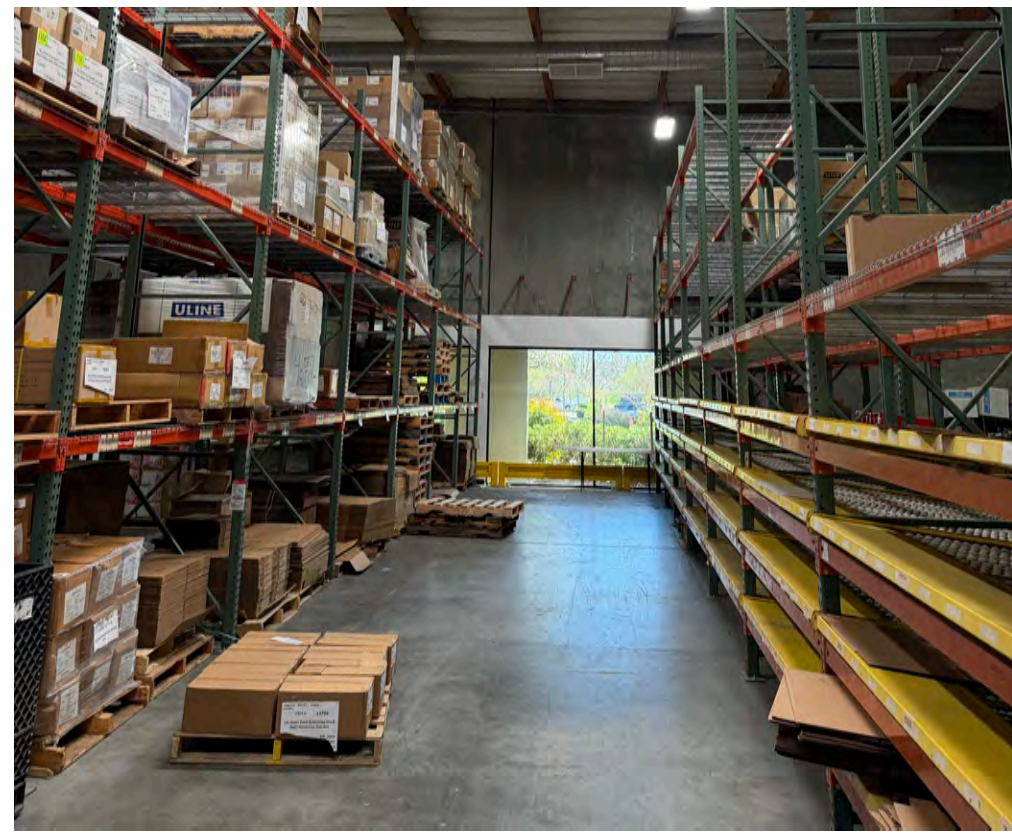
D - Dock GL - Grade Level

FLOOR PLAN

Second Floor



PHOTOS



PHOTOS



AERIAL MAP



101

SONOMA-MARIN
SMART
AREA RAIL TRANSIT

Protected Wetlands

3925
CYPRESS DR

County Agricultural Land

Downtown Petaluma

Downtown Petaluma
SMART Station

IN-N-OUT
BURGER

SUBWAY

DICK'S
TJ MAXX
BevMo!
SUBWAY
CVS
TARGET
WILD WINGS
SPROUTS
BUDGET
CARRENS

TRADER JOE'S
Starbucks
Raley's
Petco
Big 5
Ross
Goodwill
SUBWAY

Lily Kai Chinese
Dandy Sandos
Starbucks
LuvPilates
Pub Republic

Labcon
Development Site

Kaiser Permanente
Marmot

LGC Biosearch

Clover Sonoma

Dr. Pepper /
Snapple

UPS

Chefs Warehouse

ontrac

Rustic Bakery

Morris Distributing

Workrite Ergonomics

Kaiser Permanente

Scott Labs

Labcon

Cowgirl Creamery
Clover Sonoma

Petaluma Poultry
Processor

FedEx Ship Center

Labcon



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