

±87,486 RSF WAREHOUSE/OFFICE BUILDING FOR SALE/LEASE

3925 CYPRESS DRIVE, PETALUMA



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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

\$19,684,350 (\$225 Per Square Foot)

APNs

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

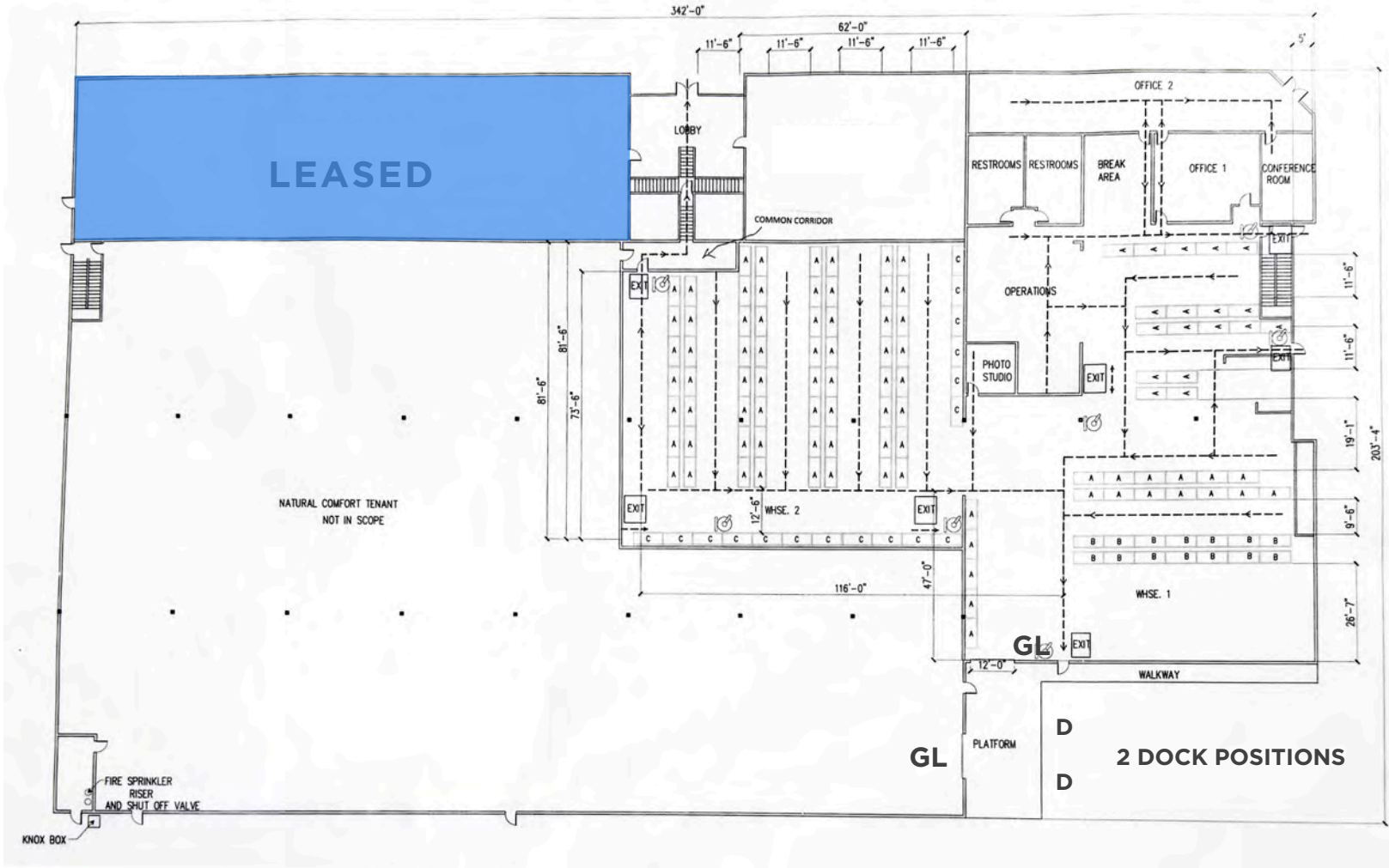


Total Building Size:	± 87,486 RSF
Available Space:	± 79,579 RSF
Site Area:	± 2.50 AC (± 108,900 SF)
Parking:	202 Surface 2.31/1000 SF Ratio
Stories:	2-Story
Sprinklers:	.33/3,000 Fully sprinklered

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
Year Built:	1999

FLOOR PLAN

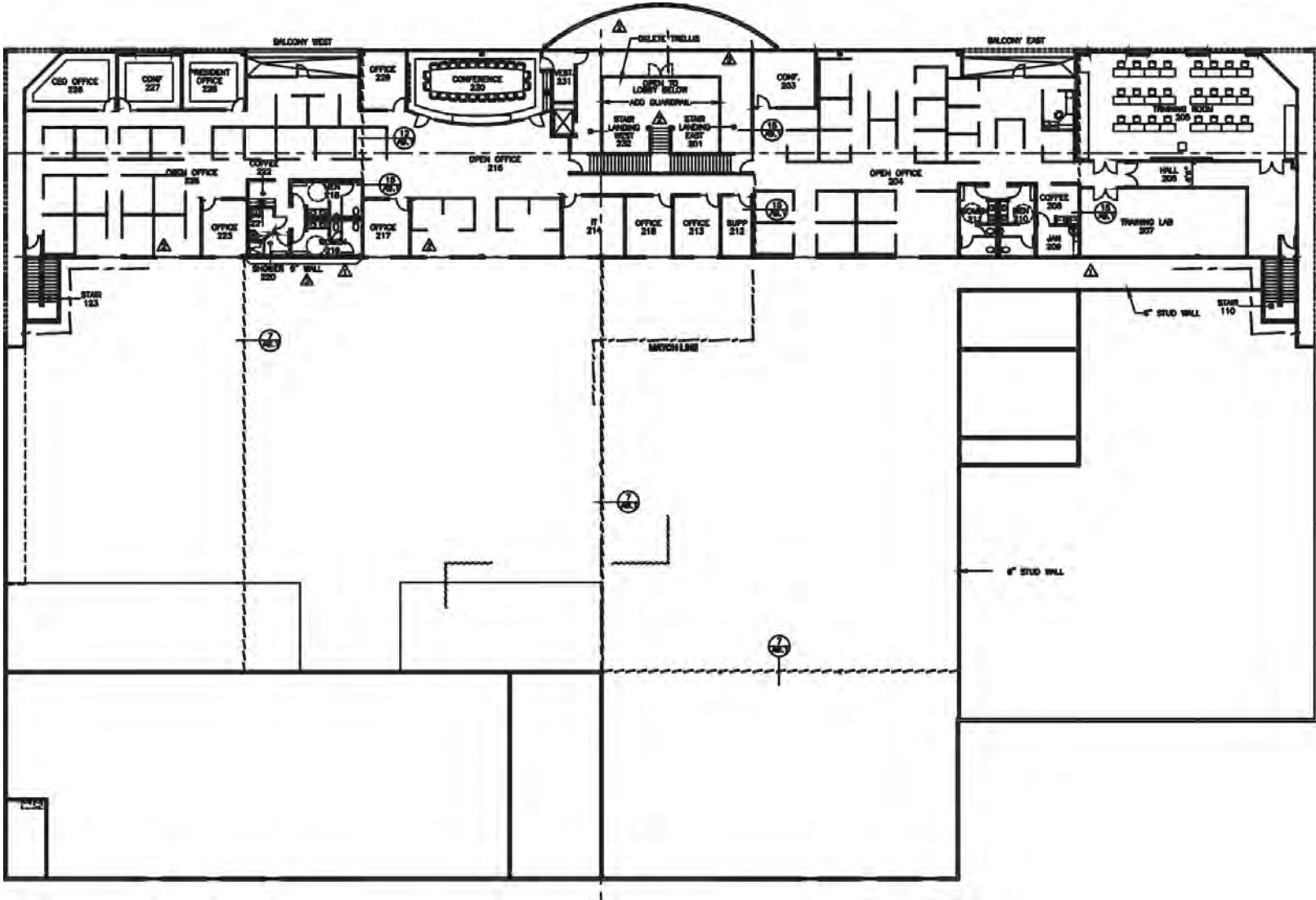
First Floor



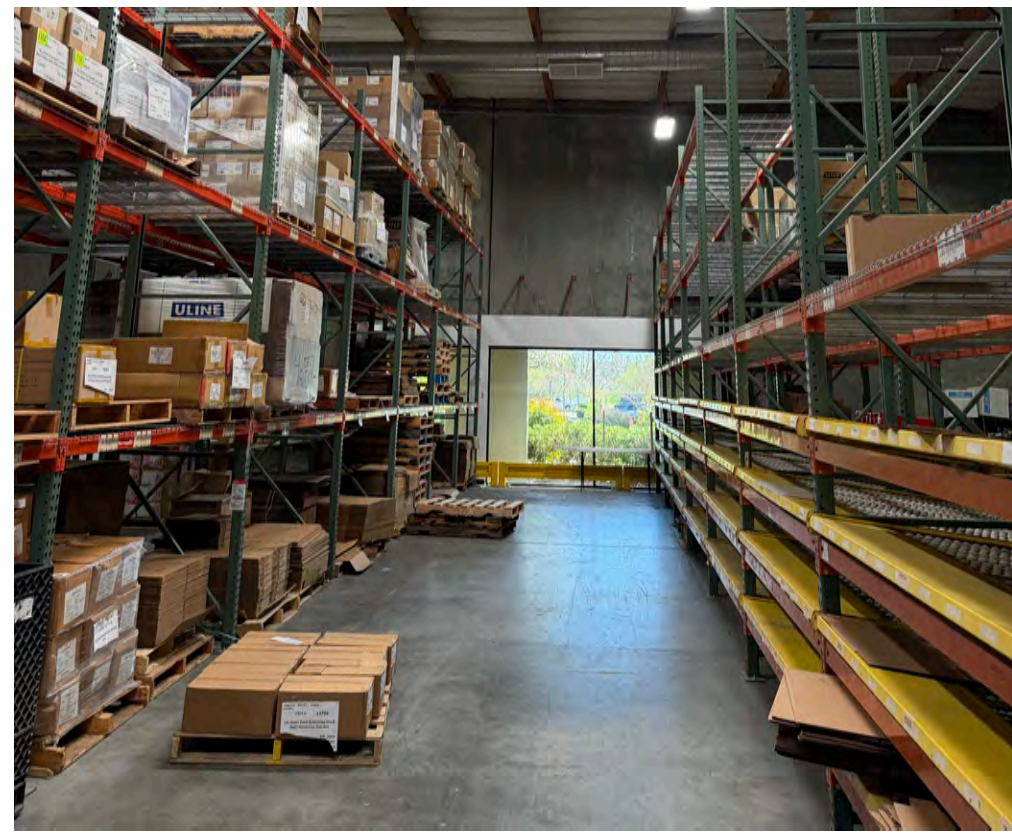
D - Dock GL - Grade Level

FLOOR PLAN

Second Floor



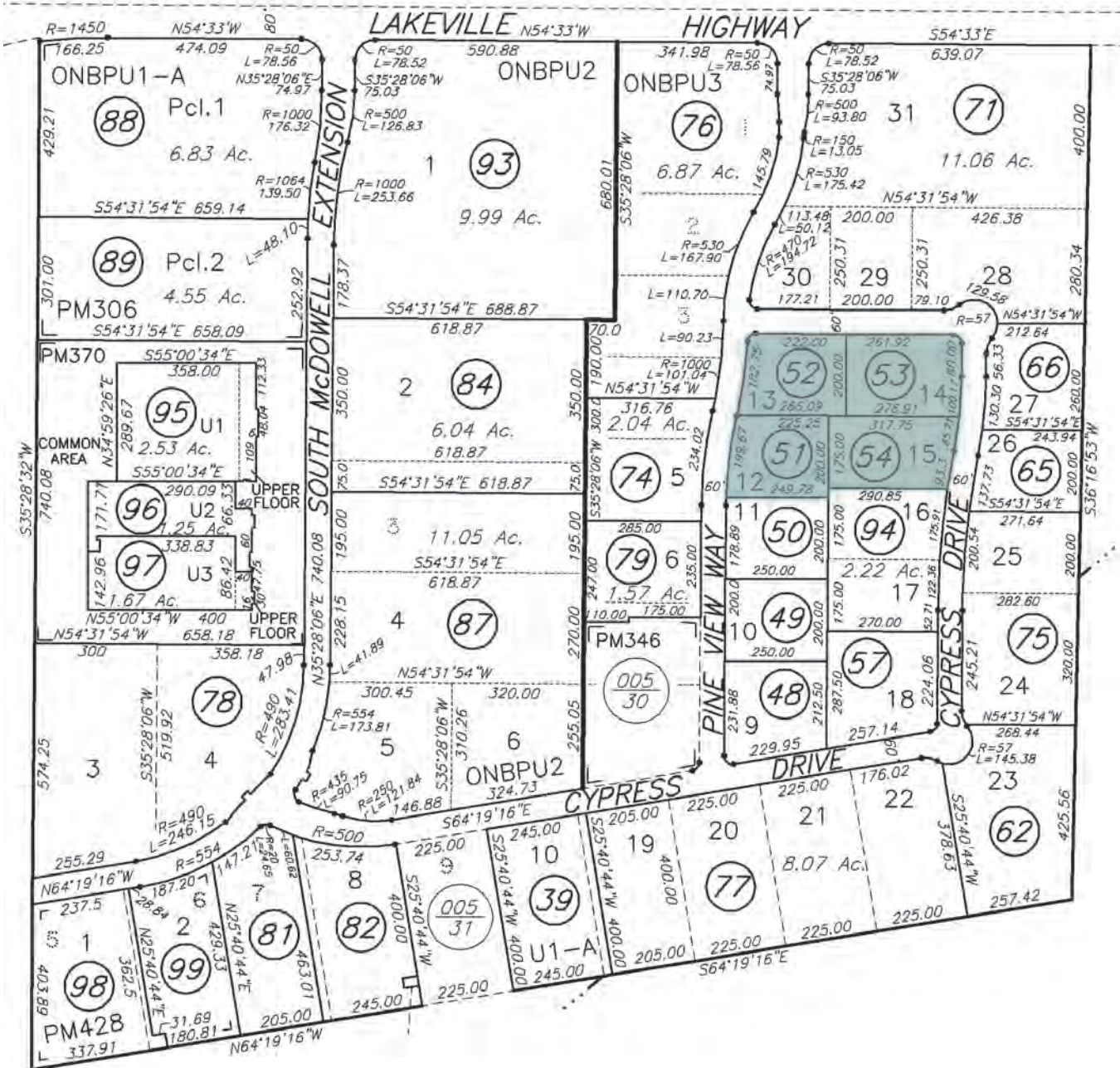
PHOTOS



PHOTOS



PARCEL MAP



APN 005-090-051
 APN 005-090-052
 APN 005-090-053
 APN 005-090-054

AERIAL MAP



101



101

116

116

Protected Wetlands

County Agricultural Land

3925 CYPRESS DR

Downtown Petaluma SMART Station

Downtown Petaluma



Kaiser Permanente Marmot

Petaluma Poultry



Lily Kai Chinese
Dandy Sandos
Starbucks
LuvPilates
Pub Republic

Labcon Development Site

Scott Labs

Labcon

LGC Biosearch

Clover Sonoma

Cowgirl Creamery
Clover Sonoma

Petaluma Poultry Processor

Dr. Pepper /
Snapple

Chefs Warehouse

FedEx Ship Center

UPS

ontrac

Labcon

Rustic Bakery

Morris Distributing

Workrite Ergonomics

Kaiser Permanente

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