

**FOR LEASE**

# 3830 CYPRESS DRIVE

3830 Cypress Drive, Petaluma, CA 94954



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

**NICK EGIDE**

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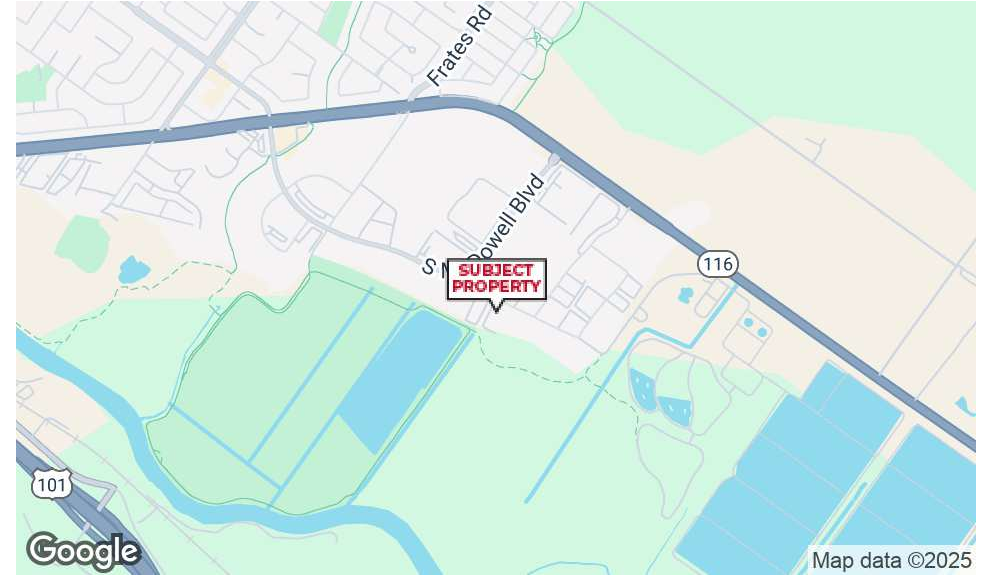


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Property Summary

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## PROPERTY DESCRIPTION

The property consists of approximately 44,500 square feet of warehouse space and 5,000 square feet of nicely built out office space.

The building provides a lot of flexibility with a private parking lot along with both grade level and dock high doors, and has the capability to handle loading and unloading up to 54 foot trucks. 28' clear height and square shape allows for large product volume and easy maneuverability in and out of the premises.

## PROPERTY HIGHLIGHTS

- 28' clear height
- 2,500 SF office on first floor, 2,500 SF office on the second floor
- 6 dock doors and staging area
- 2 grade level door
- 60 parking spaces
- Some of the best views in the Oakmead North-Bay Business Park
- Efficient office buildout

## LOCATION DESCRIPTION

Located in the exclusive Oakmead North-Bay Business Park, 3830 Cypress Drive offers a fantastic location for distribution warehouse/headquarters facility. Off Highway 116 the property is 15 minutes from Highway 101, and allows for easy access to Interstate Highway 80. The property also boasts a great office setting with walking access to Schollenberger Park, and many dining amenities including Starbucks and Pub Republic.

## OFFERING SUMMARY

Lease Rate:	\$1.10 SF/month (NNN)
Available SF:	±49,500 SF
Building Size:	±49,500 SF
Property Type:	Industrial
Zoning:	CITYPE

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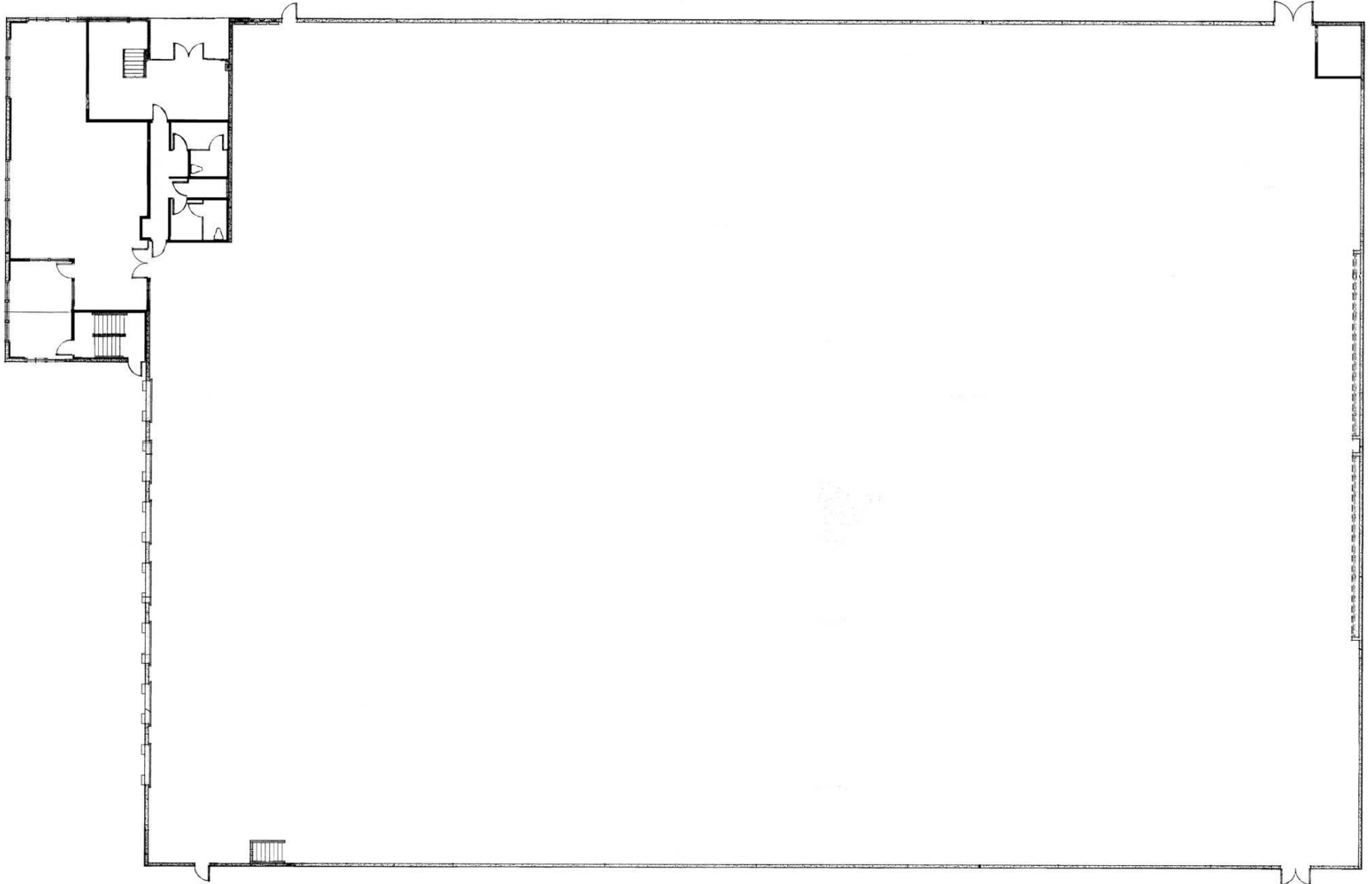


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First Floor

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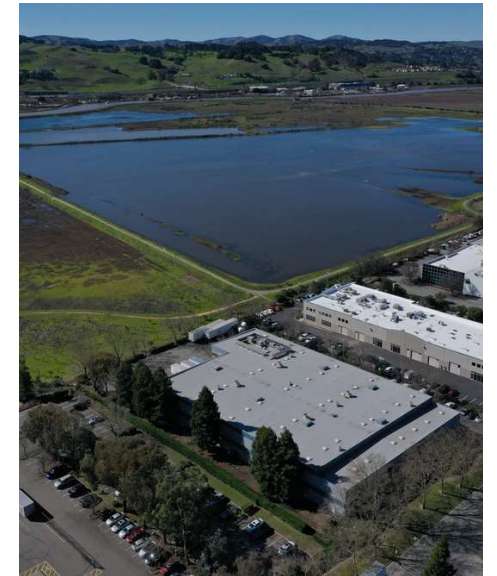
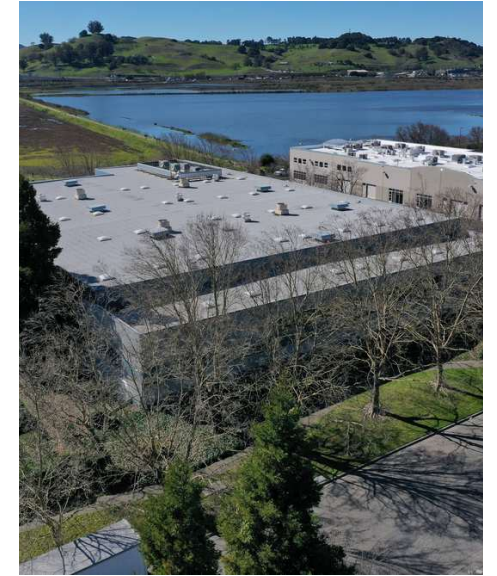
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Additional Photos

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Retailer Map

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