

**FOR SUBLEASE**

**3905 & 3875 CYPRESS DRIVE  
PETALUMA, CA 94954**

**Industrial/Warehouse  
34,193 - 79,480 SF**

**SUBLEASE THROUGH FEBRUARY 28, 2028**



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**CBRE**



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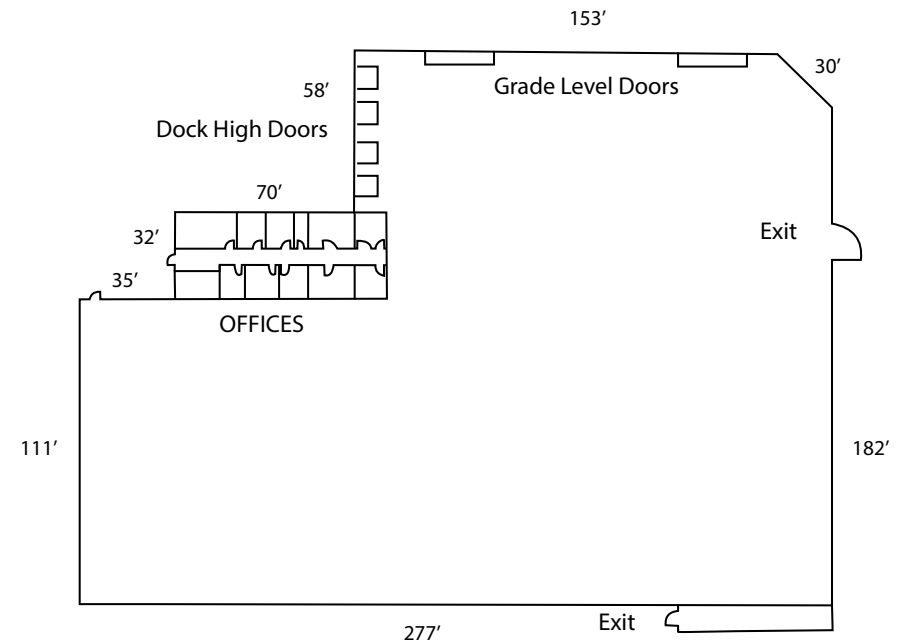
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## BUILDING A

### 3905 Cypress Drive (Industrial/Warehouse)

- + ±45,287 SF
- + ±2,000 SF Office
  - 2 Private Offices
  - Breakroom
  - 2 Showers
- + 1,000 amps @ 277/480 volts
- + Warehouse Office and Restroom
- + Column Spacing 46'x55'
- + Clear Height: ±28' to beam
- + Motion Sensored LED Lighting
- + Four (4) Dock High with mechanical and edge of dock levelers (capacity to be verified)
- + Two (2) Grade Level Doors
- + ESFR Sprinkler System
- + ±1,900 SF of Mezzanine not incl. in SF
- + Sublease Term Expires: 2/28/28



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## BUILDING B

3875 Cypress Drive (Industrial/Flex)

+ ±34,193 SF

+ 1600 amps @ 120/208 volts

+ ±7,500 SF Two-Story Office

+ ±4,450 SF Enclosed Shop Space

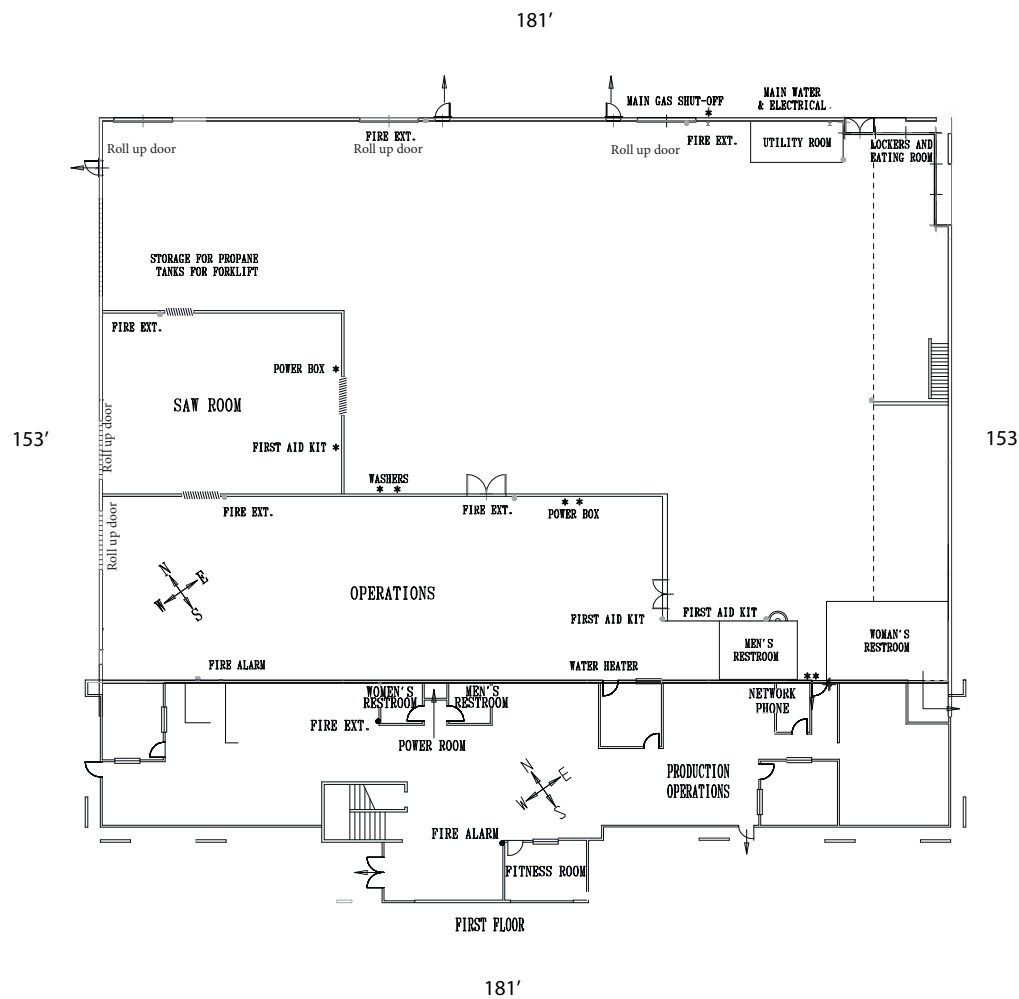
+ Clear Height: ±24'

+ Five (5) Grade Level Doors

+ Motion Sensored LED Lighting

+ Sprinklers .385/2000 GPM

+ Sublease Term Expires: 2/28/28



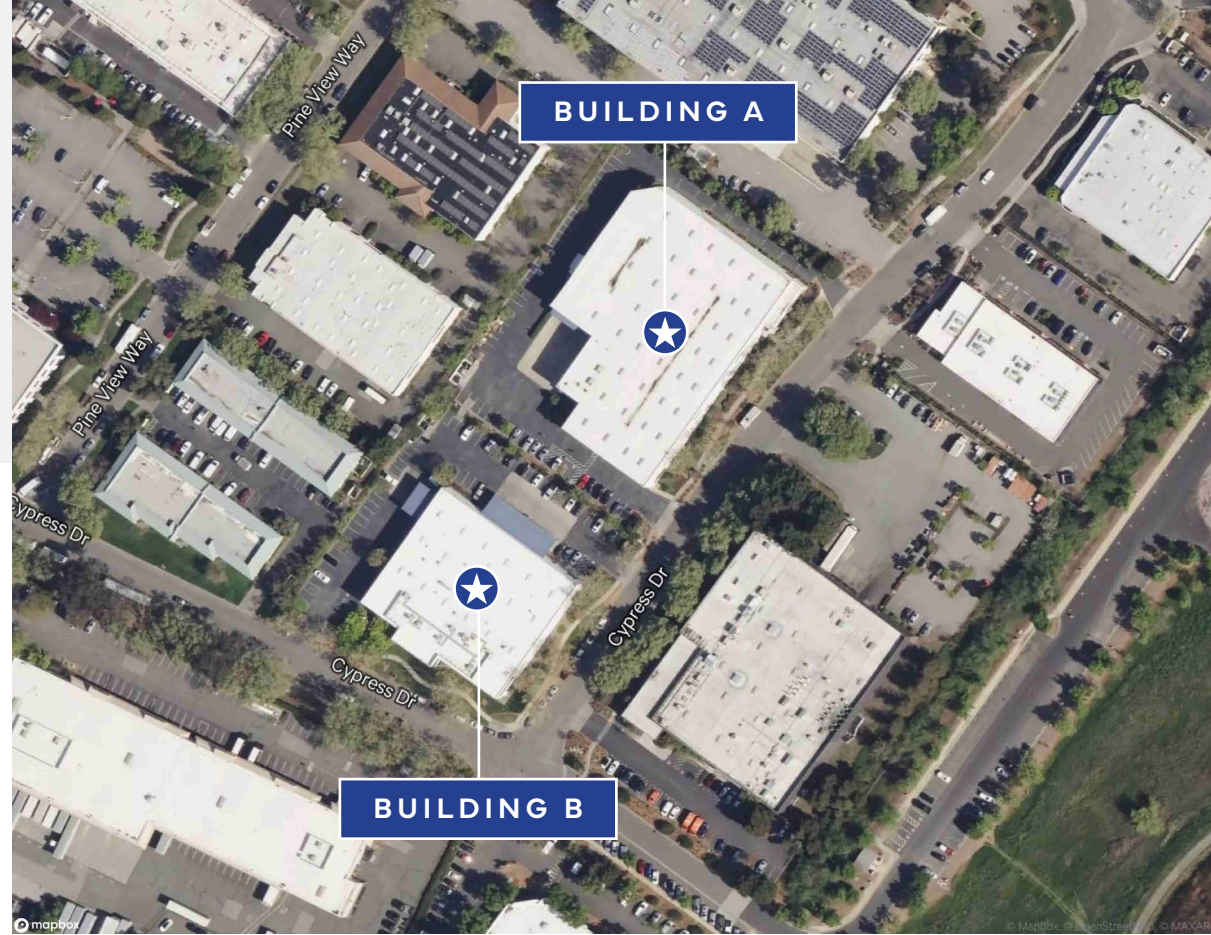
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## DESCRIPTION OF AREA

Located in Petaluma's industrial hub, this site offers easy access to Highway 101 for efficient logistics. This prime southern Sonoma County location is ideal for businesses needing strong infrastructure and a supportive environment, with several key manufacturing and distribution companies nearby.



## NEARBY AMENITIES

- + Adobe Creek Retail Center
- + East Washington Place
- + Petaluma Health Center
- + Schollenberger Park
- + Local Dining

## TRANSPORTATION ACCESS

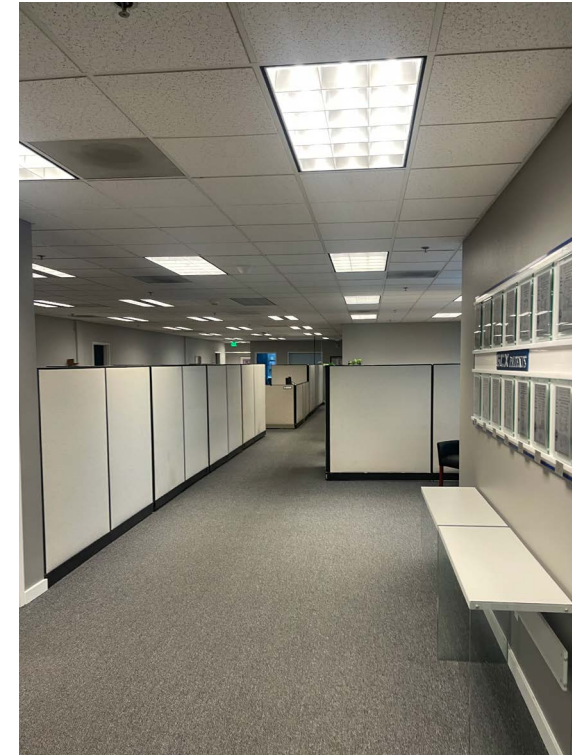
- + **Highway 101:** 1.5 miles away
- + **Highway 116:** 3 miles away
- + **SMART Station:** 2.5 miles away
- + **San Francisco International Airport (SFO):** 55 miles south
- + **Oakland International Airport (OAK):** 50 miles southeast



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