



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

7790 BELL ROAD  
WINDSOR, CA

Warehouse and Office Space  
Windsor Business Park



Go beyond broker.

REPRESENTED BY:

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WINDSOR BUSINESS PARK  
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Warehouse and Office  
Space For Lease

# WINDSOR BUSINESS PARK FOR LEASE

## PROPERTY INFORMATION

**Lease Rate** \$1.55 per sq ft  
Modified Industrial Gross  
Tenant pays for increases over Base Year  
Property Taxes & Hazard Insurance

**Space Size** 1,840+/- sq ft  
**Lease Terms** 3-5 year term requested  
**Zoning** IL - Light Industrial  
**Parking** On-site & Street  
**Total Bldg SF** 20,000+/- sq ft

## HIGHLIGHTS

- 1,840+/- sq ft Warehouse & Office with Bell Road Street Frontage
- 200AMP, 3-Phase Electrical Service
- Sprinklered for Fire Protection
- Property is Managed by Responsive Professionals & located in a Well Established Business Park

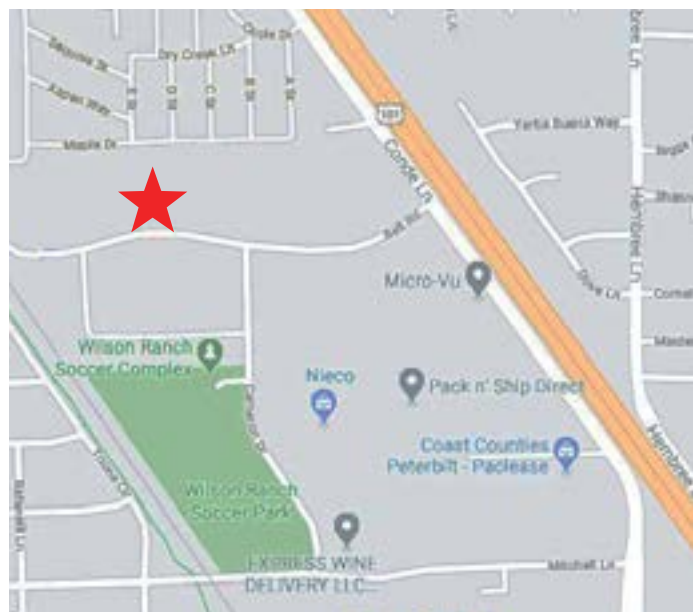
## DESCRIPTION OF AREA

Building is located in the Windsor Business Park with easy access to U.S. Highway 101 by either the Windsor River Road or Shiloh Road exits. Companies located in the business park include; Russian River Brewing, Della Toffola USA, Den Beste Motorsports and Transportation, Micro-Vu, Nieco Corporation, Sonoma County Vintners Coop, Tractor Supply Company and Worldmark by Wyndham. This is a high quality, newer Industrial Business Park.

## DESCRIPTION OF PREMISES

**7790 Bell Road** - is an approx. 1,840 sq ft warehouse improved with a +/- 600 sq ft three (3) room private office at the entrance to the space. There is an adjacent private restroom and storage room. Warehouse is approx 16' clear with a single 12' x 12' grade level roll-up truck door. Space is prominently positioned at the front of the building with Bell Road street frontage and extensive glass-line for the office areas.

## AREA MAP



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



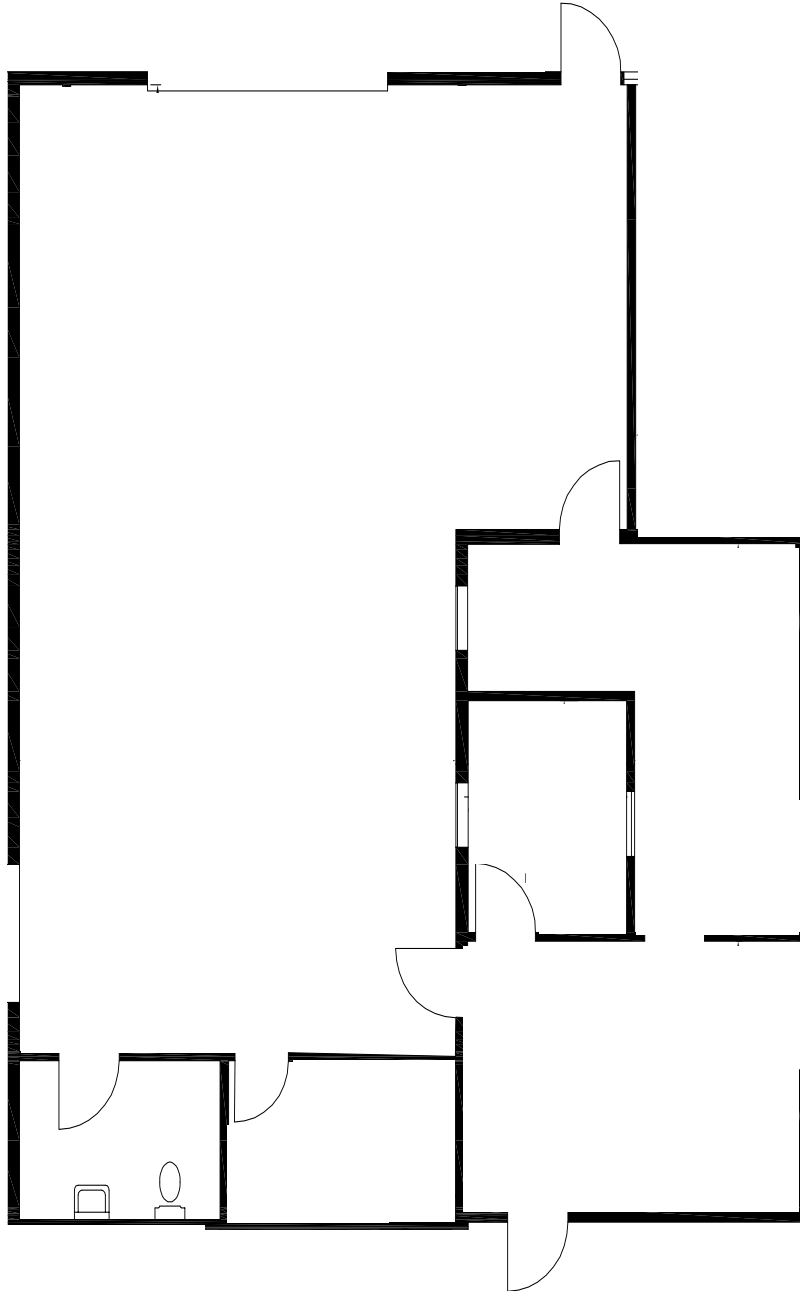
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**Suite 7790**





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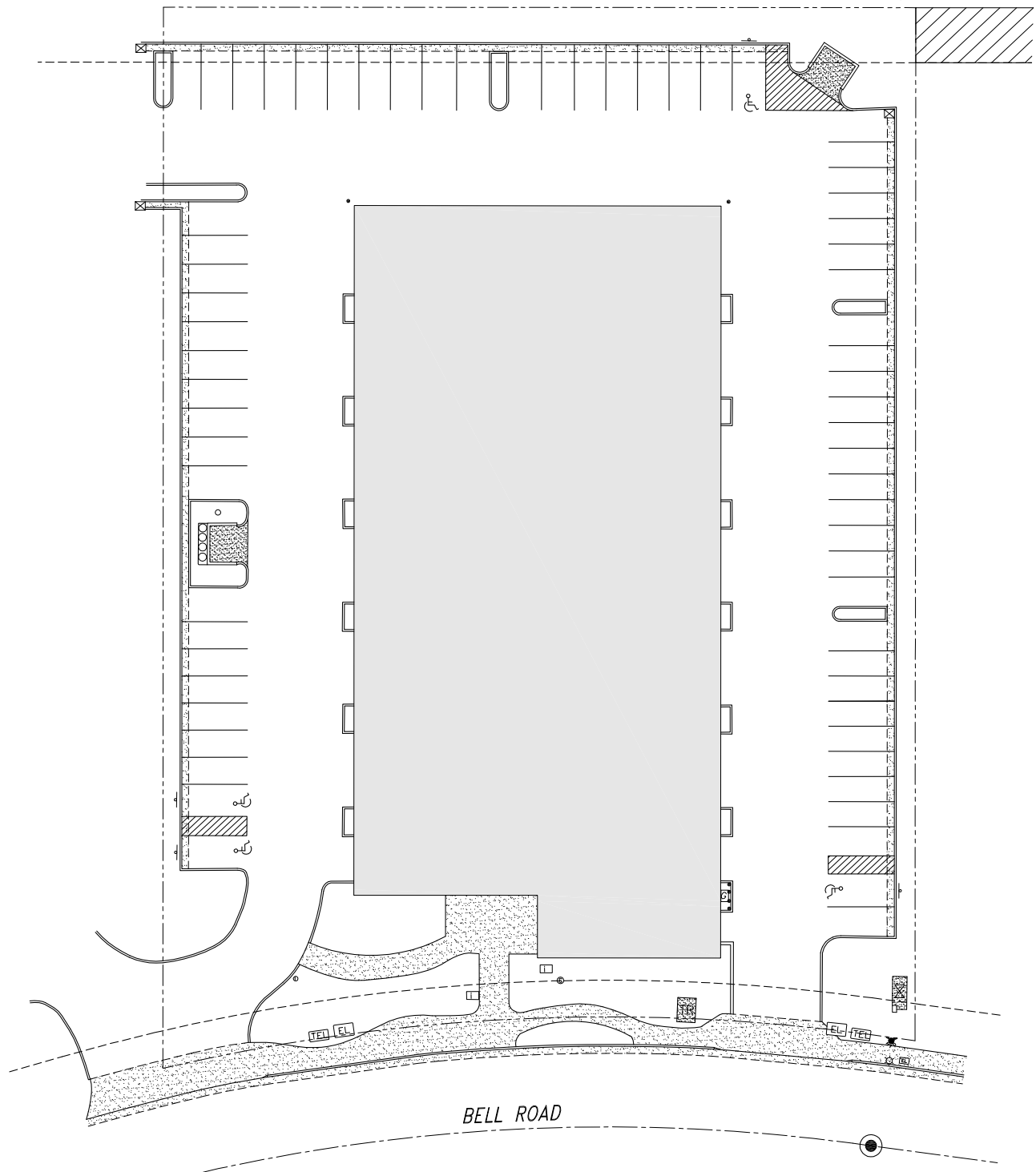
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15 September 2009



Bell Road  
**Site Plan**

7790-7820 Bell Road, Windsor, CA 95492

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