



# KEEGAN & COPPIN COMPANY, INC.

## ONCOR INTERNATIONAL

Commercial Real Estate Services

### Cameron Business Center, Windsor



**7975 Cameron Drive, Bldg. 1500 A  
Windsor, County of Sonoma**

- ◆ 1,313+/- SF Warehouse
- ◆ 16' clear height
- ◆ Grade Level Roll-up Door
- ◆ Fire sprinklered
- ◆ Available February 1, 2017

**Lease Rate:**  
**\$1,475/Month**  
**Gross**



**Contact:**  
**Russ Mayer, Partner**  
**KEEGAN & COPPIN COMPANY, INC.**  
**ONCOR INTERNATIONAL**

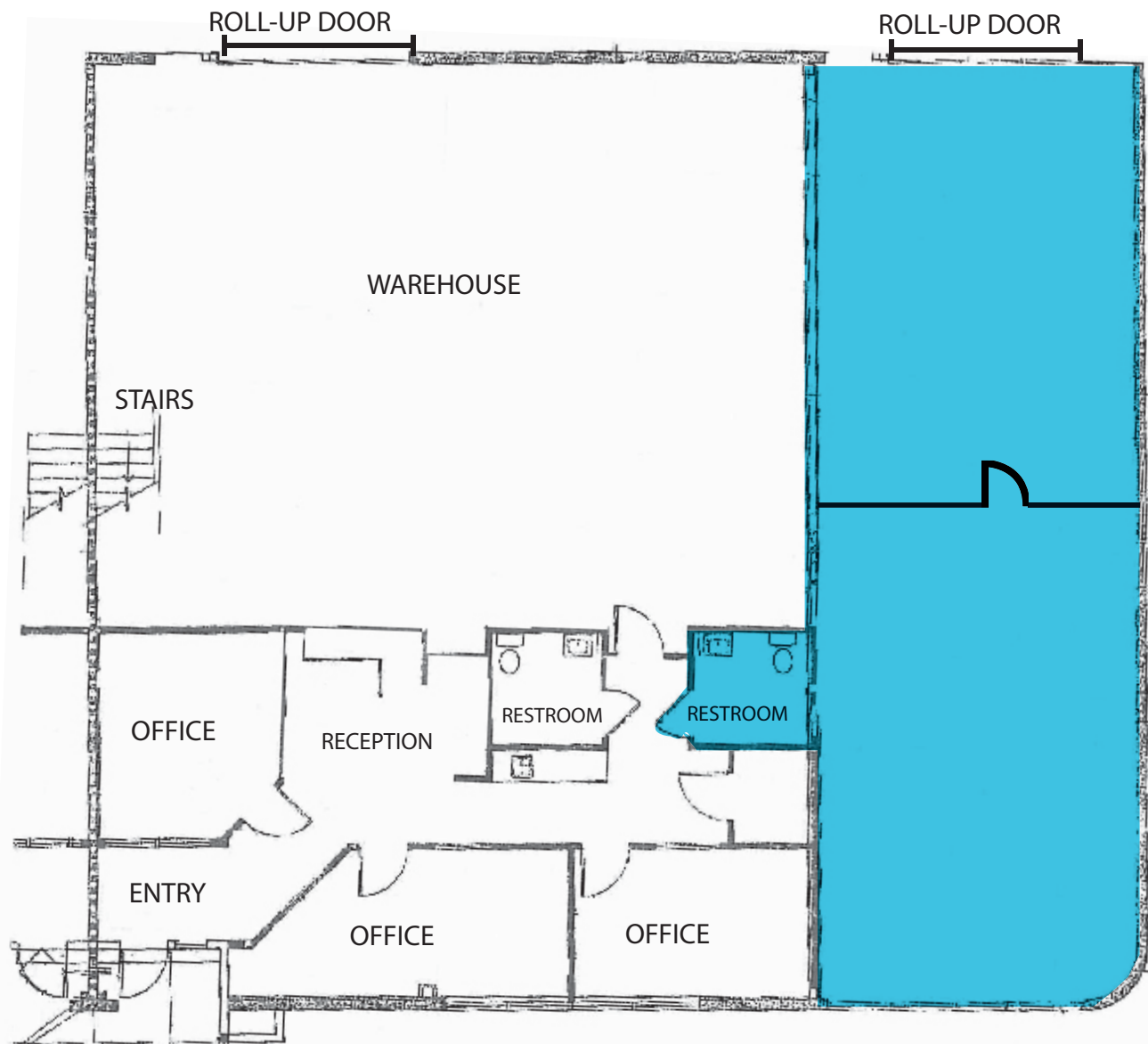
1201 North McDowell Boulevard  
 Petaluma, CA 94954  
 (707) 664-1400 ◆ Fax (707) 792-7336  
 Lic# 01260916  
 Email: [RMayer@keegancoppin.com](mailto:RMayer@keegancoppin.com)

#### ONCOR INTERNATIONAL

Offices in 220 Cities: UNITED STATES, CANADA, DENMARK, FRANCE, GERMANY, INDIA, AUSTRIA, RUSSIA, CHINA, AUSTRALIA, UNITED KINGDOM, THE NETHERLANDS, MEXICO, JAPAN, ITALY, SPAIN, SWITZERLAND, CZECH REPUBLIC, BELGIUM, POLAND, NORWAY, UKRAINE, SWEDEN, FINLAND, HUNGARY, BRAZIL, CHILE, ARGENTINA, IRELAND

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

7975 Cameron Drive  
City of Windsor  
County of Sonoma



\*FLOOR PLAN NOT TO SCALE

**Contact:**

**Russ Mayer, Partner**

**KEEGAN & COPPIN COMPANY, INC.  
ONCOR INTERNATIONAL**

1201 North McDowell Boulevard

Petaluma, CA 94954

(707) 664-1400 ♦ Fax (707) 792-7336 ♦ Lic# 01260916

Email: [RMayer@keegancoppin.com](mailto:RMayer@keegancoppin.com)



# KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

## COMMERCIAL REAL ESTATE

<b>User Space:</b>	Warehouse/Office	<b>Rentable Space:</b>	1,313 ± SF
<b>City:</b>	Windsor, California County of Sonoma	<b>Rent:</b>	\$1,475 per month Gross
<b>Business Park:</b>	Randall Lewis Windsor Business Park	<b>Bldg. SF</b>	3,956 ± SF
<b>Address:</b>	<b>7975 Cameron Drive, Bldg. 1500A Windsor, CA 95492</b>	<b>Zoning:</b>	IL – Light Industrial

---

### Description of Premises - Features:

Approximately 1,313 SF warehouse space available for lease. Warehouse has 16' clear span, sprinklered for fire protection and features a single grade level roll-up door with an adjacent personnel door.

Available February 1, 2017

---

### Rent and Lease Terms:

\$1,475 per month Gross (Incl. CAM)

Annual CPI adjustments

Tenant pays for their own utilities and increases over base year taxes and insurance

Requested Lease Term is 3 - 5 years

---

### Description of Location - Area:

The Randall Lewis Windsor Business Park is located in northern Sonoma County and is in close proximity to many retail services including the Shiloh Retail Center, anchored by Wal-Mart and Home Depot. The park features convenient access to the Charles M. Schulz Sonoma County Airport and U.S. Highway 101.

---

**Contact:** **Russ Mayer, Partner**  
**RE License # 01260916**  
**Keegan & Coppin Co., Inc.**  
**ONCOR International**  
Direct (707) 792-7334 \* Fax (707) 792-7336  
1201 North McDowell Boulevard  
Petaluma, California 94954  
E-mail: [RMayer@KeeganCoppin.com](mailto:RMayer@KeeganCoppin.com)  
Website: <http://www.KeeganCoppin.com>