



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

7975 CAMERON DRIVE, BLDG 1500  
WINDSOR, CA

Warehouse/Office Space



NORTH COAST  
WINE GROUP



Go beyond broker.

REPRESENTED BY:

**RUSS MAYER, PARTNER**  
LIC # 01260916 (707) 664-1400, EXT 153  
RMAYER@KEEGANCOPPIN.COM



## WAREHOUSE/OFFICE SPACE FOR LEASE



7975 CAMERON DRIVE  
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**WAREHOUSE/OFFICE  
FOR LEASE**

## PROPERTY INFORMATION

### HIGHLIGHTS

- Cameron Business Center, Windsor
- 2,650 +/- Sq Ft Building
  - 1,650 +/- Sq Ft Warehouse
  - 1,000 +/- Sq Ft Office
  - 800 +/- Sq Ft Bonus Mezzanine
- 16' Clear Height
- Two (2) Grade Level Roll-Up Doors
- 800 amp/3-Phase Power
- Fire Sprinklered

### DESCRIPTION OF PREMISES

Warehouse/Office space. Office is approximately 1,000 square feet and includes three (3) private offices, reception area, one (1) private restroom and a coffee bar. Warehouse is approximately 1,650 square feet and features a single grade level roll-up door, with an adjacent personnel door. The warehouse includes an additional 800 +/- square feet of bonus engineered mezzanine area.

### LEASE TERMS

#### RATE

\$1.50 psf

#### TERMS

Gross (CAM est @ \$0.16 per sq ft)  
3-5 year Lease term requested  
Annual CPI adjustments

#### RENTABLE SPACE

2,650 +/- Sq Ft

#### ZONING

IL - Light Industrial

Keegan & Coppin Co., Inc.  
1201 N McDowell Boulevard  
Petaluma, CA 94954  
www.keegancoppin.com  
(707) 664-1400

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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## DESCRIPTION OF AREA

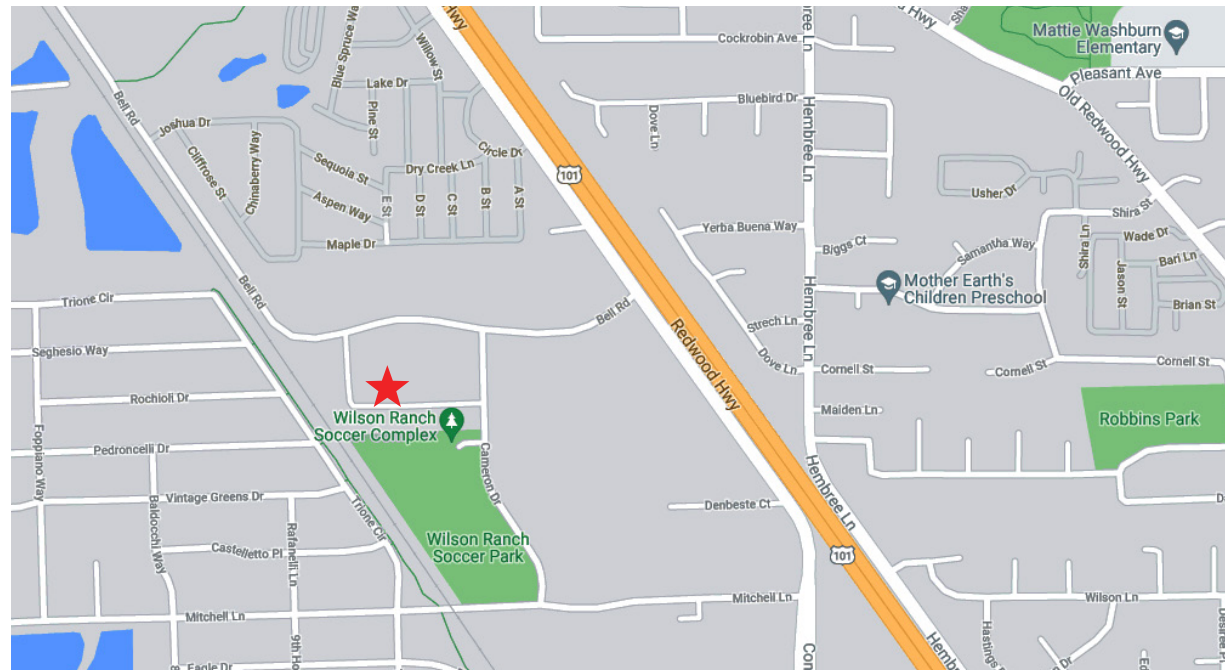
The Randall Lewis Windsor Business Park is located in northern Sonoma County and is in close proximity to many retail services including the Shiloh Retail Center, anchored by Wal-Mart and Home Depot. The park features convenient access to the Charles M. Schulz Sonoma County Airport and U.S. Highway 101.

## NEARBY AMENITIES

- Proximity to many retail services
- Shiloh Retail Center

## TRANSPORTATION ACCESS

- Highway 101
- Sonoma County Airport



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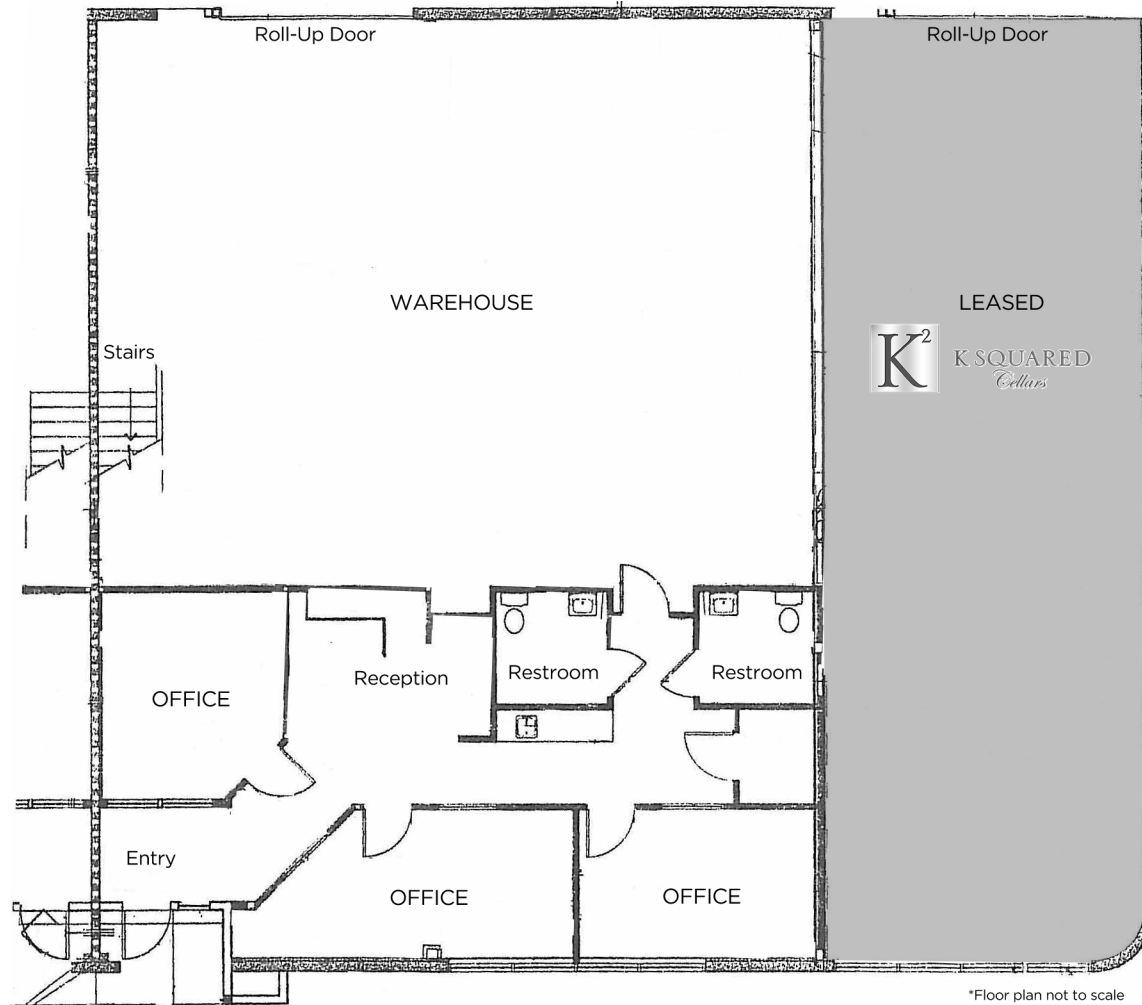
# 7975 CAMERON DR, BLDG 1500 FLOOR PLAN



7975 CAMERON DRIVE  
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2,650+/- SF



\*Floor plan not to scale

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# 7975 CAMERON DR, BLDG 1500 PHOTOS



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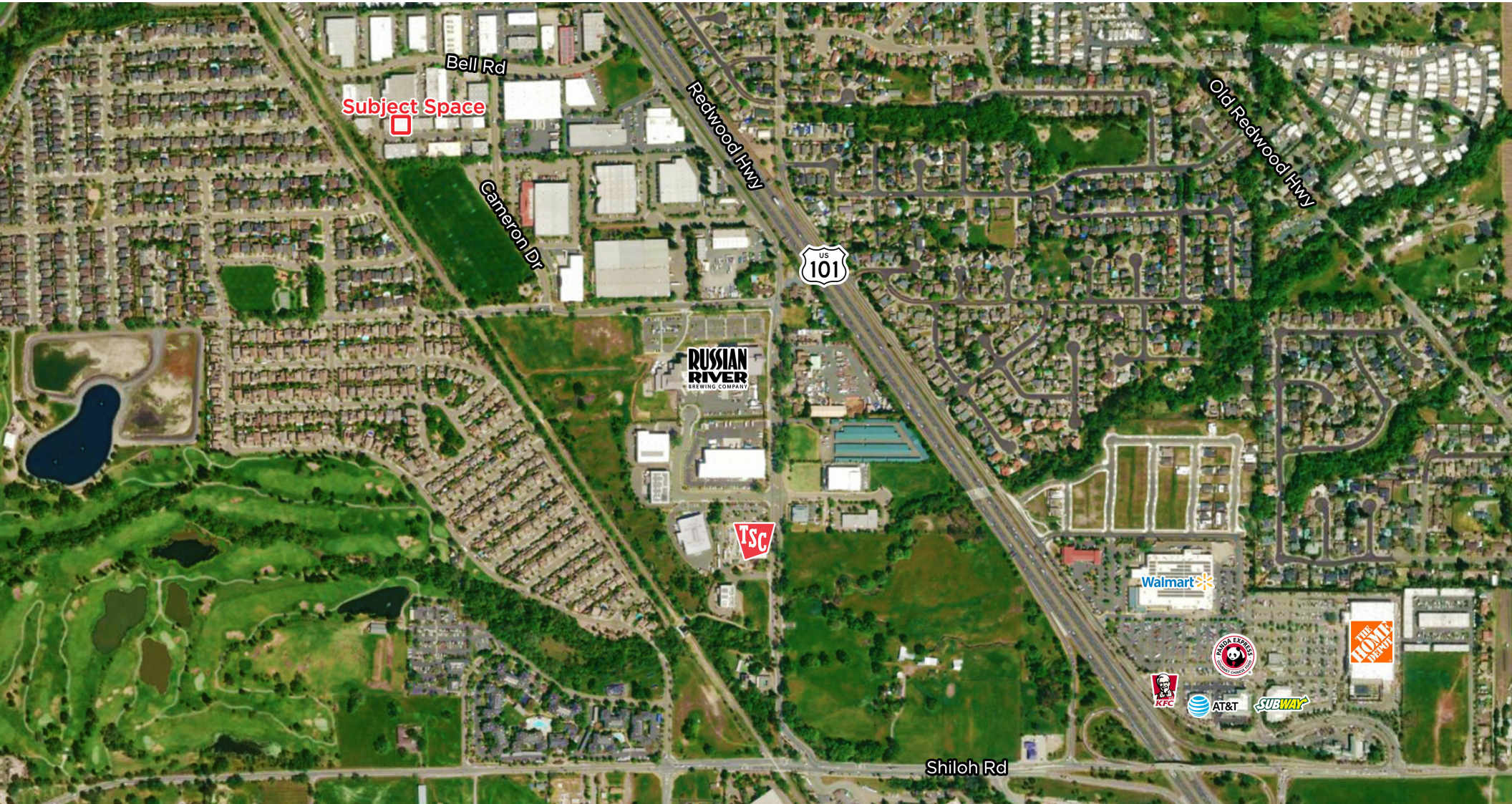


# 7975 CAMERON DR, BLDG 1500 AERIAL VICINITY MAP



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