



Keegan & Coppin
COMPANY, INC.

FOR LEASE

7794 BELL ROAD
WINDSOR, CA

Warehouse Space
Windsor Business Park



Go beyond broker.

REPRESENTED BY:

RUSS MAYER, PARTNER
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WINDSOR BUSINESS PARK FOR LEASE

PROPERTY INFORMATION

Lease Rate \$1.50 PSF
Modified Industrial Gross
Tenants are responsible for their pro rata share of any increases over Base Year Property Taxes and Hazard Insurance

Space Size 1,525+/- SF
Lease Terms 3-5 year term requested
Zoning IL - Light Industrial
Parking On-site & Street
Total Bldg SF 19,640+/- SF

HIGHLIGHTS

- 1,525+/- SF Warehouse and Office
- 120/208, 3-Phase Electrical Service
- Sprinklered for Fire Protection
- Property is Managed by Responsive Professionals & located in a Well Established Business Park

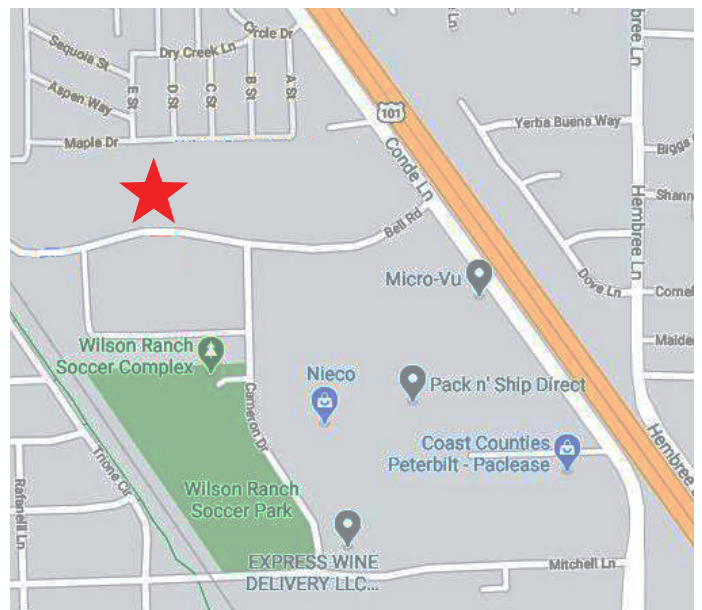
DESCRIPTION OF PREMISES

An approximately 1,525 SF warehouse improved with an approximately 200 SF private office. Warehouse is approximately 18' clear with a single 12' x 12' grade-level truck door and a private restroom.

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, DuMol Winery, EuroCycle Sonoma, Encore Events Rentals and Worldmark by Wyndham. This is a high quality, newer Industrial Business Park.

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.



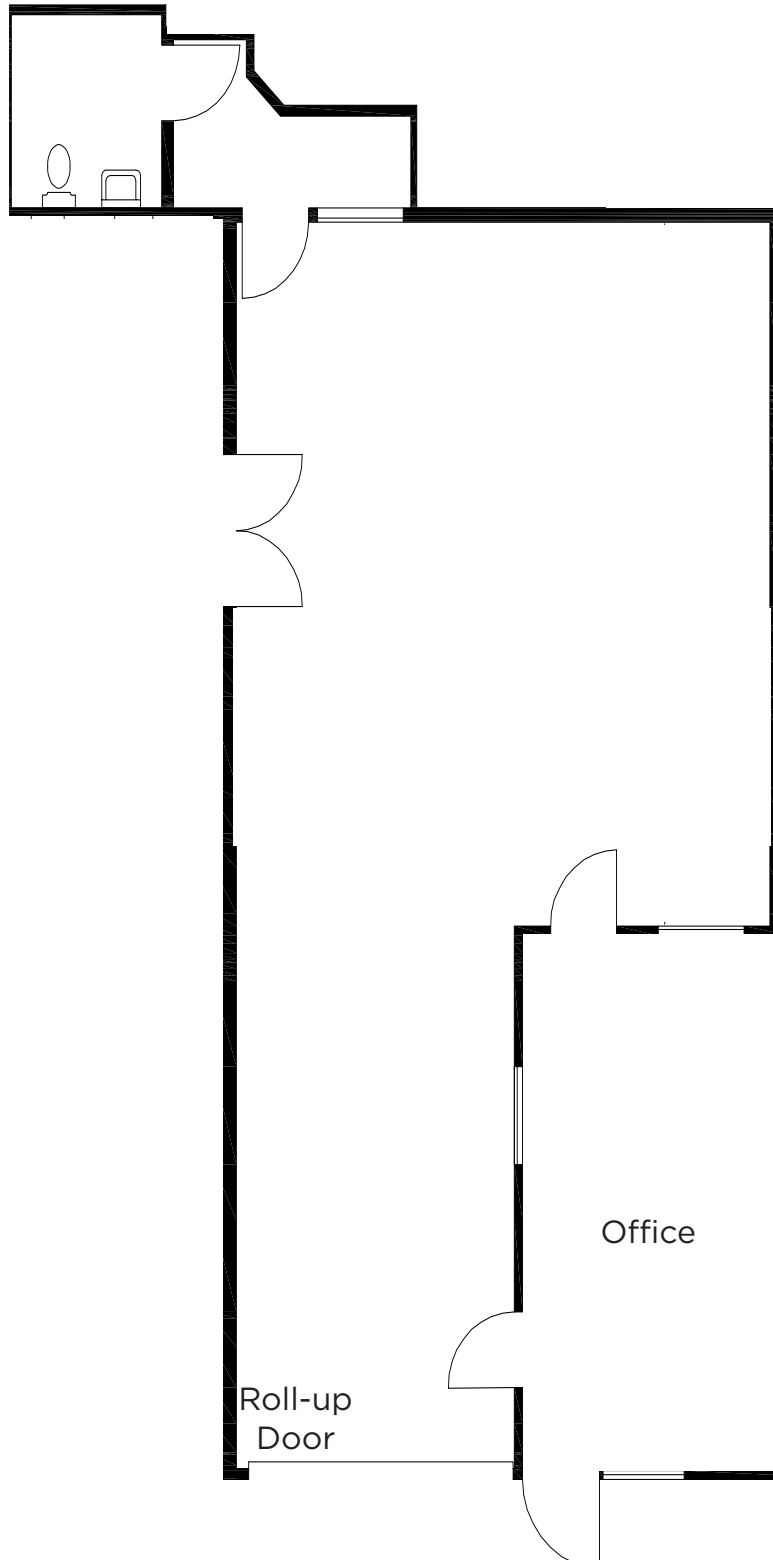
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7794 Bell Road



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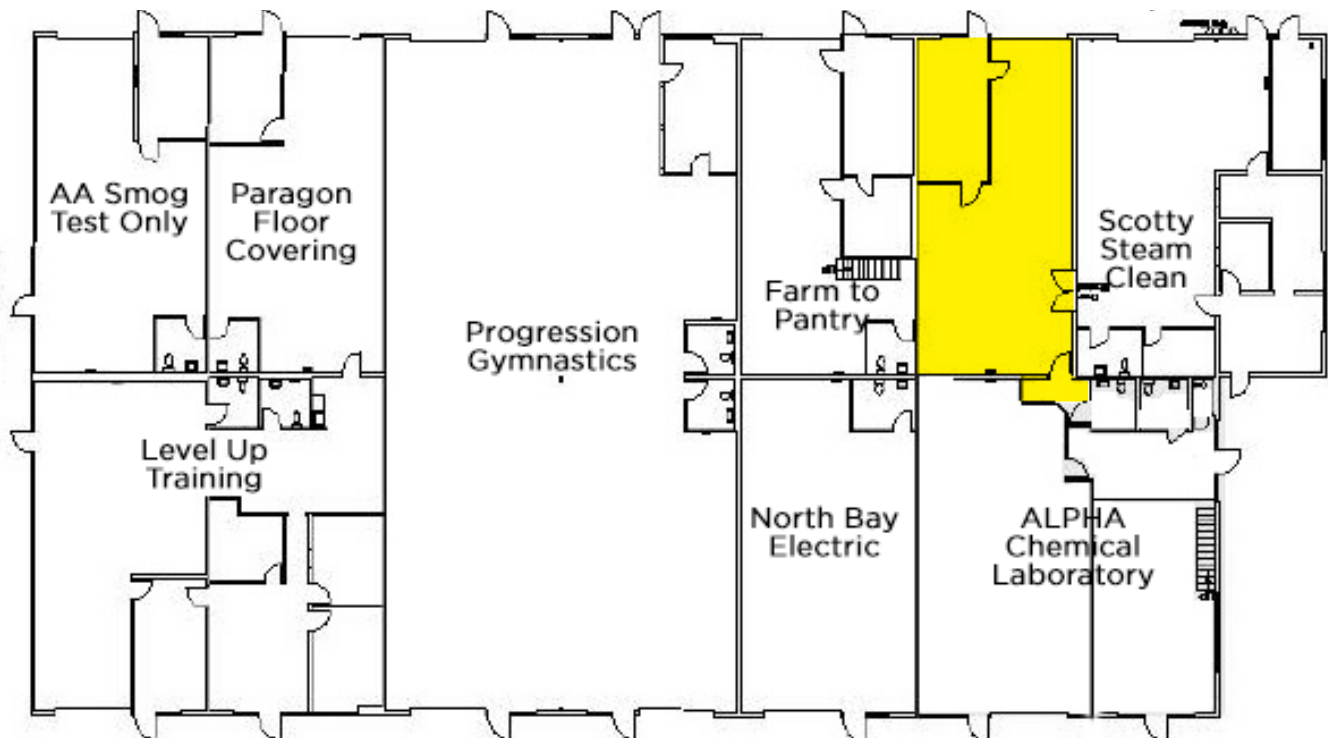


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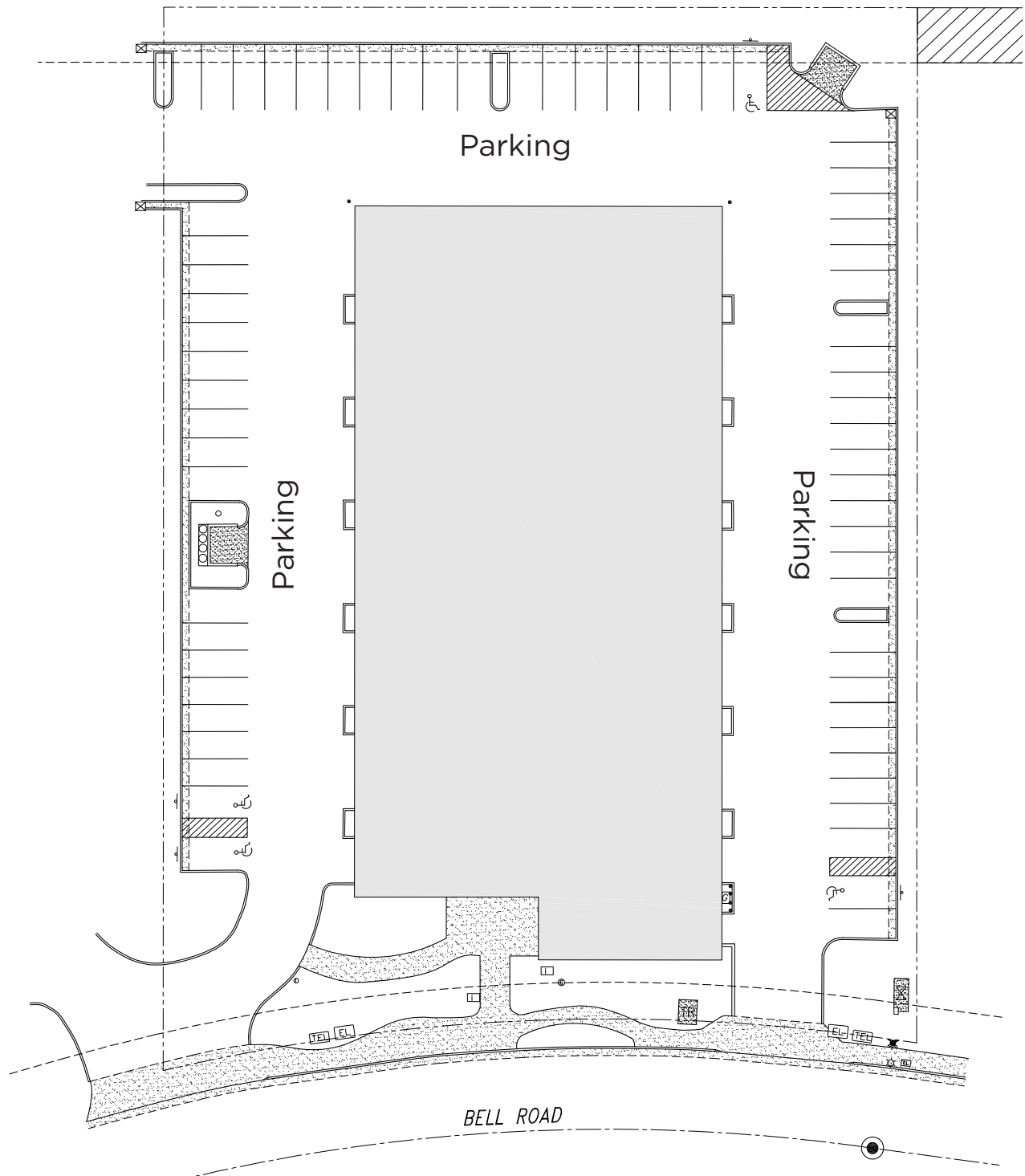


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Bell Road

Site Plan

7790-7820 Bell Road, Windsor, CA 95492

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ABOUT KEEGAN & COPPIN



Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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Petaluma, CA 94954
www.keegancoppin.com
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DISCLAIMER

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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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