



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

7854 BELL ROAD  
WINDSOR, CA

**WAREHOUSE/INDUSTRIAL  
SPACE**



Go beyond broker.

REPRESENTED BY:

**KEVIN DORAN, PARTNER**  
LIC # 01704987 (707) 528-1400, EXT 270  
KDORAN@KEEGANCOPPIN.COM



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## WAREHOUSE SPACE FOR LEASE

# PROPERTY DETAILS

### HIGHLIGHTS

- ◆ Approximately 2,016+/- sf available in one Warehouse/Industrial/Flex Unit
- ◆ 1 Units Available
- ◆ 21+/- feet Clear Height
- ◆ On Site Parking
- ◆ Ideal Uses: Contractors, Bulk Storage, Manufacturing

### User Space

Office/Warehouse

### Lease Rate

\$1.30 Gross, Annual Adjustments

### Lease Terms

2-5 Year

### Total Bldg SF

36,3444+/- sq. ft.

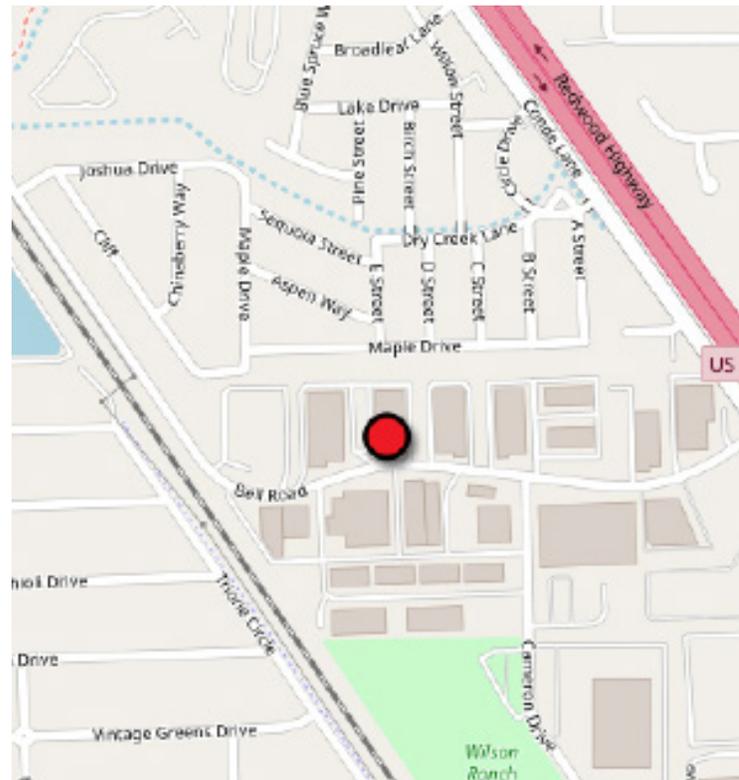
### DESCRIPTION OF PREMISES

Warehouse with roll-up door and 21+/- foot clear height ceiling. Warehouse has a restroom, skylights, and is fully sprinklered.

### DESCRIPTION OF AREA

The property is located in the Windsor Business Park, which is a master planned business park on the West side of Windsor consisting of approximately 37 acres. This excellent location in Windsor affords easy access and convenience to both the Sonoma County Airport and Highway 101. The Windsor Business Park is just north of the Airport Business Center, which is an approximate 437-acre master planned business park.

### AREA MAP



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## PROPERTY PHOTOS



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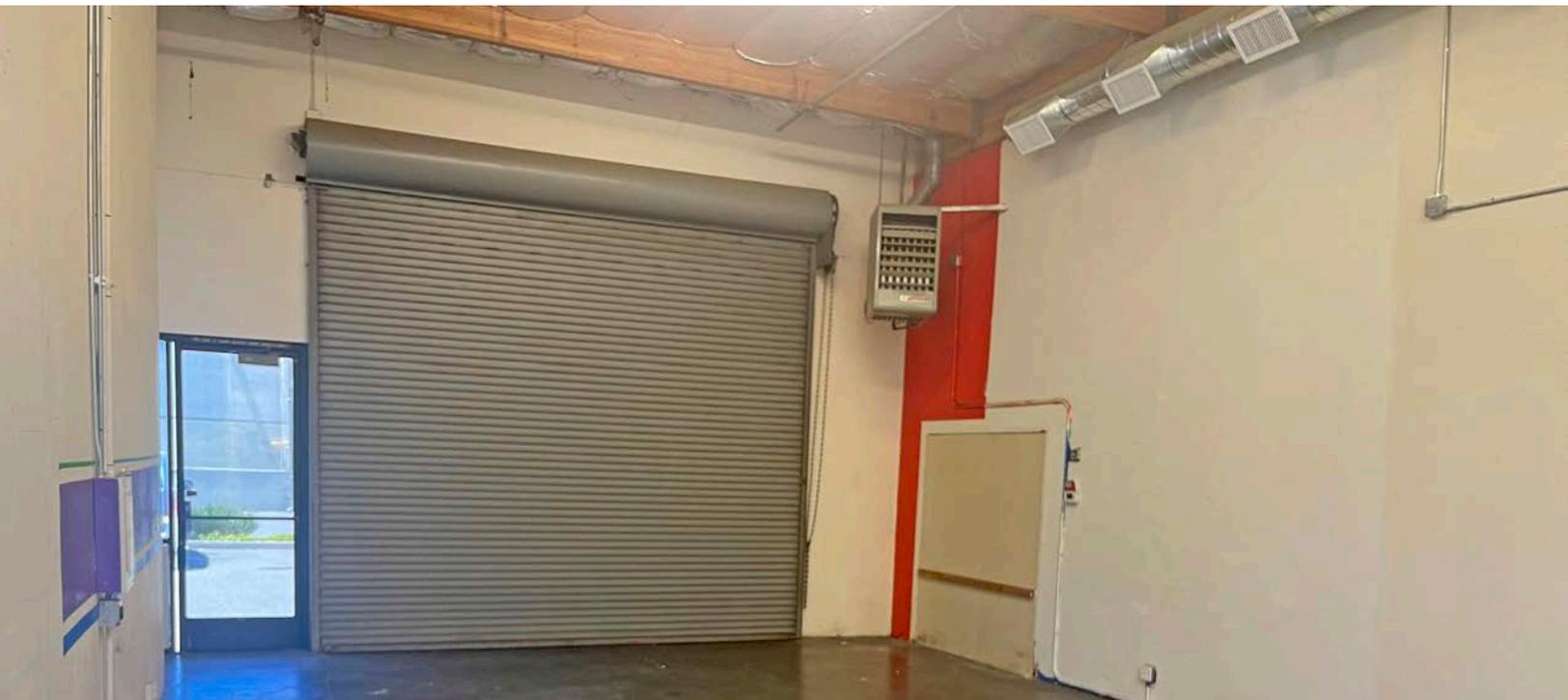
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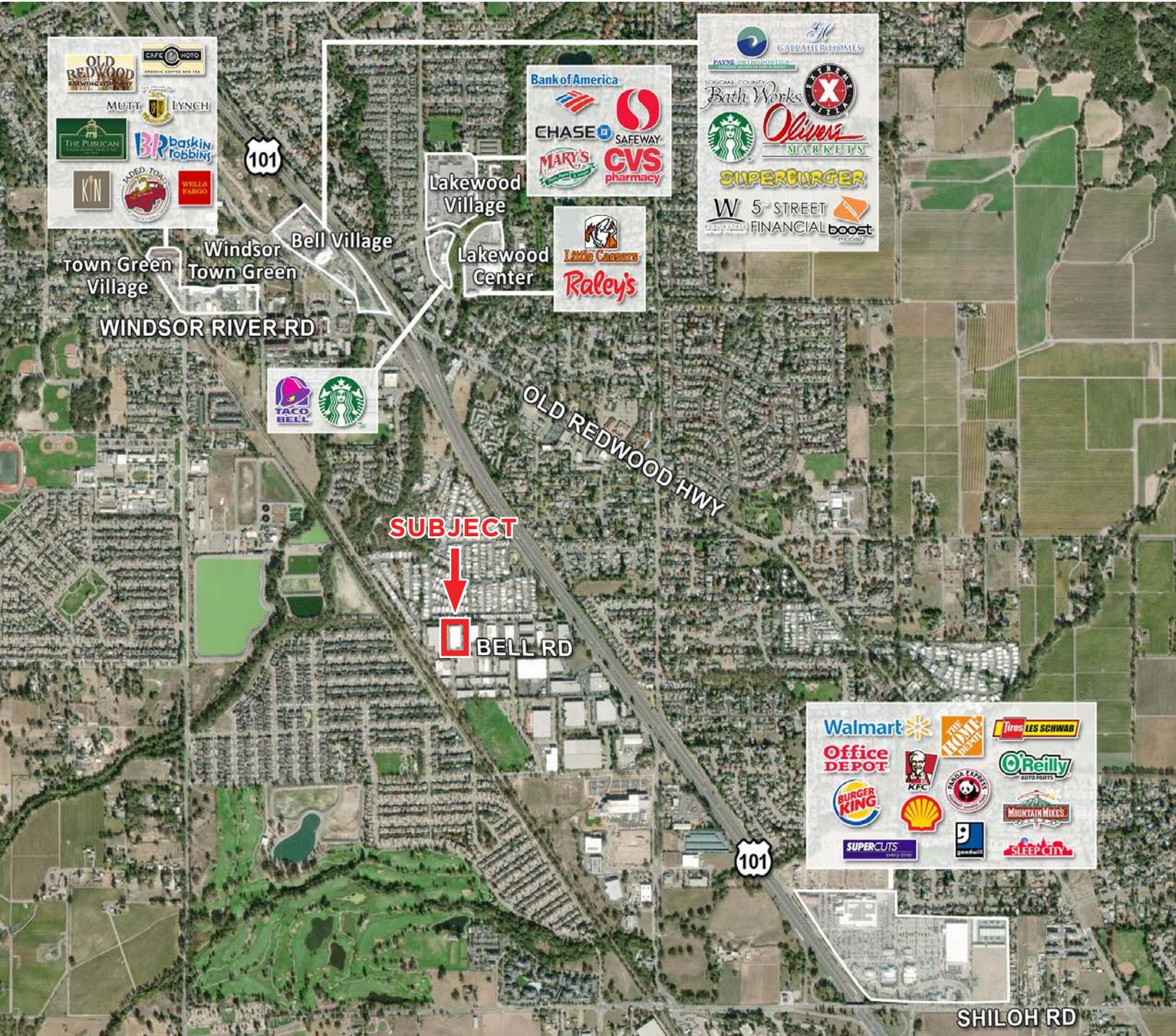
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## VICINITY MAP



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