



FOR LEASE – INDUSTRIAL WAREHOUSE

7975 CAMERON DR
WINDSOR, CA 95492

Northern California's Premier Commercial Real Estate



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SITE SUMMARY

PRICING

Base Rent Price:	\$0.85/Sq. Ft. Base Rent
	\$0.34/Sq. Ft. NNN Costs

BUILDING

Building Size:	
Warehouse:	11,910+/- Sq. Ft.
Improved Office:	<u>2,310+/- Sq. Ft.</u>
Total:	14,220+/- Sq. Ft.
Construction Type / Sliding:	Concrete Tilt-Up
Grade Level Loading Doors:	4 (12' x 12')
Ceiling Height:	15' - 17' Clear Height
Sprinklers:	Yes
Power:	600 Amps 3 Phase

SITE

APN:	164-130-105
Size:	35,719+/- Acres
Zoning:	IL (Light Industrial)
Water & Sewer:	Town of Windsor
Gas & Electric:	PG&E

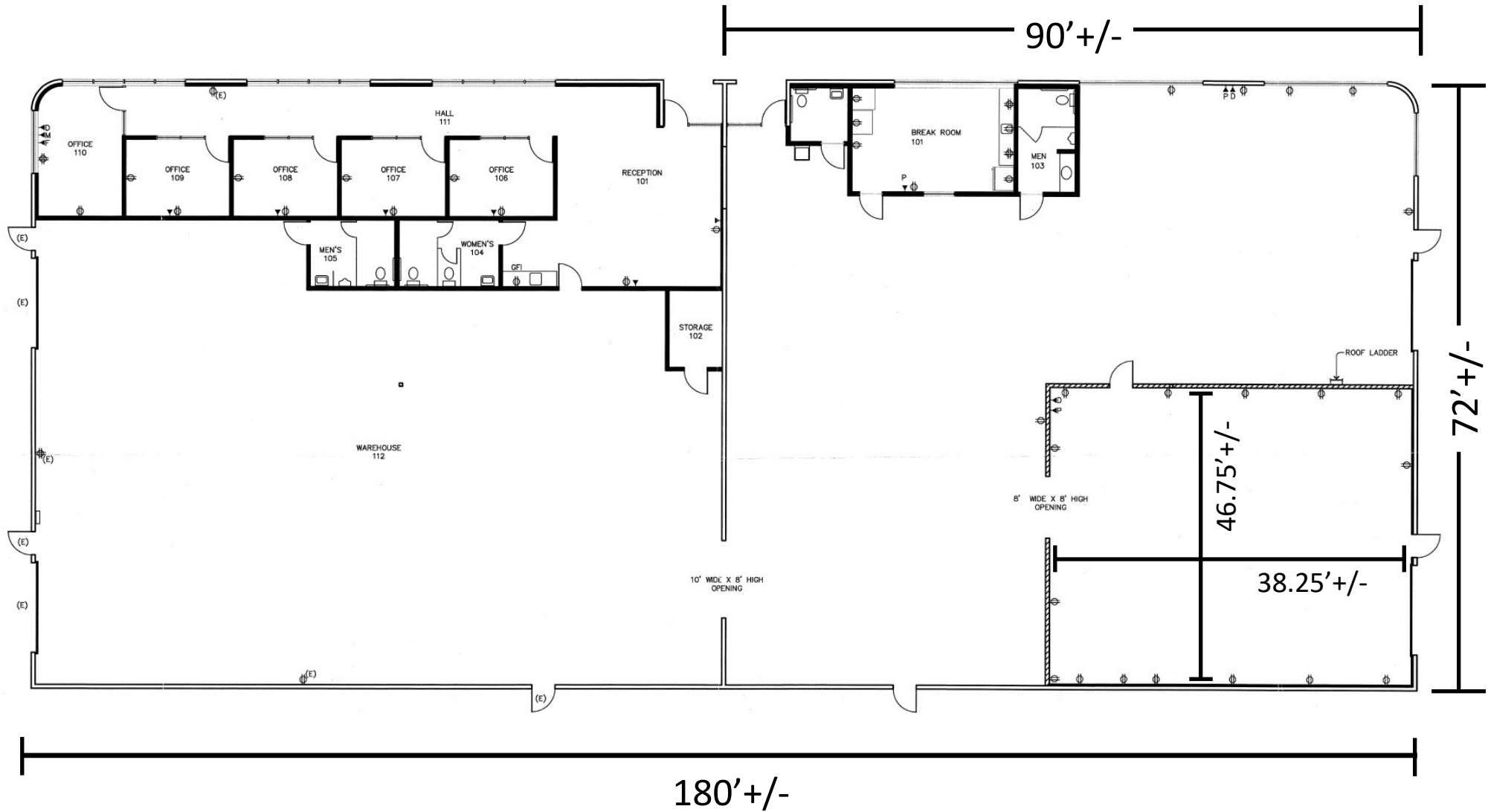


7975 Cameron Dr

Lease an exceptional Class A industrial space, approximately 14,000+/- Sq. Ft., in Windsor's prominent Beverage District, within the Cameron Center Complex. The building features concrete panel construction, a new roof, and the potential to be divided into two equal-sized units. It offers full sprinkler coverage, a 600-amp 3-phase electrical supply, and two separate heating systems that provide adequate heat to the warehouse areas. The west side features 2,310+/- Sq. Ft. of well-appointed office space, along with a break room and a lobby area. On the east side, an additional 328 Sq. Ft. is dedicated to a break room/conference area. Access the warehouse seamlessly through four grade-level 12' x 12' roll-up doors. Ample parking is available throughout the complex, and the potential to secure the western loading area enhances security measures. Explore the possibilities of this outstanding industrial space.



FLOOR PLAN



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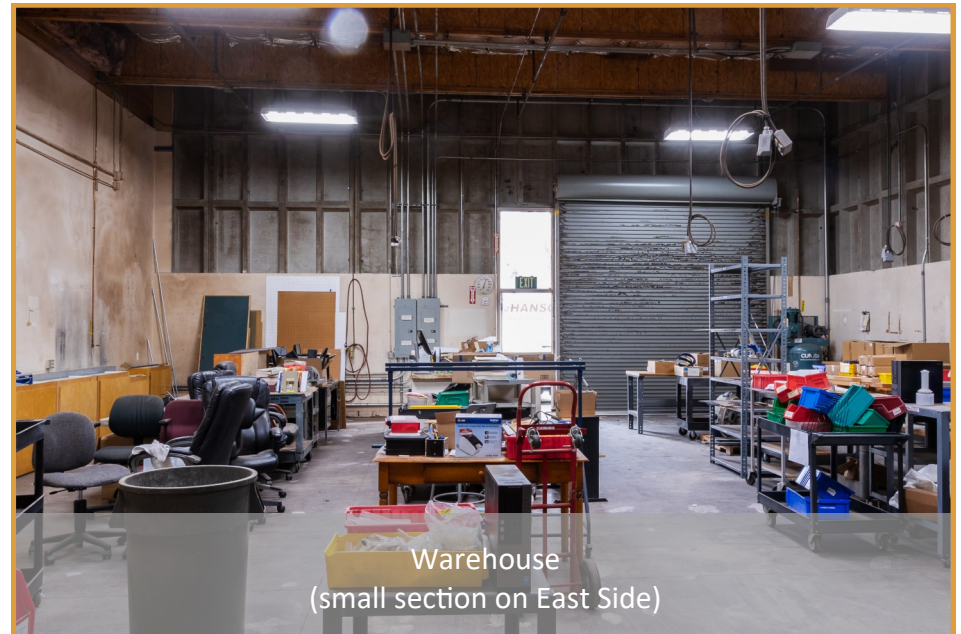
PHOTOS



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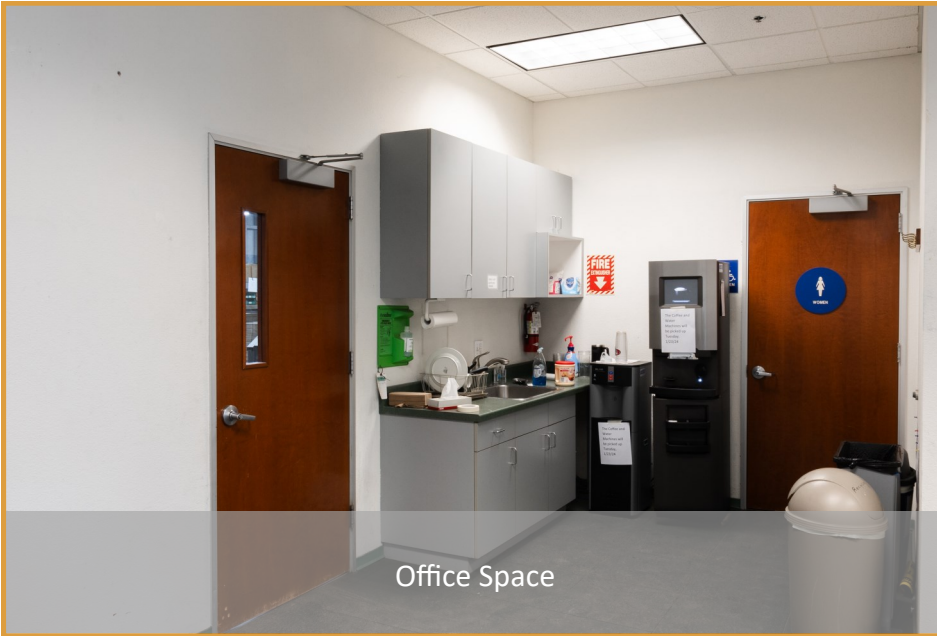
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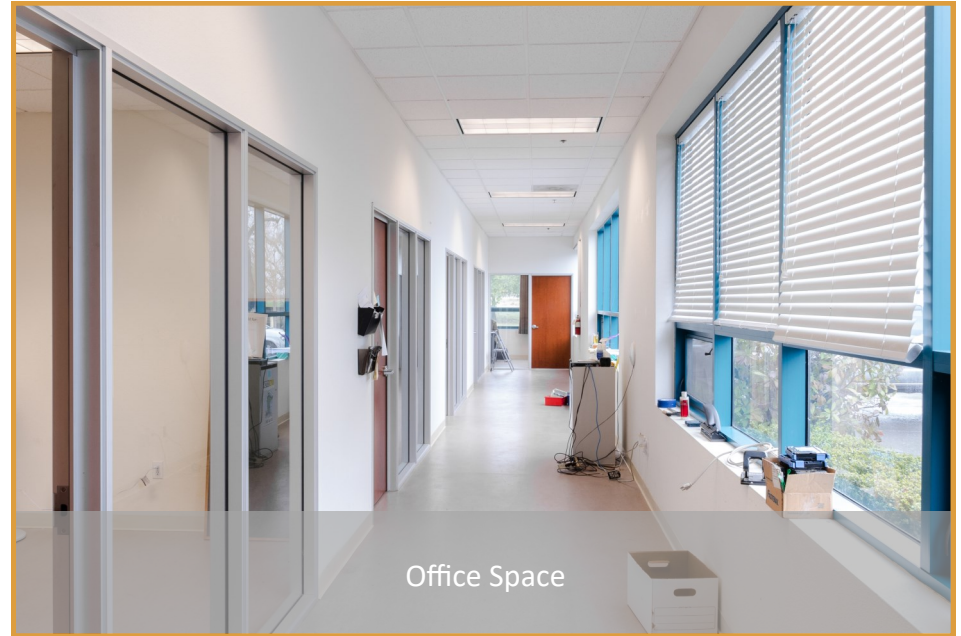
Warehouse



Office Space



Office Space

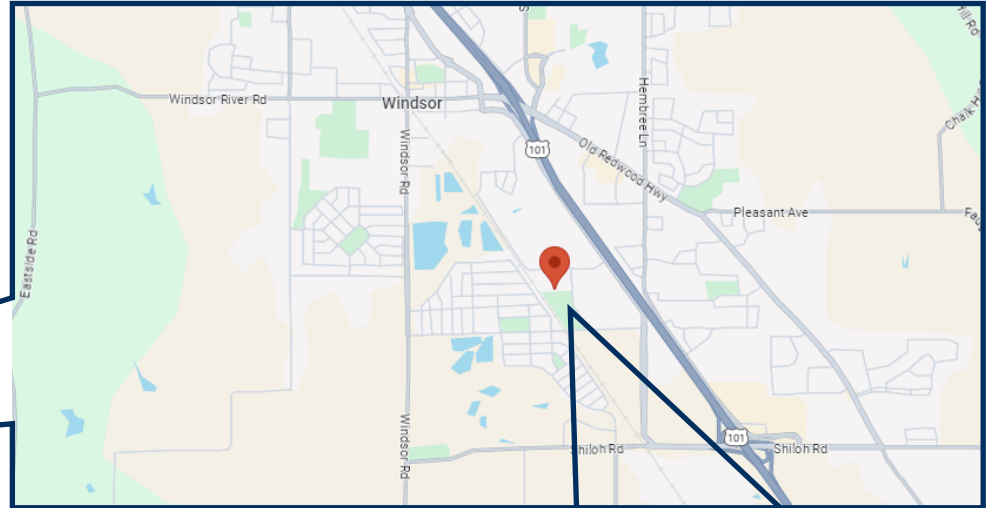
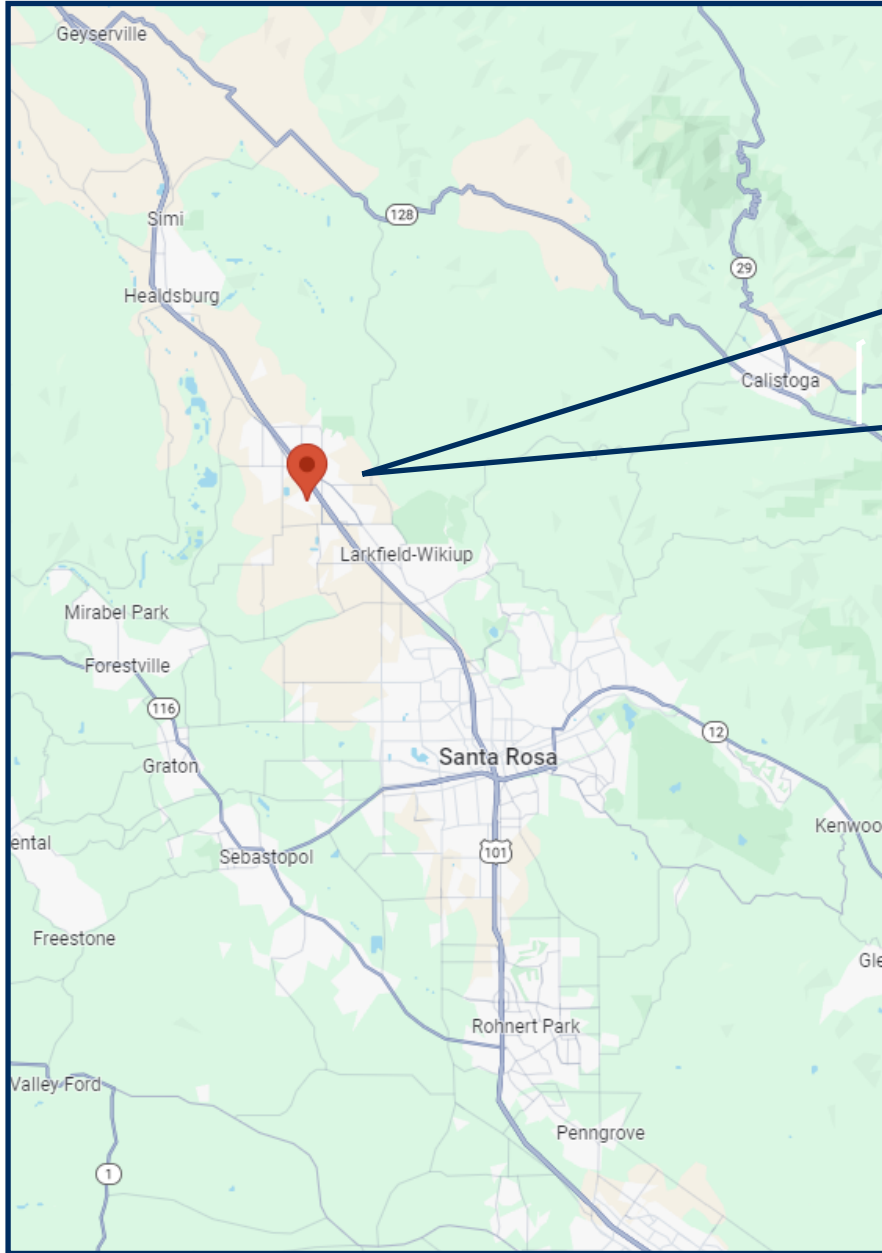


Office Space

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STREET MAP



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BROKER TEAM



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