

STERLING

CALIFORNIA PROPERTIES



10342 Old Redwood Hwy Windsor, CA 95492

Updated 4,903 SF warehouse & office situated on 1.4 acres across two APNs

Property Highlights

- 4,903 +/- SF rentable area
- 1.40 +/- acre site
- Clear ceiling height: +/- 11'6"
- Zoning: BC (Boulevard Mixed-Use)
- Recently remodeled office + warehouse
- Excellent visibility on Old Redwood Hwy
- Move-in ready

Features

- Fenced lot with gated entrance
- Two roll-up doors , Front and rear personal doors
- Heater in warehouse; mini-split HVAC in office
- Abundant natural light in office
- Ample on-site parking

Financial & Investment Highlights

- Asking Price: \$2,300,000 (~\$469/SF)
- Sale Type: Owner-User or Investment
- Tenant / Occupancy: Single tenant / owner-user scenario (buyer to verify)
- Income: Cell tower lease with annual increases (terms to be verified by buyer)

Investment Advantages:

- Strong owner-user or investment opportunity
- High visibility along the busy Old Redwood Hwy corridor
- Proximity to Hwy 101 and major Sonoma County business hubs



Summary

Don't miss this exceptional, newly updated 4,903 SF warehouse & office situated on 1.4 acres across two APNs, offering future development potential.

Originally built in 1983, property is fully fenced, has security gate at entrance & is extremely well lit. The building has been meticulously renovated w/ upgrades throughout. Newly remodeled w/contemporary finishes, abundant natural light from extensive glass, private restroom & mini-split HVAC units for efficient climate control.





The warehouse has a spacious open layout w/two roll up & personnel doors for ease of access from front to rear of building, has a heater, a mini split & has a private restroom.

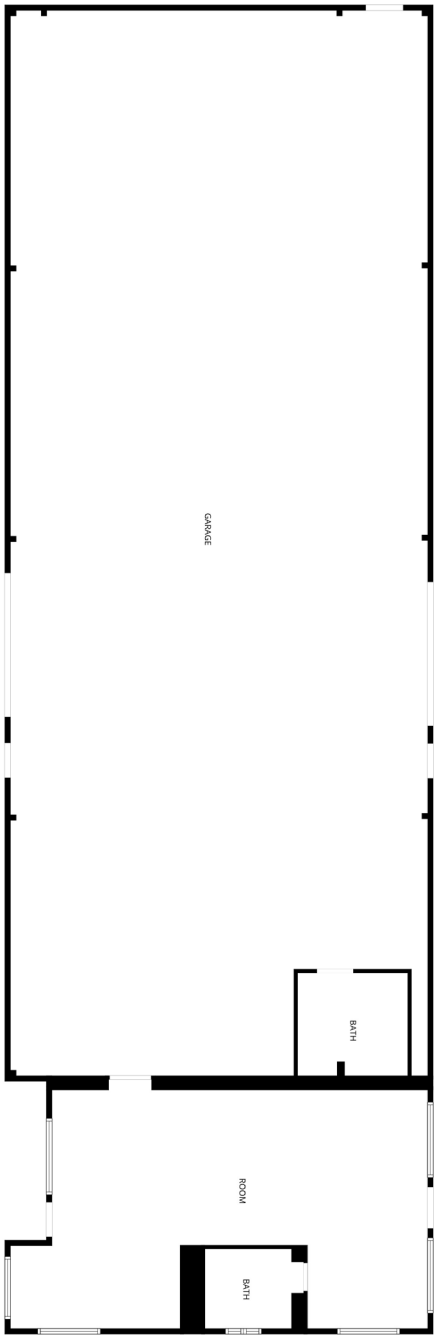
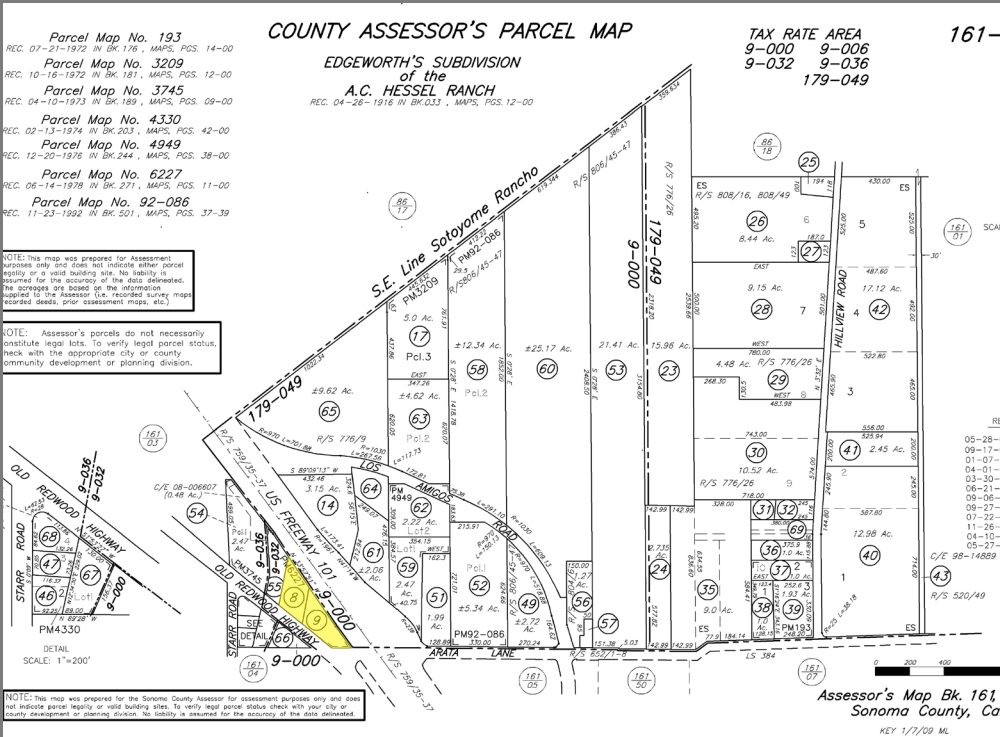
The 1.4 acres provides ample on-site parking & potential for future expansion or development (buyer to verify).





Bonus ongoing monthly income w/yearly increases from cell tower lease. This property is strategically located in the Town of Windsor, approximately 50 miles north of San Francisco in Sonoma County, offering convenient access to Highway 101 w/even more future convenient North bound 101 access, all the wine country amenities nearby & ample local services & industry. Property has excellent visibility, access, has been recently improved, is move-in ready & is a strong investment and/or owner-user opportunity.

Floor Plan





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