

5793 SKYLANE BLVD

FOR LEASE OR SALE | WAREHOUSE & OFFICE SPACE IN AIRPORT BUSINESS PARK

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

ZACH HAUPERT DRE # 01944764
415.539.1121 | zhaupert@tcpre.com

RYAN GALLAGHER DRE # 01944764
415.676.8645 | rgallagher@tcpre.com

JACK DYKE DRE # 02255631
415.518.7523 | jdyke@tcpre.com

5793 SKYLANE BOULEVARD

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer investors the opportunity to purchase the fee simple interest in 5793 Skyline Blvd, Windsor, CA 95491.

The approximately 15,814 square foot building sits on ±50,530 square feet of land in the Airport Business Park. This building is a great opportunity for both investor and owner user.

Units A and D, totalling 9,227 square feet, is available allowing owner users the opportunity to operate with rental income.

PROPERTY SUMMARY

ADDRESS	5793 Skyline Blvd, Windsor, CA 95491
APN	164-150-033
BUILDING SIZE	±15,814 Square Feet
PARCEL SIZE	±50,530 Square Feet
ZONING	IL: Light Industrial
SALE PRICE / PSF	\$3,953,500 / \$250



5793 SKYLANE BOULEVARD

BUILDING DESCRIPTION

YEAR BUILT	1999
CONSTRUCTION TYPE	Concrete Tilt-Up
CEILING HEIGHT	16'
ELECTRICAL SERVICE	1,200 Amps, 3-Phase
SPRINKLER SYSTEM	Fully Sprinklered

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase Small Bay Multi Tenant Industrial In The Greater Santa Rosa Market



VALUE-ADD POTENTIAL

Immediate Additional Income For Owner-User, With Room to Expand When Existing Leases Expire



SECURED PARKING

Gated and Secured Parking Area for Multiple Units



LOCATION

Great Location in the Airport Business Park With Immediate Access to Hwy-101



UNIT A - FOR LEASE

PROPERTY SUMMARY

UNIT SIZE

± 2,900 Square Feet

RENTAL RATE

\$1.25 / Month, NNN

ZONING

Light Industrial

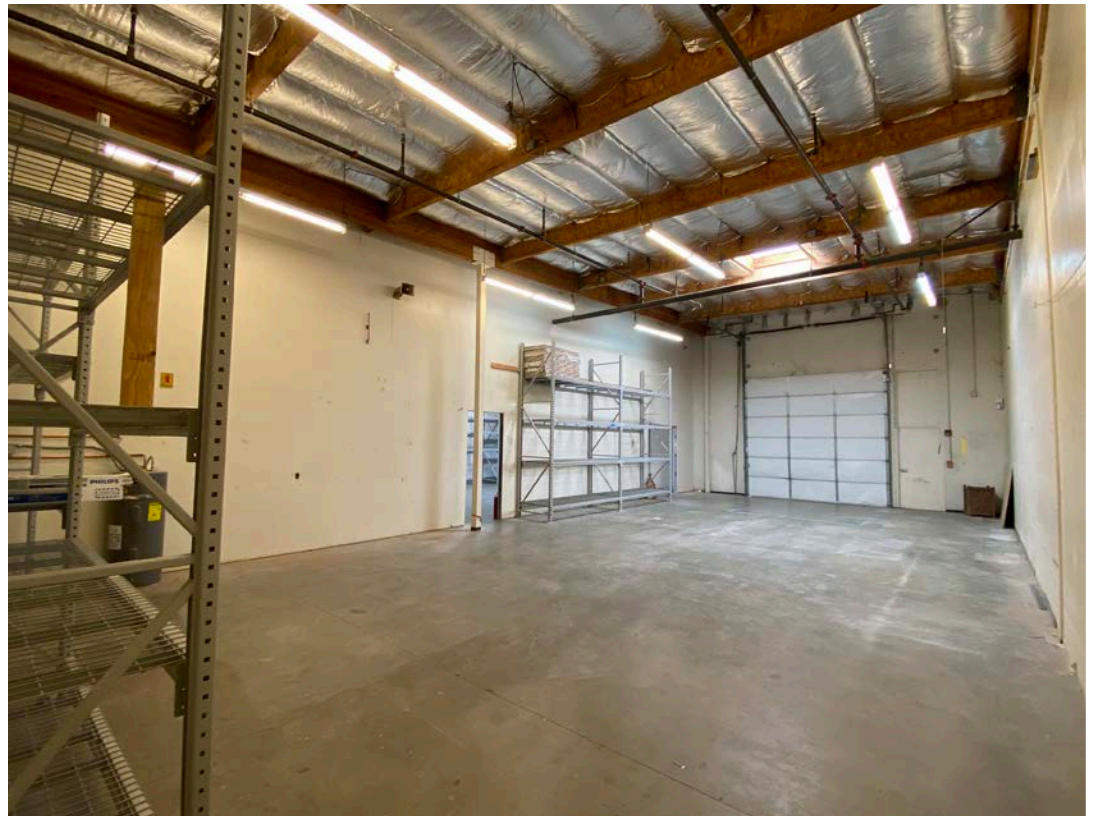
AVAILABLE

Immediately



PROPERTY HIGHLIGHTS

- + ±800 SF of Office and ±2,100 SF of Warehouse
- + Open Warehouse Space with 16' Ceiling
- + Fully Sprinklered
- + Striped Parking Lot
- + Two (2) Drive-In Roll-Up Doors
- + Close Proximity to Hwy 101



UNIT D - FOR LEASE

PROPERTY SUMMARY

UNIT SIZE

± 5,300 Square Feet

RENTAL RATE

\$1.25 / Month, NNN

ZONING

Light Industrial

AVAILABLE

Immediately



PROPERTY HIGHLIGHTS

- + ±2,700 SF of Office and ±2,600 SF of Warehouse
- + Clear Span Warehouse with High Ceilings
- + Fully Sprinklered
- + Striped Parking Lot
- + Two (2) Drive-In Roll-Up Doors
- + Close Proximity to Hwy 101

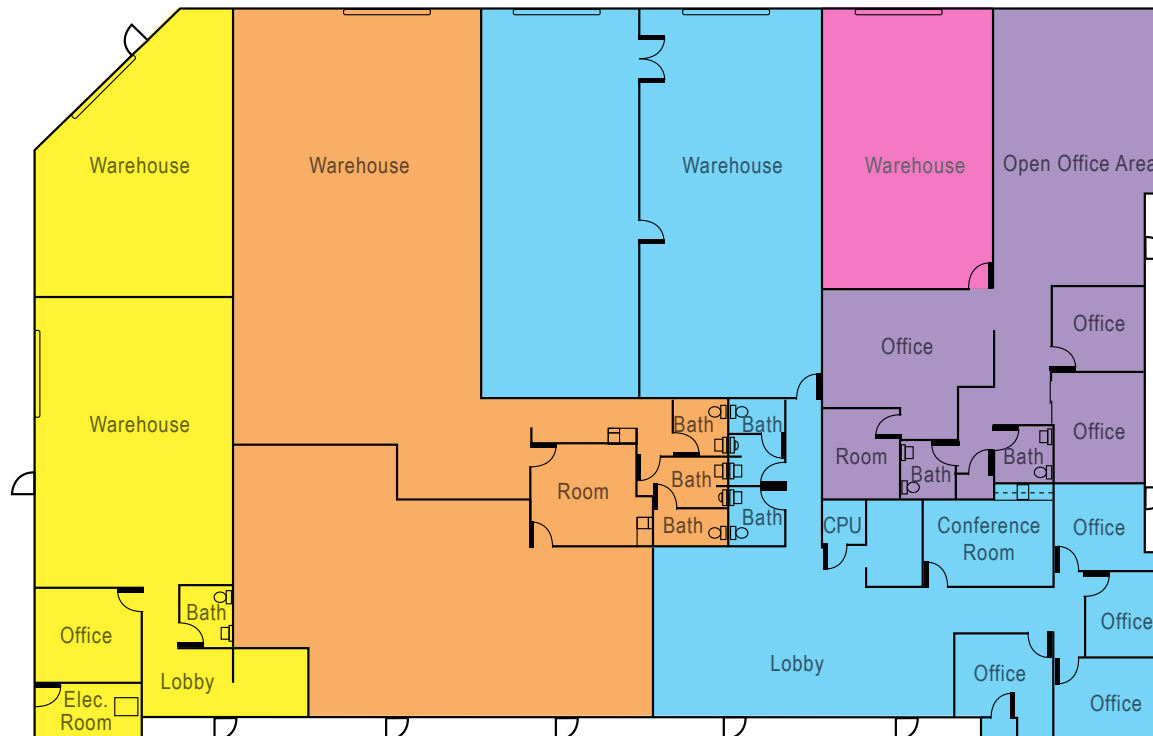
**Unit E can also be combined to this unit space*



5793 SKYLANE BOULEVARD

SITE PLAN

SUITE	TENANT	SQ.FT.	LEASE EXPIRATION	OPTION TO RENEW	LEASE TYPE	BASE RENT	ANNUAL INCOME	PSF
■ A	Vacant	±2,900 Square Feet	-	-	-	-	-	-
■ B	KLOVE Radio	±2,037 Square Feet	November 30, 2026	None	Industrial Gross	\$3,371.54	\$40,458	\$1.66
■ C	FAA	±4,550 Square Feet	September 30, 2027	None	Industrial Gross	\$6,382	\$76,584	\$1.40
■ D	Vacant	±5,300 Square Feet	-	-	-	-	-	-
■ E	Vacant	±1,027 Square Feet	-	-	-	-	-	-
TOTAL		±15,814 Square Feet					\$117,042	



Skyline Boulevard

5793 SKYLANE BOULEVARD

LOCATION OVERVIEW

Desirable location, nearby many amenities, public transportation and to surrounding areas.



08 MIN to SMART Train Station
10 MIN to Downtown Santa Rosa
20 MIN to Rohnert Park



03 MIN to Hwy-101



04 MIN to Sonoma County Airport



5793 SKYLANE
BOULEVARD



OFFERING TERMS

5793 Skylane Boulevard, Windsor, CA 95492 is being offered for lease or sale. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.



ZACH HAUPERT DRE # 01822907

415.539.1121 | zhaupert@tcpre.com

RYAN GALLAGHER DRE # 01944764

415.676.8645 | rgallagher@tcpre.com

JACK DYKE DRE # 02255631

415.518.7523 | jdyke@tcpre.com

CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Touchstone Commercial Partners (TCP) as part of TCP’s efforts to market for sale the property located at 5793 Skylane Boulevard, Windsor, CA 95492 (the “Property”). TCP is the exclusive agent and broker for the owner(s) of the property (the “Owner”). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP’s, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/ or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Zach Haupt at (415) 539-1121.