



FOR LEASE — FLEX SPACE

7654 BELL RD
WINDSOR, CA

Northern California's Premier Commercial Real Estate



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



SITE SUMMARY

PRICING

Total Monthly Rent	
Base Rent (\$1.33 PSF)	\$3,463.32 /MO
CAM cost (\$0.17 PSF)	\$ 442.68 /MO
Total	\$3,906 /MO
Lease Type:	Industrial Gross

BUILDING

Total Building Sq. Ft.:	23,040+/- Square Feet
Available Rentable Sq. Ft.	2,604+/- Square Feet
Stories	Two (2)
# of Roll-Up Door	One (1)
Electricity	200 AMPs
Built:	Circa 1986

7654 Bell Rd

Strategically located just south of downtown Windsor at the vibrant entrance to the Beverage District, this exceptional space offers unbeatable visibility from US Highway 101 and convenient access both north and southbound.

This versatile property features approximately 1,600 sq. ft. of modern office and workspace spread across two floors, complemented by an approximately 1,000 sq. ft. warehouse with a roll-up door and additional man door for convenient access. The office entry is accessible from a well-positioned eastern parking lot, providing ample parking for employees and customers alike.

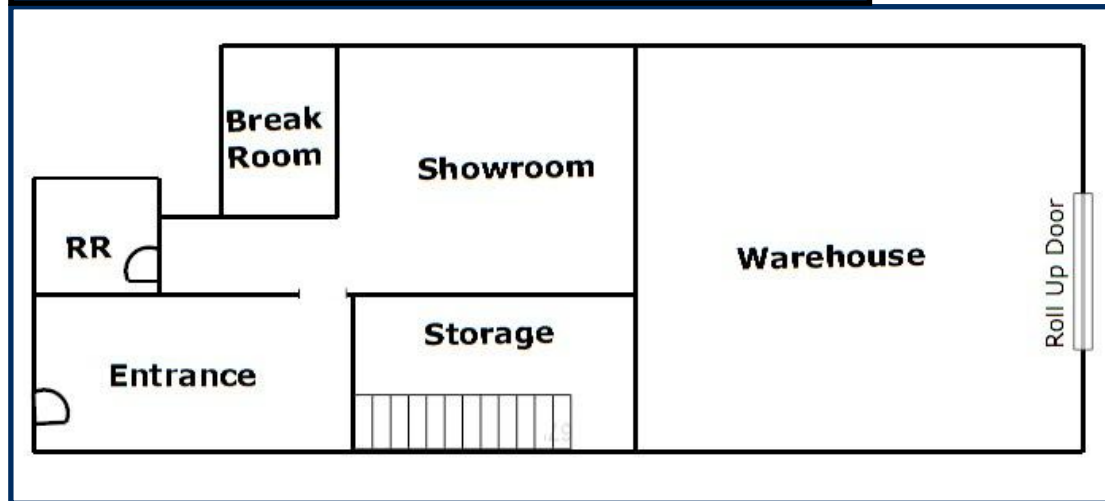
Designed with both functionality and style in mind, the offices boast contemporary finishes and are fully sprinklered. Additional amenities include 200 amps of power, a private restroom, and a kitchenette on the ground floor—making it perfect for a wide range of business uses.

Whether you're expanding, relocating, or starting new, this flexible space is ready to meet your needs and drive your business forward.

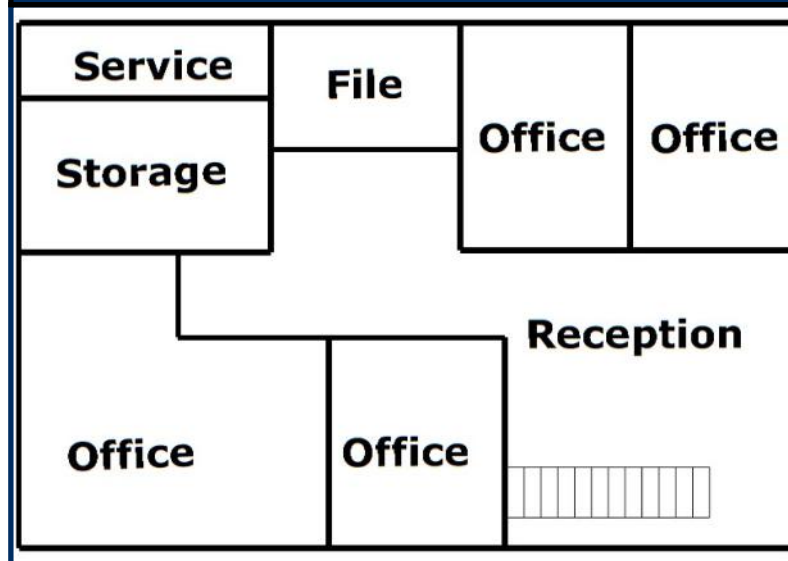


7654 BELL RD FLOOR PLAN

FLOOR PLAN | FIRST FLOOR



FLOOR PLAN | SECOND FLOOR





7654 BELL RD STREET MAP



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PHOTOS



Exterior



Exterior



Exterior

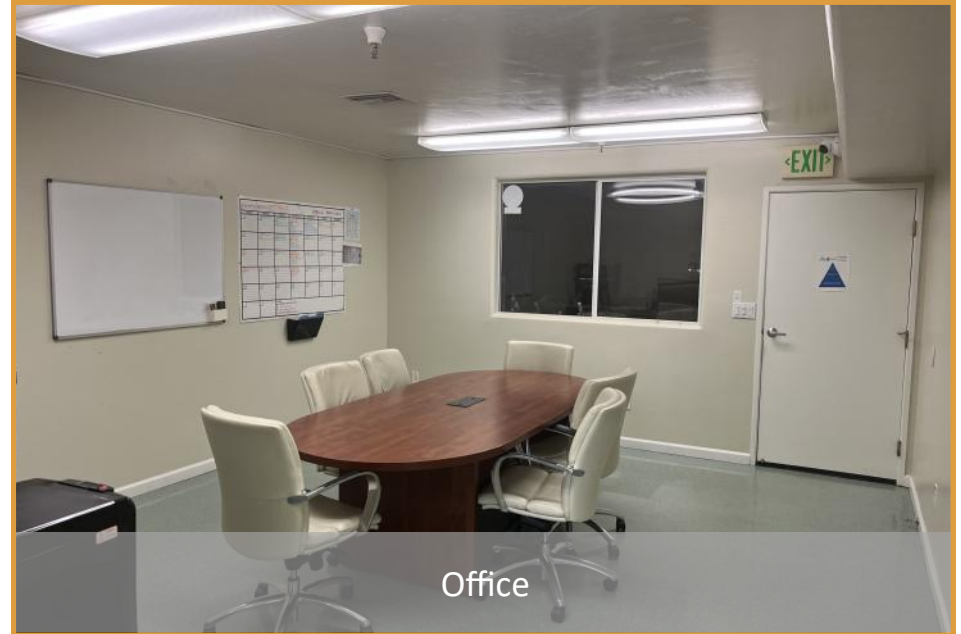


Exterior

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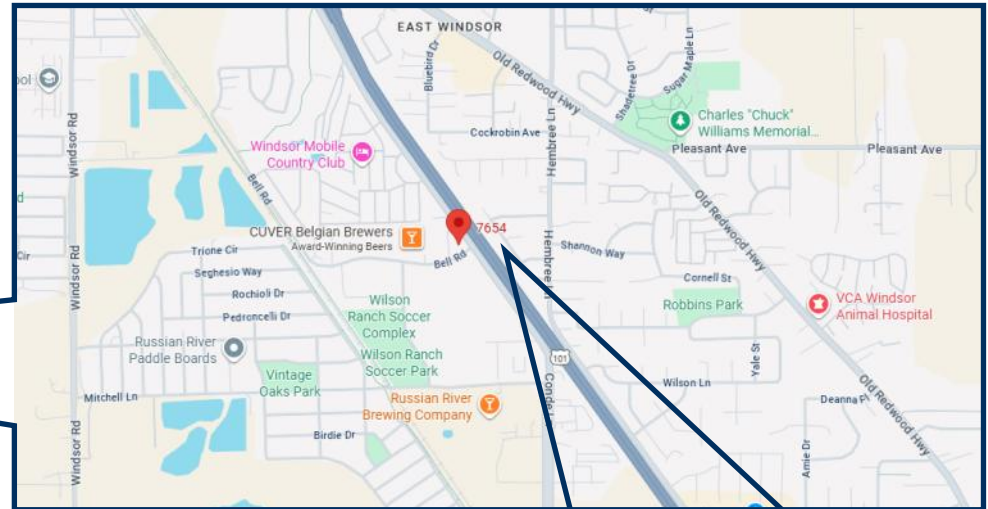
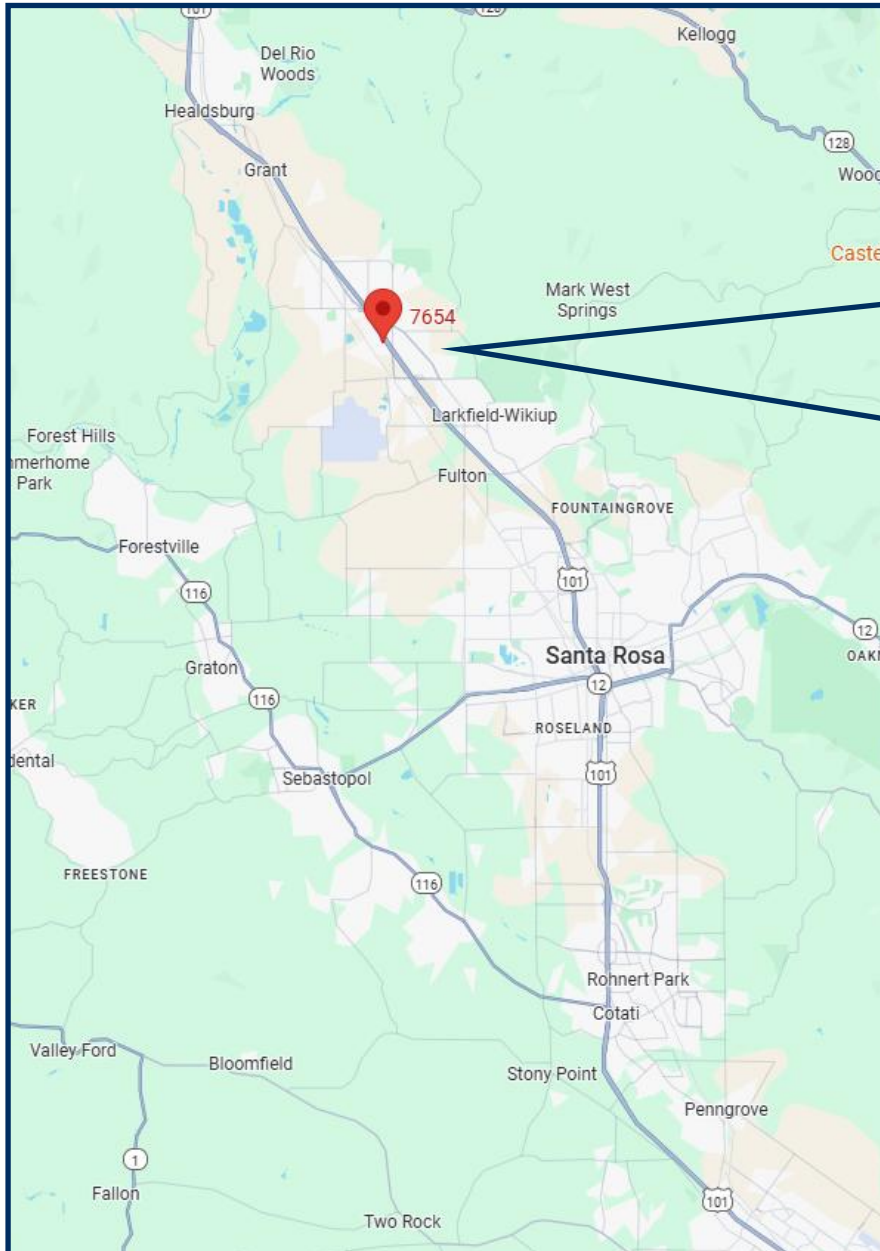
PHOTOS



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STREET MAP



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LISTING TEAM



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