



Keegan & Coppin
COMPANY, INC.

LEASE/SALE

**5793 SKYLANE BOULEVARD
WINDSOR, CA**

**MULTI-TENANT INDUSTRIAL INVESTMENT OR
OWNER/USER OPPORTUNITY WITH IMMEDIATE
LEASE-UP UPSIDE**

9,2273 SF AVAILABLE NOW

ADDITIONAL 11,264+/- SF AVAILABLE 12/1/2026



Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
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OFFERING OVERVIEW

15,814+/- SF | UP TO 11,264+/- SF AVAILABLE |
FAA INCOME IN PLACE



5793 SKYLANE BLVD.
WINDSOR, CA

**INDUSTRIAL
INVESTMENT
FOR SALE/LEASE**

KEY HIGHLIGHTS:

- 9,227 SF currently vacant
- An additional 2,037+/- SF becomes available when K-LOVE vacates
- Up to 11,264+/- SF available beginning December 1, 2026
- Existing income from the U.S. Government/FAA
- K-LOVE income remains in place through November 30, 2026

OFFERING

Sale Price	\$3,241,870
Price PSF	\$205+/-
Current Gross Income	\$133,924
Stabilized Gross Income	\$247,699
Gross Operating Expenses	\$88,444
Net/Nonrecoverable Expenses	\$33,108
Projected NOI	\$214,591



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INVESTMENT OVERVIEW



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INDUSTRIAL INVESTMENT

CURRENT INCOME	
GROSS ANNUAL IN-PLACE	\$133,924
TENANT: FAA	\$92,256
TENANT: K-LOVE	\$41,668
CURRENT OCCUPANCY	
OCCUPIED (BEGINNING 12/1/2026)	6,587+/- sq. ft. (4,550+/- sq. ft.)
VACANT (BEGINNING 12/1/2026)	9,227+/- sq. ft. (11,264+/- sq. ft.)
VACANCY (BEGINNING 12/1/2026)	58% (71%)
LEASE-UP OPPORTUNITY	
LEASE RATE	11,264+/- sq. ft. @ \$1.15 PSF NNN
NEW INCOME	\$155,443 Annual
STABILIZED PERFORMANCE	
FAA INCOME	\$92,256
LEASE-UP INCOME	\$155,443
PROJECTED GROSS INCOME	\$247,699
EXPENSE PROFILE (POST-SALE)	
PROPERTY. TAXES	\$36,730
INSURANCE	\$5,500
OTHER EXPENSES	\$46,214
GROSS EXPENSES	\$88,444
ESTIMATED RECOVERIES	-\$55,336
TOTAL EST. EXPENSES	\$33,108
PROJECTED NOI	\$214,591
PROJECTED RETURN	6.62% Stabilized Cap Rate

POSITIONING STATEMENT

The Property presents a clear and executable value-add opportunity through the lease-up of 11,264+/- SF (beginning December 1) of currently vacant space. Existing income from established tenants provides near-term cash flow, while lease-up allows for improved expense recovery through NNN lease structures on a majority of the building.

FAA ADVANTAGE

Proximity-dependent use tied to Sonoma County Airport.
Existing specialized improvements and secured access infrastructure.
Long-term occupancy with operational location requirements



LEASE STRUCTURE

Existing leases are structured as modified gross (K-LOVE) and full-service (FAA). New leasing is being completed on an NNN basis. Buyer to verify operating expenses and recoveries.

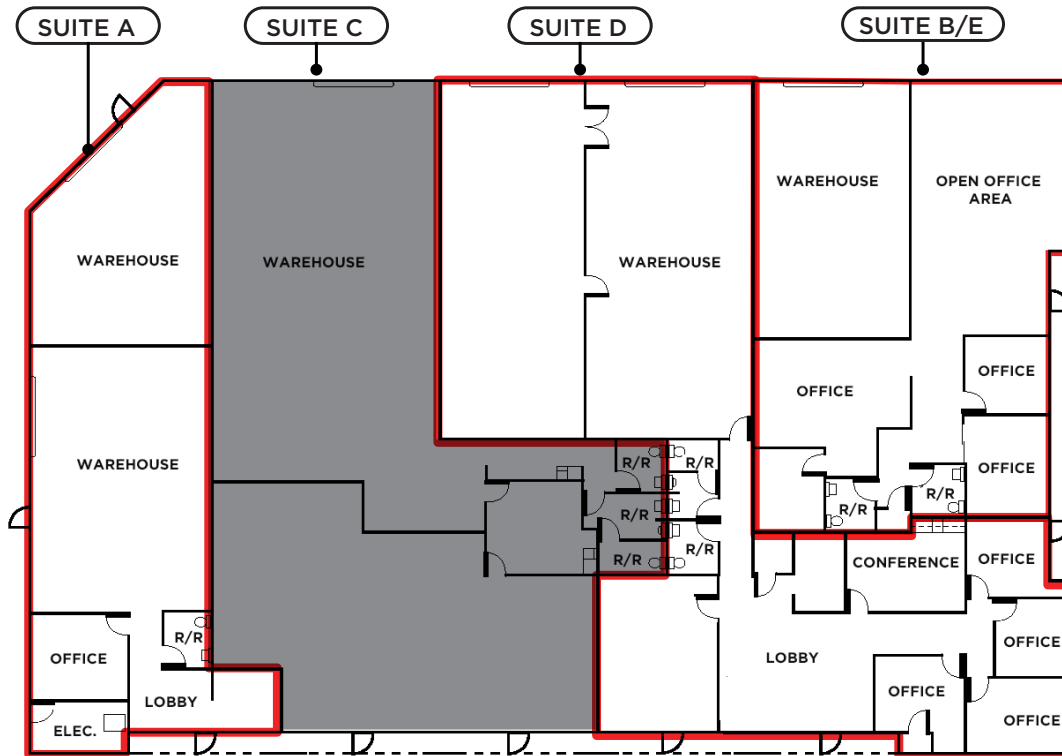


AVAILABLE SPACE/LEASING



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INDUSTRIAL INVESTMENT



SUITE	SQFT
A	2,900+/-
B/E	3,064+/-
C	4,550+/-
D	5,300+/-

Tenant	Suite	SF +/-	Lease Type	Lease Expiration	Option(s)
AVAILABLE NOW	A	2,900	NNN		
AVAILABLE 12/1/ 2026	*B/E	3,064	NNN		
United State of America (FAA)	C	4,550	Full Service	30-Sep-27	N/A
AVAILABLE NOW	D	5,300	NNN		
Total Available Beginning 12/1/2026		11,264			

*K-LOVE currently occupies 2,037+/- SF in Suite B under a modified-gross lease expiring November 30, 2026. Suite E is currently vacant.

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PROPERTY OVERVIEW



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WINDSOR, CA

INDUSTRIAL INVESTMENT FOR SALE/LEASE



DESCRIPTION OF AREA

One mile from the Sonoma County Airport and in the heart of the Sonoma County Wine Country, just blocks from the Airport Blvd/Hwy 101 on and off-ramps.

NEARBY AMENITIES

- Airport Health Club, Windsor Golf
- Starbucks, Kaffe Mocha, Carl's Jr., Mi Burrito, etc.
- Airport Stadium Cinema, 50+ SoCo Regional Parks

TRANSPORTATION ACCESS

- Sonoma County Airport Direct Flights to 9 Cities
- SMART Train Regional Commuter Rail Line
- Highway 101 Direct Access via Airport Blvd.

BUILDING SIZE

15,814+/- SF

LOT SIZE

1.16+/- Acres

CONSTRUCTION

Concrete Tilt-Up

YEAR BUILT

1999

ZONING

LI - Light Industrial

POWER

3-Phase, 1200 AMPs

STORIES

Single

PARKING

Secured/Gated

FIRE

Fully-Sprinklered

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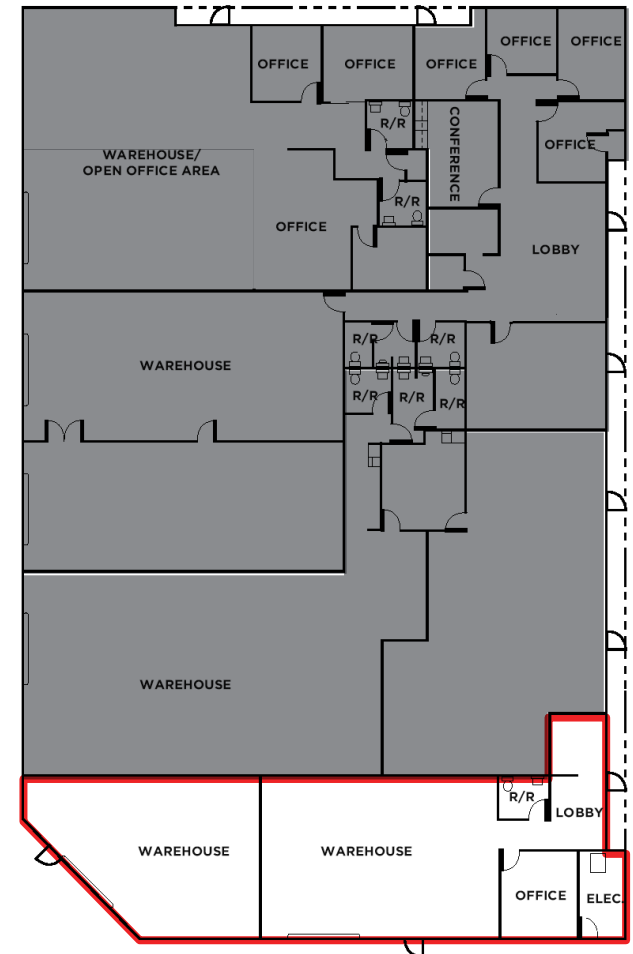
PROPERTY PHOTOS

SUITE A - 2,900+/- SF



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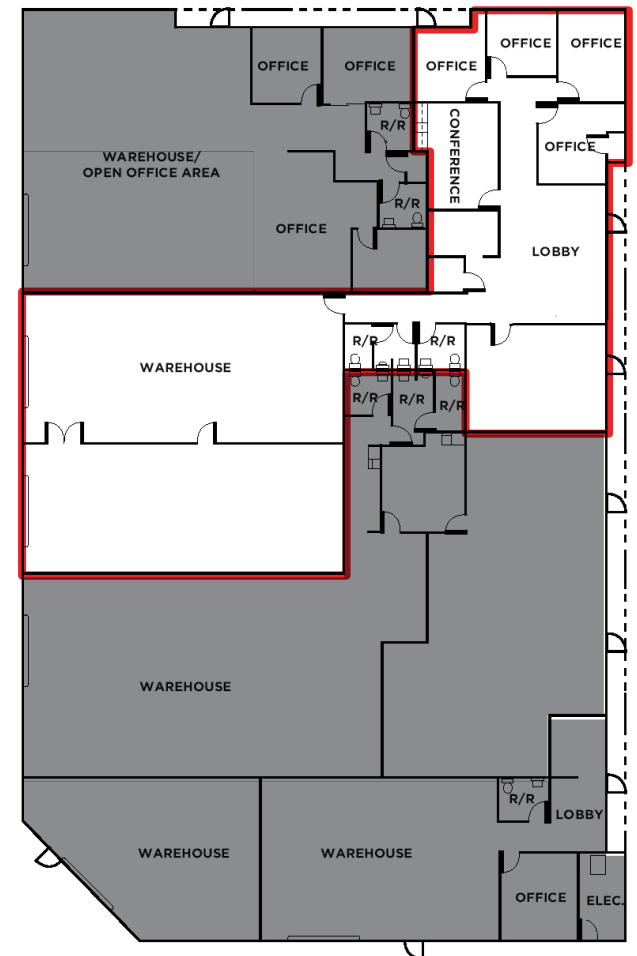
PROPERTY PHOTOS

SUITE D - 5,300+/- SF



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PROPERTY PHOTOS

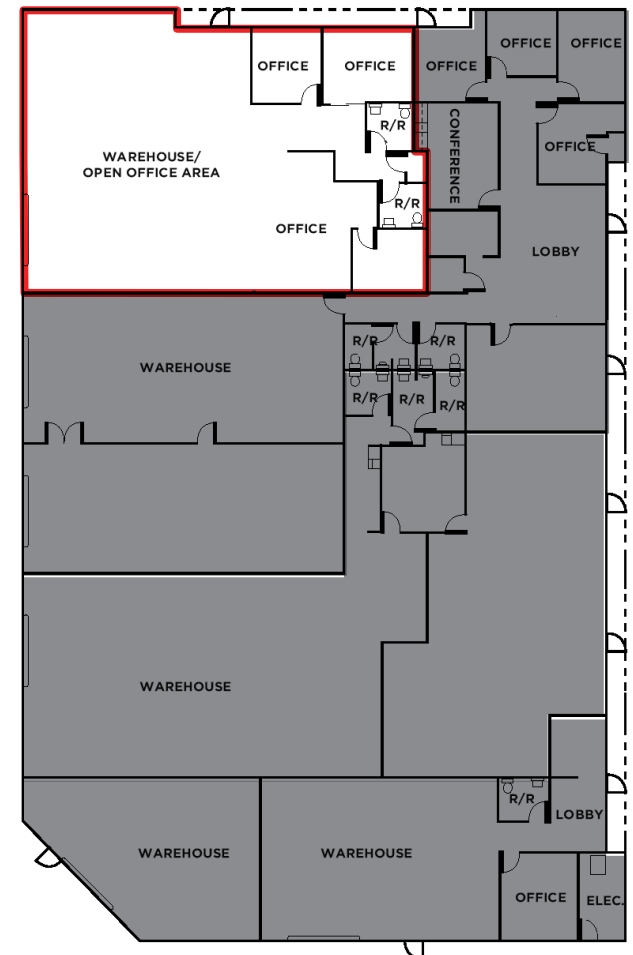
SUITE B/E

3,064 SF - AVAILABLE 12/1/2026



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Suite E warehouse photos shown; Suite B currently occupied.

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FINANCING OPTIONS

SBA 7(A) VS SBA 504



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SBA 7(a)		
Loan Amount:	\$3,349,370	
Loan Term (years):	25 yrs	
Loan Amortization (years):	25 yrs	
Interest Rate:*	6.75%	
* Quarterly Floating Rate		
Monthly Payment:	\$23,141	
BREAKDOWN OF COSTS		
	Total Cost	Out of Pocket
Property Costs	\$3,241,870	\$0
Contingency/Professional Costs	\$0	\$0
Non-Property Costs	\$0	\$0
SBA 7(a) Guaranty Fee	\$92,000	\$0
Third Party Related Costs	\$15,500	\$0
Total Project Costs	\$3,349,370	\$0
Out of Pocket Cost as % of Total Project		0.0%

SBA 504		
1st DOT:	\$1,653,617	
CDC 2nd DOT:	\$1,322,893	
Loan Term / Amortization (LOB 1st):	25 yrs / 25 yrs	
Loan Term / Amortization (CDC 2nd):	25 yrs / 25 yrs	
Interest Rate (LOB 1st Mtg):*	7.94%	
Interest Rate (CDC 2nd Mtg):	5.94%	
* Locked For 5 Years		
Combined Monthly Payment:	\$21,172	
BREAKDOWN OF COSTS		
	Total Cost	Out of Pocket
Property Costs	\$3,241,870	\$324,187
Contingency/Professional Costs	\$0	\$0
Non-Property Costs	\$0	\$0
Debenture Fees	\$30,470	\$3,047
Bank Loan Fee	\$24,393	\$2,439
Third Party Related Costs	\$15,500	\$6,050
Total Project Costs	\$3,312,233	\$335,723
Out of Pocket Cost as % of Total Project		10.1%

SBA 7(a) Loan Specifics:

Finance Up To 100% of Total Project Costs

Long Term/Amortization [25/25]

No Balloon Payment

Limited Prepayment Penalty

Most Loans Close In 45-60 Days

Working Capital, Equipment and Fees Can Be Financed

One Loan Closing - Much Simpler Process

Additional Collateral May be Required

SBA 504 Loan Specifics:

Finance Up To 90% of Total Project Costs

Long Term/Amortization [25/25]

Balloon Payment Possible

Prepayment Penalties Apply

Most Loans Close In 75-120 Days

Most Third Party Costs Can Be Financed

Two Loan Closings With 2 Lenders

Rate Not Fixed Until After Closing

Life Insurance Likely Required

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AERIAL MAP



5793 SKYLANE BLVD.
SANTA ROSA, CA

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ABOUT KEEGAN & COPPIN



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**INDUSTRIAL
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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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