



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

7975 CAMERON DRIVE, BLDG 1500  
WINDSOR, CA

Warehouse/Office Space

Go beyond broker.

REPRESENTED BY:

RUSS MAYER, PARTNER  
LIC # 01260916 (707) 664-1400, EXT 353  
RMAYER@KEEGANCOPPIN.COM





## WAREHOUSE/OFFICE SPACE FOR LEASE



7975 CAMERON DRIVE  
BLDG 1500, WINDSOR, CA

### WAREHOUSE/OFFICE FOR LEASE

## PROPERTY INFORMATION

### HIGHLIGHTS

- Cameron Business Center, Windsor
- 2,650+/- Sq Ft Building
  - 1,650+/- Sq Ft Warehouse
  - 1,000+/- Sq Ft Office
  - 800+/- Sq Ft Bonus Mezzanine
- 16' Clear Height
- Two (2) Grade Level Roll-Up Doors
- 800 Amp/3-Phase Power
- Fire Sprinklered

#### Rentable Space

2,650+/- Sq Ft

#### Zoning

IL - Light Industrial

## DESCRIPTION OF PREMISES

Warehouse/Office space. Office is approximately 1,000 square feet and includes three (3) private offices, reception area, one (1) private restroom and a coffee bar. Warehouse is approximately 1,650 square feet and features a single grade level roll-up door with an adjacent personnel door. The warehouse includes an addition 800+/- square feet of bonus engineered mezzanine area.

## LEASE TERMS

#### Rate

\$1.40 PSF

#### Terms

Gross (CAM est. @ \$.023 PSF)

3 - 5 Year Lease Term Preferred

Annual CPI Increases

Keegan & Coppin Co., Inc.  
1201 N McDowell Boulevard  
Petaluma, CA 94954  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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**WAREHOUSE/OFFICE  
FOR LEASE**

## DESCRIPTION OF AREA

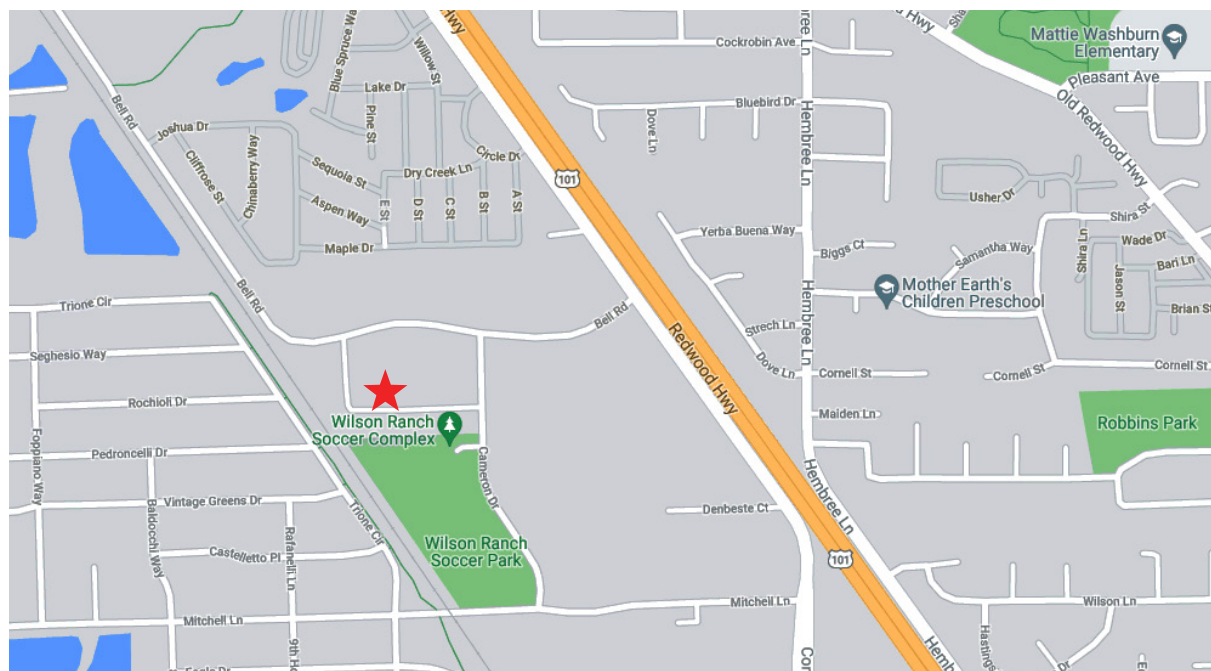
The Randall Lewis Windsor Business Park is located in northern Sonoma County and is in close proximity to many retail services including Wal-Mart, Home Depot, Russian River Brewing Company, Tractor Supply, Les Schwab Tire Center, O'Reilly Auto Parts, Subway, Panda Express and others. The park features convenient access to the Charles M. Schulz Sonoma County Airport and U.S. Highway 101.

## NEARBY AMENITIES

- Proximity to many retail services
- Shiloh Retail Center

## TRANSPORTATION ACCESS

- Highway 101
- Sonoma County Airport



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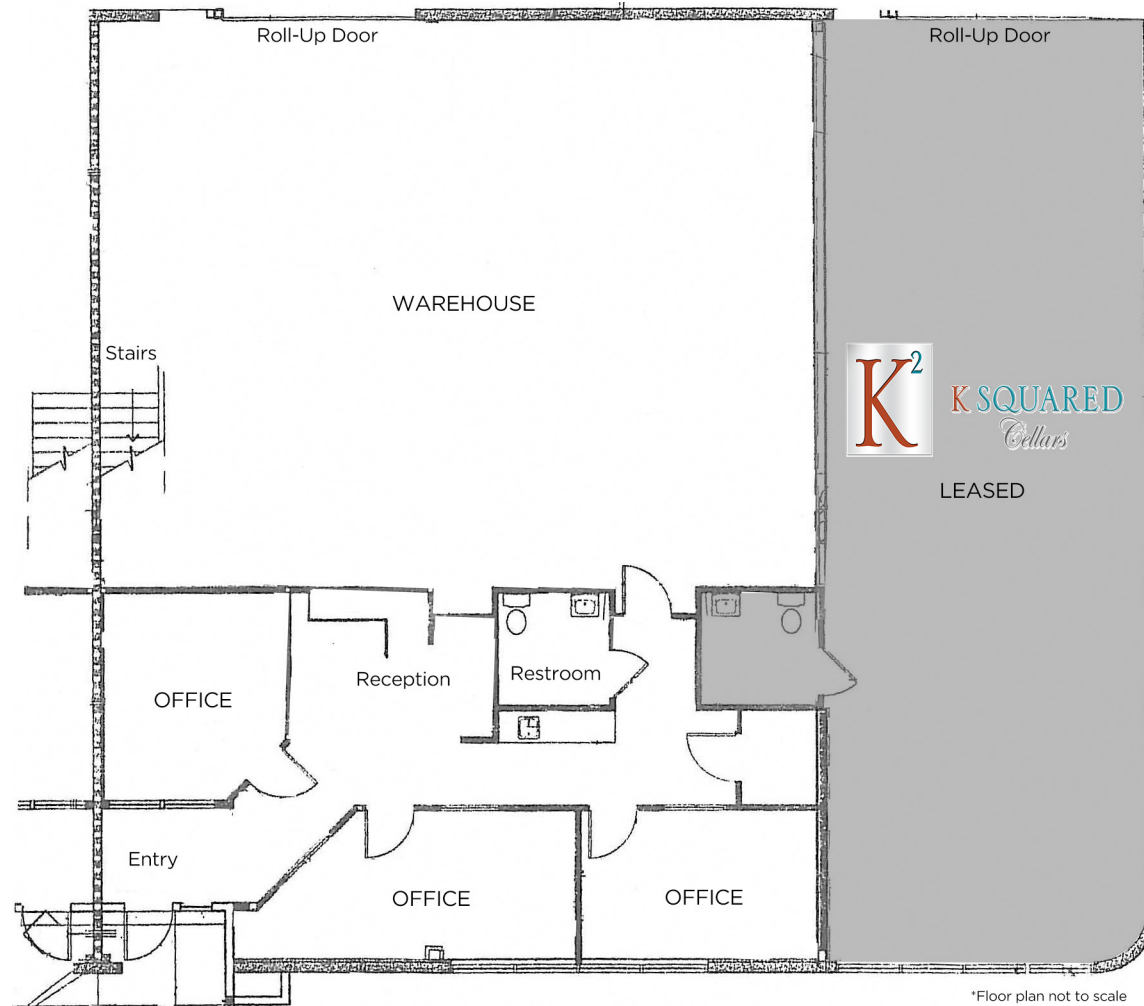
# 7975 CAMERON DR, BLDG 1500 FLOOR PLAN



7975 CAMERON DRIVE  
BLDG 1500, WINDSOR, CA

**WAREHOUSE/OFFICE  
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2,650+/- SF



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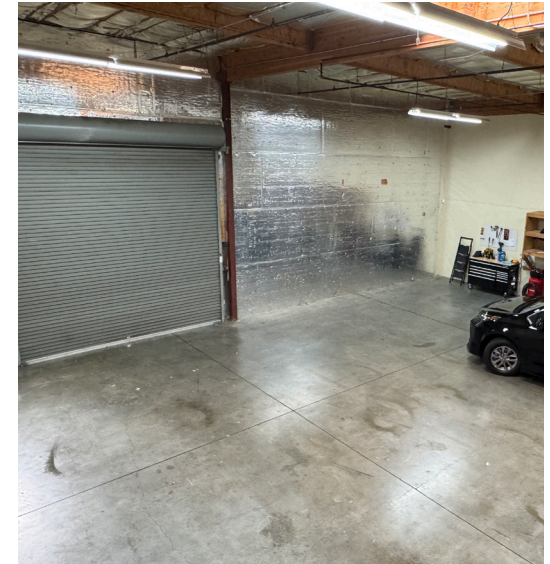


# 7975 CAMERON DR, BLDG 1500 PHOTOS



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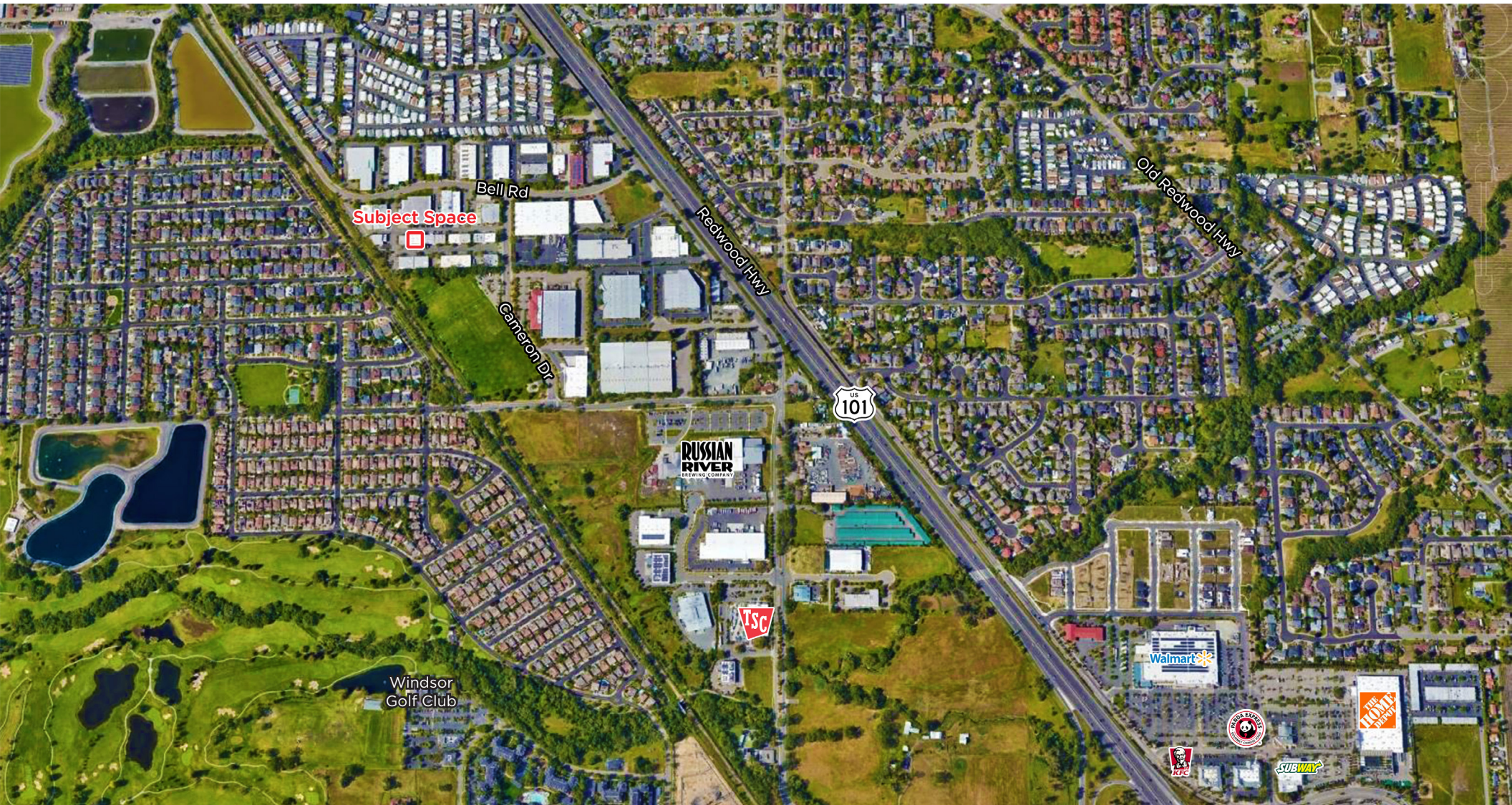


# 7975 CAMERON DR, BLDG 1500 AERIAL VICINITY MAP



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