



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

700 AMERICAN WAY  
WINDSOR, CA

**NEW CONSTRUCTION INDUSTRIAL  
WAREHOUSE**



Go beyond broker.

PRESENTED BY:

**BRIAN KEEGAN, PARTNER**  
LIC # 01809537 (707) 528-1400, EXT. 249  
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# PROPERTY DETAILS



700 AMERICAN WAY  
WINDSOR, CA

## NEW CONSTRUCTION INDUSTRIAL WAREHOUSE FOR LEASE

### PROPERTY INFORMATION

#### HIGHLIGHTS

- Approx. 15,661+/- sf Industrial Building consisting of:
  - 1st Floor Office: 2,776+/- sf
  - 2nd Floor Office: 2,510+/- sf
  - Warehouse: 10,375+/- sf
- Approx. 36,590 +/- sf lot (0.84 acres)
- Zoning PD (Planned Development with a land use designation of Light Industrial)

#### DESCRIPTION OF PREMISES

- Precast concrete walls, aluminum awnings, framed glass panels
- Steel balcony features and wood veneer panels
- Fire Sprinkler System
- 22 Onsite parking space, 2 of which are designated ADA accessible
- 3 Roll up doors with grade level loading
  - (2) at 12'W x 14'H, (1) at 16'W x 14'H
- 800 AMP, 3 phase service
- 22'-25' Clear height in warehouse
- In the office area there will be a reception area, 2 offices, kitchen/breakroom, and restroom.

### LEASE TERMS

#### Rate

\$1.95 psf Industrial Gross

#### Terms

3-5 Year Minimum



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## PROPERTY PHOTOS



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# AREA DESCRIPTION



700 AMERICAN WAY  
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## NEW CONSTRUCTION INDUSTRIAL WAREHOUSE FOR LEASE

### DESCRIPTION OF AREA

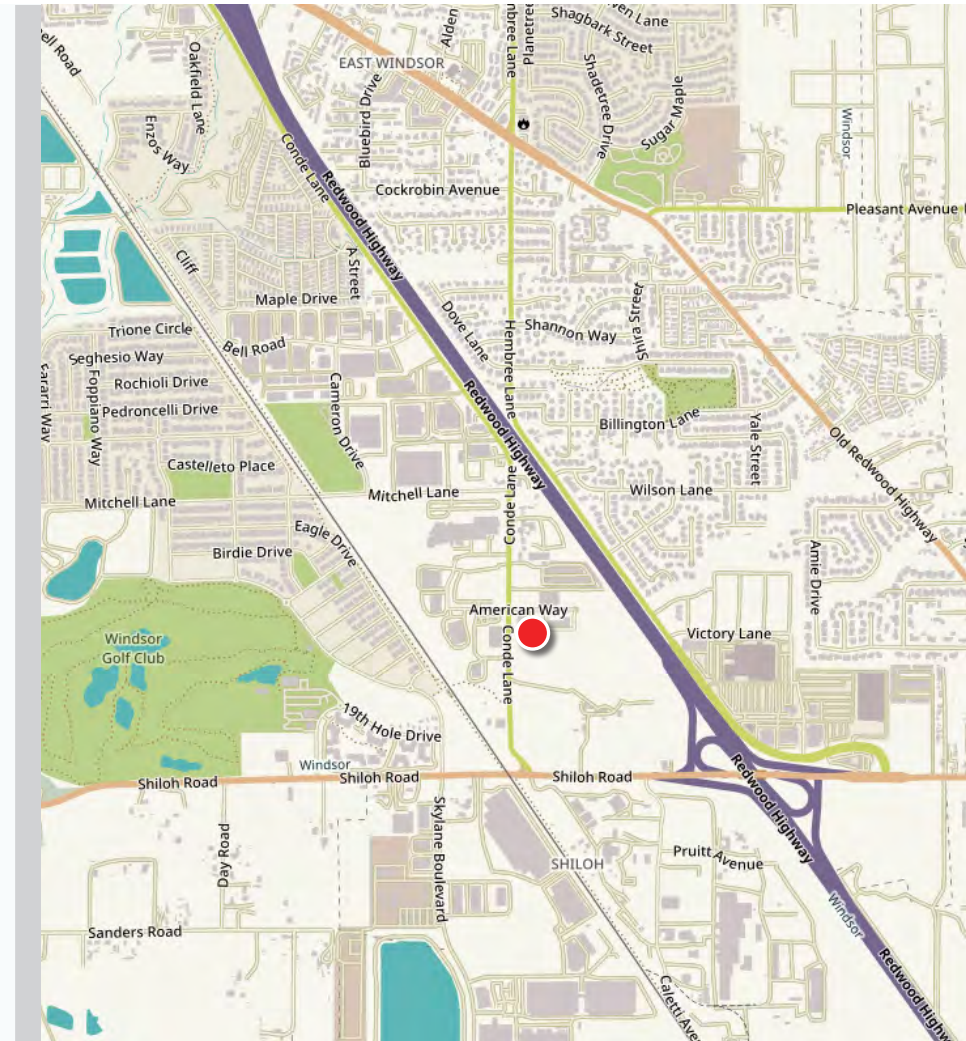
Situated in the town of Windsor among other industrial buildings, the site benefits from Windsor's small town character: it's close enough to downtown Windsor to reach shops, dining, and community parks within a few minutes, yet positioned in a more business/industrial-oriented part of town for practical flexibility. This blend gives the area a utilitarian vibe with convenient access to both work-oriented infrastructure and the amenities of a vibrant small town.

### NEARBY AMENITIES

- Windsor Town Square Shops to the north, Shiloh Center Stores
- Oliver's Market, Safeway
- Chase Bank, Bank of America, Redwood Credit Union

### TRANSPORTATION ACCESS

- Easy Access to Highway 101 via Shiloh Road
- SMART Train Station at Windsor Town Green
- Shiloh Road & Conde Lane Bus Stop



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## AERIAL MAP



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## LOCATION MAP



700 AMERICAN WAY  
WINDSOR, CA

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(707) 528-1400

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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