

STERLING

CALIFORNIA PROPERTIES



7975 Cameron Dr #700 Windsor, CA 95492

+/- 3,960 SF Office & Wharehouse in a Thriving Business Park

Property Highlights

- 3,960 +/- Office & Wharehouse Space
- 2,000 +/- Wharehouse
- +/- 16' Clear ceiling height
- +/- 12' Roll-Up Door
- Dual Exterior Access
- 400-Amp Power
- Restrooms In Both Office & Wharehouse

Features

- Reception & Waiting Room
- Four Private Offices
- Dedicated Work Area With Built-Ins
- Manager's Office With View Of Wharehouse
- Flexible Layout For Multiple Business Uses

Financial & Investment Highlights

- Asking Price: \$1,200,000 (~\$303/SF)
- Sale Type: Owner-User or Investment
- Lease Price: \$1.35 (SF/Mo)
- Approx. \$64,152 Annual Lease Value
- Located In Established, High-Demand Business Park
- Strong Power Capacity For Light Industrial Use



Summary

+/- 3,960 SF office & warehouse in Cameron Center Business Park, featuring a professional office layout, four private offices, built-in workspaces, and a manager's office overlooking the +/- 2,000 SF warehouse. Warehouse includes mezzanine, 12+/- roll-up door, 16+/- clear height, 400-amp power, and dual exterior access.

Located in the vibrant Artisan Alley hub with breweries, wineries, light manufacturing, and professional offices. Offered for sale at \$1,200,000 (\$303/SF) or for lease at \$16.20/SF/YR (\$1.35/SF/MO)—ideal for owner-users or investors.





+/- 2,000 SF warehouse featuring a mezzanine for additional storage or workspace, 16+/- clear height, 12+/- roll-up door, 400-amp power, dual exterior access doors, and a private restroom. Includes a manager's office overlooking the warehouse, providing visibility and operational oversight. Functional layout ideal for light industrial, manufacturing, or storage uses. Move-in ready and highly accessible within

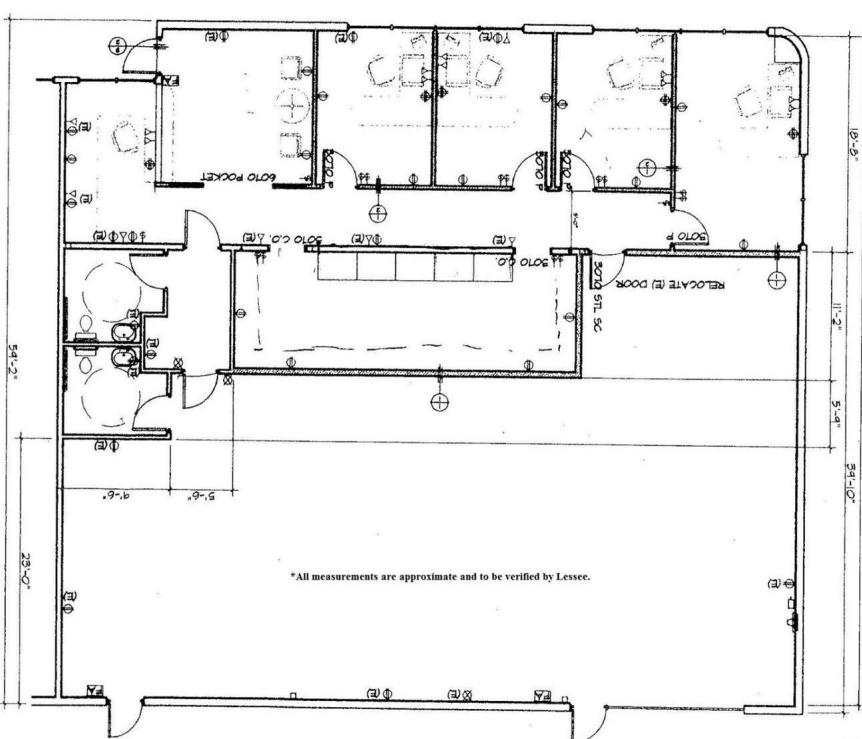
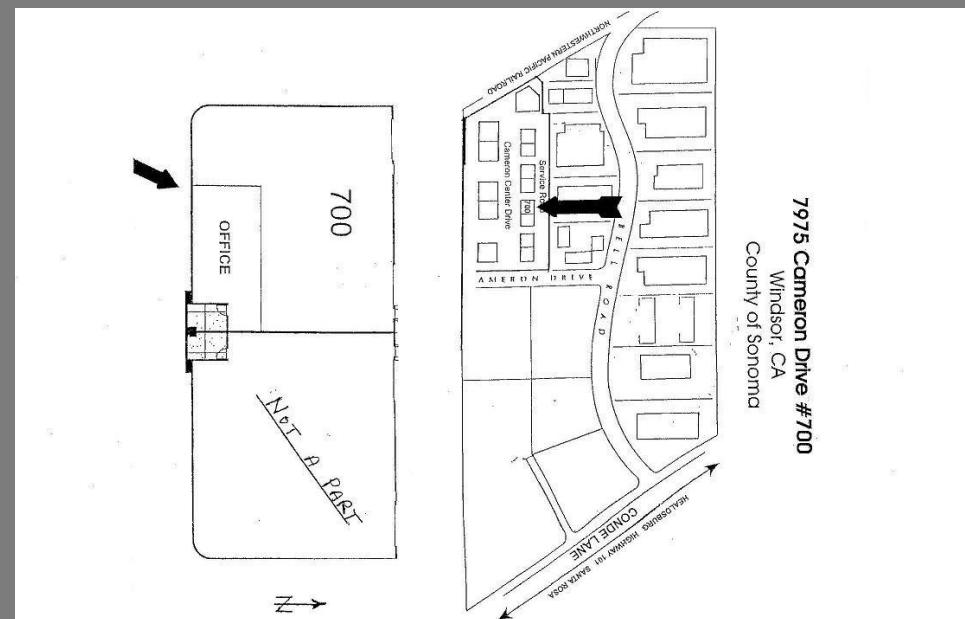
Cameron Center Business Park.





This property is strategically located in Cameron Center Business Park in Windsor, approximately 50 miles north of San Francisco in Sonoma County. The site offers convenient access to Highway 101, proximity to wine country amenities, and a vibrant mix of local services and businesses. The property has excellent visibility and access, is move-in ready, and represents a strong owner-user or investment opportunity.

Floor Plan



Marshall Mello

Real Estate Broker

DRE#01815138

707-396-2686

MarshallMello@SterlingCaProperties.com