

4.82ac Windsor Shiloh-Light Industrial District Offering Memorandum



900 Mitchell Lane

Windsor, CA 95492



Exclusively Presented By: **Frank Darien**  
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**707.799.7472**  
DRE #01857942

# 4.82ac Windsor Shiloh-Light Industrial District Offering Memorandum 900 Mitchell Lane



**Subject property looking East**



**Subject property looking South**

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## Parcel 1

**APN 164-140-039**

**3.25 ac**

**141,570 sqft**

## Parcel 2

**APN 164-140-042**

**1.57 ac**

**68,389 sqft**



## Description

These 2 adjoining level, fully environmentally cleared parcels, offer maximum utility and development. Situated within the central Windsor-Sonoma County Airport Industrial complex, next door to the Russian River Brewing Company, these parcels offer equal exposure to light industrial warehousing, winery processing facilities, upscale residential and prime retail shopping centers. The parcels offer convenient access to Hwy 101 via Shiloh Road, also connecting to Skylane Blvd to Airport Blvd and the Smart Train Commuter Rail Line and Sonoma County Airport, with air service by Alaska Airlines, United, American Airlines and soon Southwest Airlines. The parcels share vistas of surrounding hills, Mt St Helena and mature Oak trees line the Smart Train Rail Line.

## Property Highlights

- Immediately Available for Development
- Usable 4.82 acres available, approximately 210,000 sq ft
- Fully Improved with all Environmental Clearances
- Phase One Completed 2021
- Mixed-Use (Winery & Hospitality), Use Permit Entitlements have been approved
- Generous Truck Access from Mitchell Lane via Conde lane

**Listed Price \$4,500,000**

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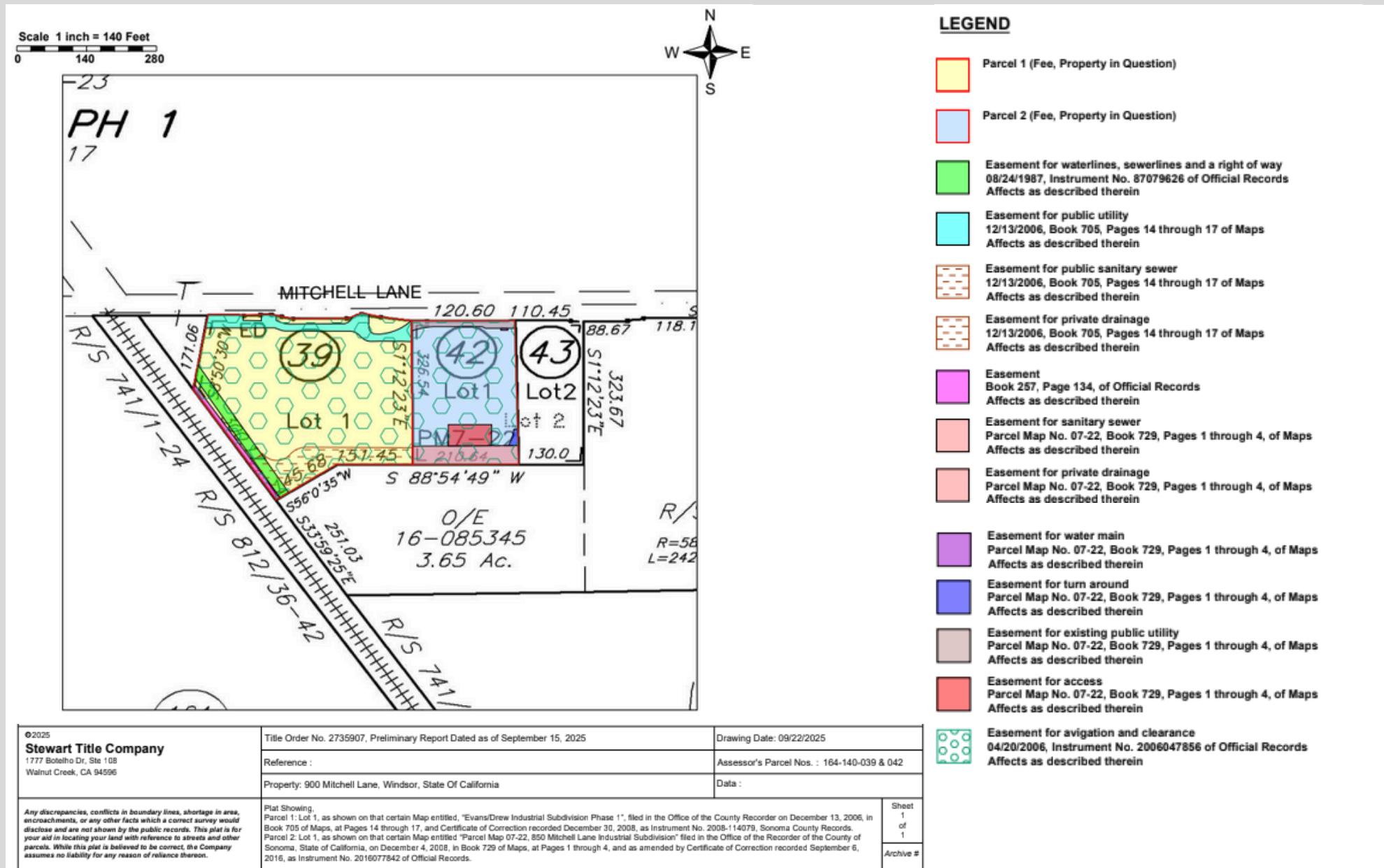


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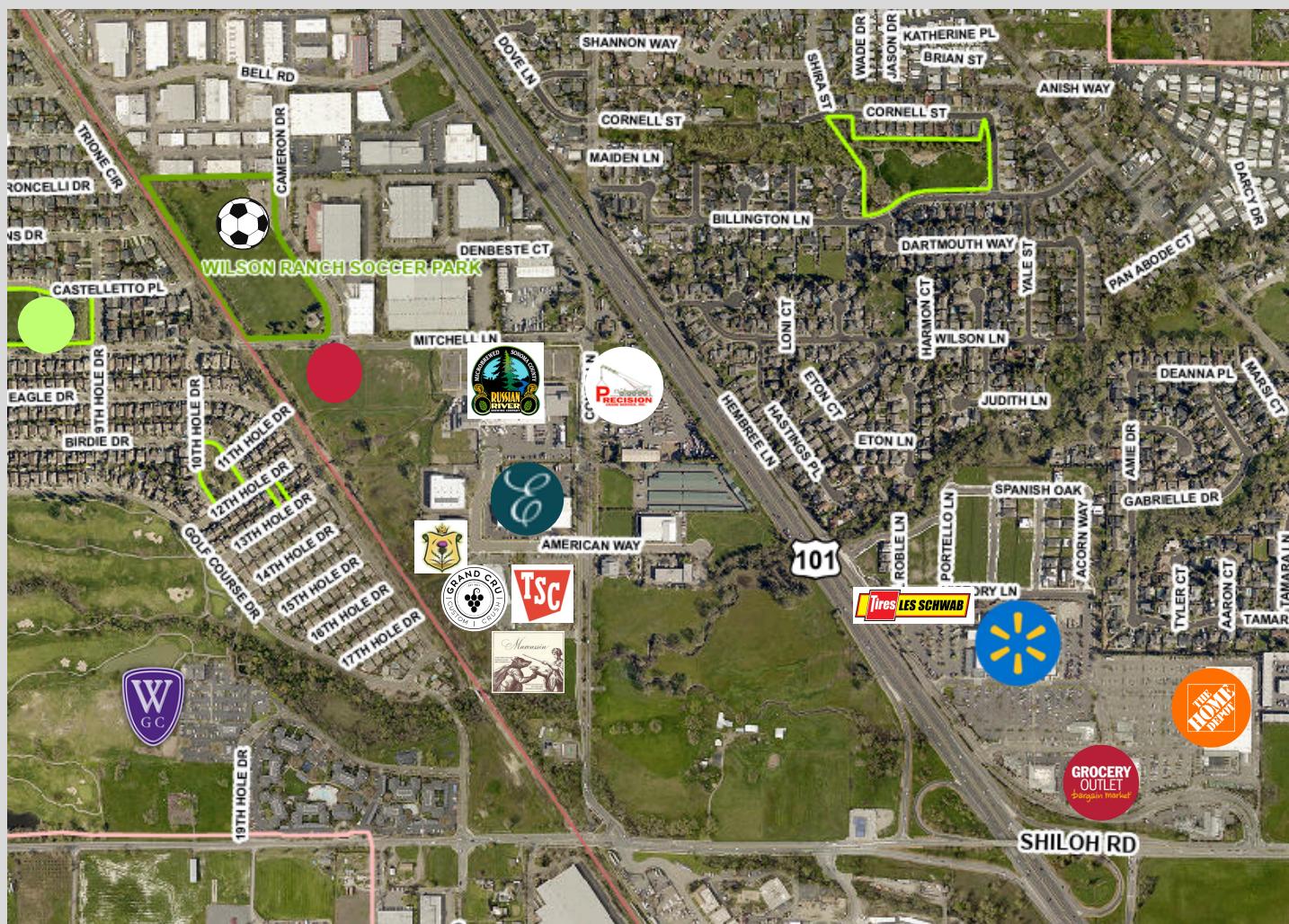
The logo for Bertolone Realty. It features the word "Bertolone" in a large, stylized, italicized script font. Below "Bertolone" is the word "REALTY" in a smaller, bold, sans-serif font. The entire logo is set against a black background with red vertical bars on either side of the text.



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- SUBJECT PROPERTY
- W WINDSOR GOLF CLUB
- VINTAGE OAKS PARK
- WILSON RANCH SOCCER PARK
- RUSSIAN RIVER BREWING CO
- TSC TRACTOR SUPPLY
- DUMOL WINERY
- MARCASSIN WINERY
- GRAND CRU WINERY
- ENCORE EVENT RENTAL
- P PRECISION CRANE SERVICE
- HOME DEPOT
- WALMART
- L LES SCHWAB TIRE
- GROCERY OUTLET

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