

Heavy Industrial 8,000 SF+ Warehouse with loading docks and 2-story offices of Hwy 101

8,325
SQUARE FEET

\$1.00 /mo
RENT / SF

\$8,284
RENT

(707) 836-4336
www.pruittpark.com



PROPERTY ADDRESS

5900 Pruitt Avenue
#210
Windsor, CA 95492

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **Gross** AVAILABLE: **2/14/24**

DESCRIPTION

Over 8,000 SF of warehouse and office space conveniently located off Hwy 101. Two (2) loading docks with rollup doors plus personnel door. Water and electric billed separately. Two (2) private offices on first floor, three (3) offices and lobby on 2nd floor. Private entrance to adjacent bathrooms.

Power available for forklift charging. Wired for Sonic high-speed fiber optic service and security system. Adjacent fenced yard space available as add-on as well.

Highly versatile space that won't last long - please contact for site visit.

AMENITIES

- Office - 2nd floor
- Electric 110
- Water stub - interior
- Phone connections - 2nd floor
- Roll-up Door (2)
- Loading Dock
- Personnel Door (1)
- Bathrooms - semi-private
- Office - 1st floor
- Energy Saving Motion Lighting
- Electric 208
- Electric 220
- Electric 440
- Sewer
- HVAC
- WiFi ready
- Security Camera ready
- Gated Access
- Overnight Security Patrol

RENTAL TERMS

Rent	\$8,284
Security Deposit	\$8,284
Application Fee	--

