

1/2 Acre Industrial Yard with High Clear Height Pole Barn and Power off Hwy 101

20,299
SQUARE FEET

\$4.64 /yr
RENT / SF

\$7,850
RENT

(707) 836-4336
www.pruittpark.com



PROPERTY ADDRESS

5900 Pruitt Avenue
Y300
Windsor, CA 95492

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **Gross** AVAILABLE: **1/1/23**

DESCRIPTION

Rare paved yard space in industrial park with huge pole barn and 22' clear heights. Two-sided barn is 7,795 square feet and yard space is 12,504 square feet, creating 20,299 total fenced-in yard. Two access gates allow for seamless flow of your operation. Multiple power options available, utilities billed separately.

24/7 access with separate gated entrance and nightly patrolled security 365 days a year. Signage opportunity with freeway visibility.

Convenient location off of Hwy 101 in heavy industrial park zoned for multiple uses. Schedule a visit today before it's gone!

Note: Monthly rate adjustment for high impact uses.

AMENITIES

- Electric 110
- Electric 208
- Fire sprinklers
- Fenced yard
- Two (2) entrance gates
- Overnight Security Patrol

RENTAL TERMS

Rent	\$7,850
Security Deposit	\$7,850
Application Fee	--

