

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

**20,299**  
SQUARE FEET

**\$4.71 /yr**  
RENT / SF

**\$7,968**  
RENT

**(707) 836-4336**  
www.pruittpark.com



PROPERTY ADDRESS

5900 Pruitt Avenue  
Y300  
Windsor, CA 95492

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **Gross**      AVAILABLE: **Now**

DESCRIPTION

Rare paved and fenced 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	\$7,968
Security Deposit	\$7,968
Application Fee	--

