

# 2500+ sq ft Heavy Industrial Warehouse Space off Hwy 101

**2,542**  
SQUARE FEET

**\$10.46** /yr  
RENT / SF

**\$2,215**  
RENT

**(707) 836-4336**  
[www.pruittpark.com](http://www.pruittpark.com)



## PROPERTY ADDRESS

5900 Pruitt Avenue  
#526  
Windsor, CA 95492

COMMERCIAL TYPE: **Industrial**    AVAILABLE: **7/1/20**

## DESCRIPTION

Convenient 2,542 sq ft warehouse space available at Pruitt Industrial Park in Windsor, CA with clear heights of over 20'.

Two 14'x16' rollup doors and two personnel doors. Zoned for multiple heavy industrial uses - tough to find in Sonoma County but perfect for your workshop, storage area or small business.

Job sink and various power options available.

24/7 access with gated entrance and nightly patrolled security 365 days a year. Central location with easy access to Highway 101.

Note: Town of Windsor prohibits any type of cannabis businesses within town limits.

## AMENITIES

- High Ceiling
- Roll-up Door (2)
- Personnel Door (2)
- Water stub - interior
- Electric 110
- Energy Saving Motion Lighting
- Gated Access
- Overnight Security Patrol
- Fire sprinklers

## RENTAL TERMS

Rent	\$2,215
Security Deposit	\$2,215
Application Fee	--

