

# 5,000+ SF Heavy Industrial Warehouse for lease off Hwy 101

**5,152**  
SQUARE FEET

**\$0.82 /mo**  
RENT / SF

**\$4,200**  
RENT

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



## PROPERTY ADDRESS

5900 Prutt Avenue  
#100  
Windsor, CA 95492

COMMERCIAL TYPE: Industrial

LEASE TYPE: Gross AVAILABLE: 4/1/19

## DESCRIPTION

Big warehouse space available at Pruitt Industrial Park in Windsor, CA. Clear heights from 17' 9" to 20' 3".

Zoned for multiple heavy industrial uses - tough to find in Sonoma County.

24/7 access with gated entrance and nightly patrolled security 365 days a year. Located at the front of the property with easy access to Highway 101.

Commission paid to cooperating brokers.

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

## AMENITIES

- Electric 110
- Electric 208
- Electric 220
- Roll-up Door (1)
- Energy Saving Motion Lighting
- Fire sprinklers
- Gated Access
- Personnel Door (1)
- Overnight Security Patrol

## RENTAL TERMS

|                  |         |
|------------------|---------|
| Rent             | \$4,200 |
| Security Deposit | \$4,200 |
| Application Fee  | --      |

