

4.82ac Windsor Shiloh-Light Industrial District Offering Memorandum

900 Mitchell Lane

Windsor, CA 95492



Exclusively Presented By: **Frank Darien**
frank@frankdarien.com

707.799.7472
DRE #01857942

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Subject property looking East



Subject property looking South

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Parcel 1

APN 164-140-039

3.25 ac

141,570 sqft

Parcel 2

APN 164-140-042

1.57 ac

68,389 sqft



Description

These 2 adjoining level, fully environmentally cleared parcels, offer maximum utility and development. Situated within the central Windsor-Sonoma County Airport Industrial complex, next door to the Russian River Brewing Company, these parcels offer equal exposure to light industrial warehousing, winery processing facilities, upscale residential and prime retail shopping centers. The parcels offer convenient access to Hwy 101 via Shiloh Road, also connecting to Skylane Blvd to Airport Blvd and the Smart Train Commuter Rail Line and Sonoma County Airport, with air service by Alaska Airlines, United, American Airlines and soon Southwest Airlines. The parcels share vistas of surrounding hills, Mt St Helena and mature Oak trees line the Smart Train Rail Line.

Property Highlights

- Immediately Available for Development
- Usable 4.82 acres available, approximately 210,000 sq ft
- Fully Improved with all Environmental Clearances
- Phase One Completed 2021
- Mixed-Use (Winery & Hospitality), Use Permit Entitlements have been approved
- Generous Truck Access from Mitchell Lane via Conde lane

Listed Price \$4,199,000

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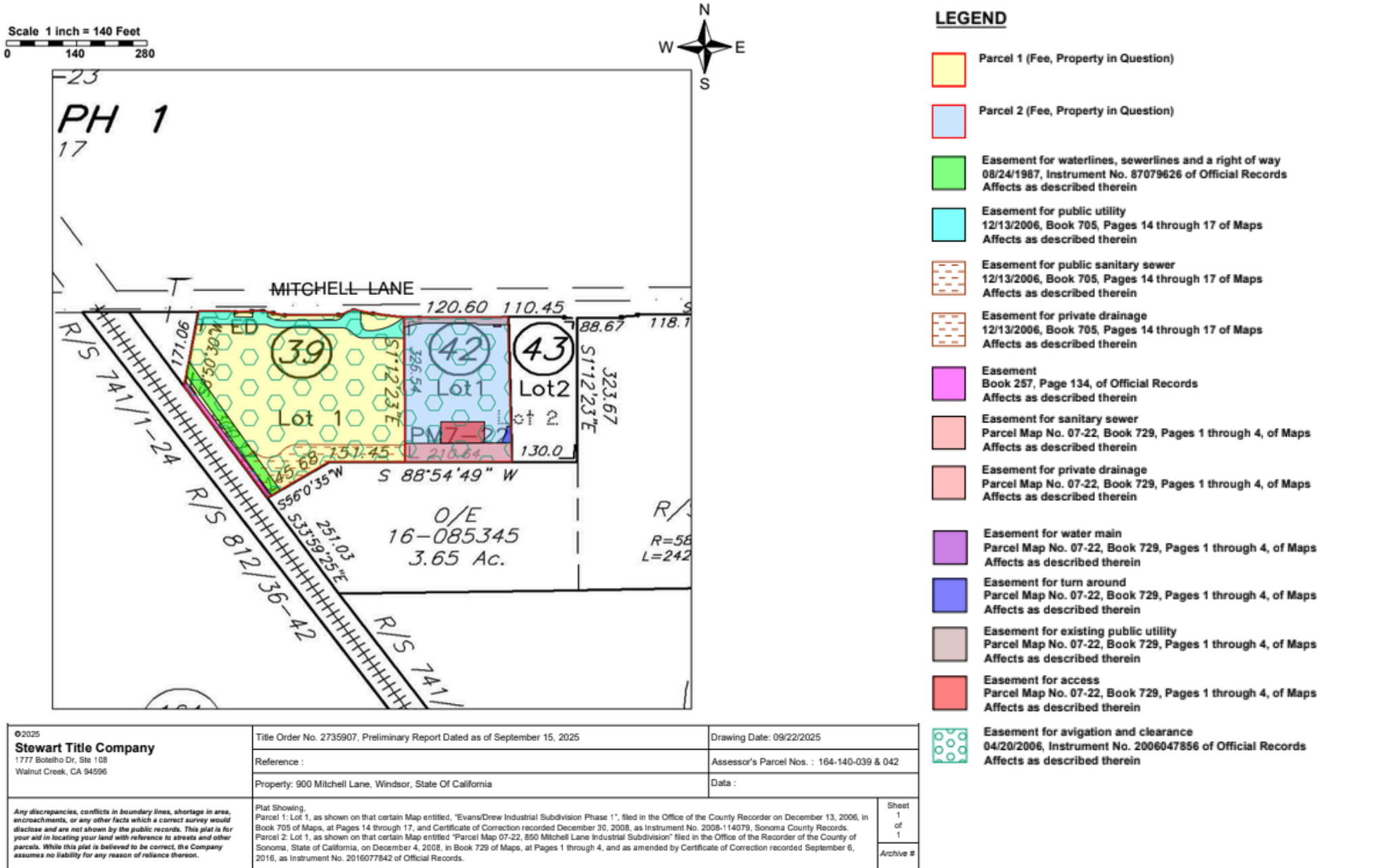
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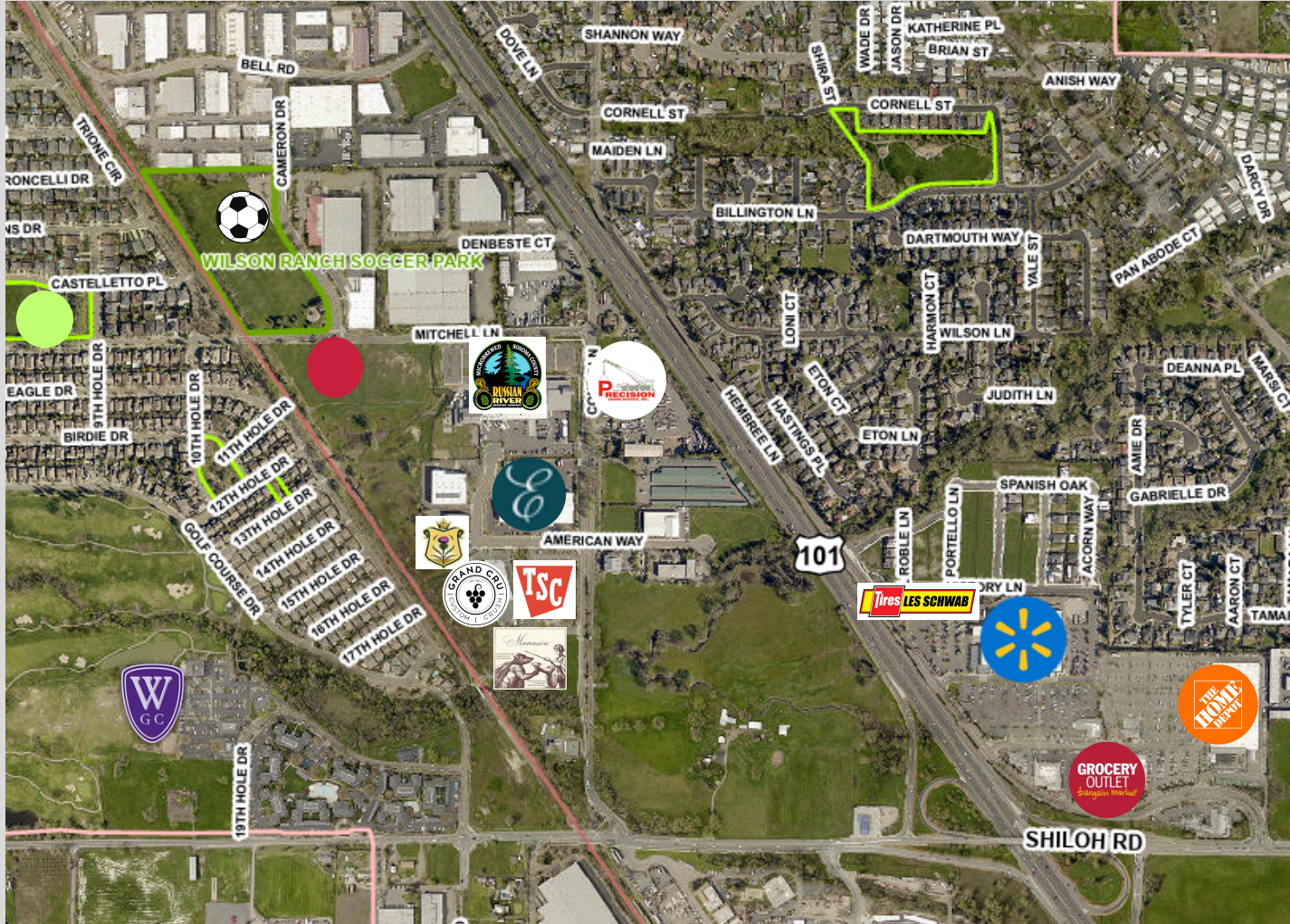

















©2025 Stewart Title Company 1777 Botelho Dr, Ste 108 Walnut Creek, CA 94596	Title Order No. 2735907, Preliminary Report Dated as of September 15, 2025	Drawing Date: 09/22/2025
	Reference :	Assessor's Parcel Nos. : 164-140-039 & 042
	Property: 900 Mitchell Lane, Windsor, State Of California	Data :
Any discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and are not shown by the public records. This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any reason of reliance thereon.	Plat Showing, Parcel 1: Lot 1, as shown on that certain Map entitled, "Evans/Drew Industrial Subdivision Phase 1", filed in the Office of the County Recorder on December 13, 2006, in Book 705 of Maps, at Pages 14 through 17, and Certificate of Correction recorded December 30, 2008, as Instrument No. 2008-114079, Sonoma County Records. Parcel 2: Lot 1, as shown on that certain Map entitled "Parcel Map 07-22, 950 Mitchell Lane Industrial Subdivision" filed in the Office of the Recorder of the County of Sonoma, State of California, on December 4, 2008, in Book 729 of Maps, at Pages 1 through 4, and as amended by Certificate of Correction recorded September 6, 2016, as Instrument No. 2016077842 of Official Records.	Sheet 1 of 1 Archive #

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-  SUBJECT PROPERTY
-  WINDSOR GOLF CLUB
-  VINTAGE OAKS PARK
-  WILSON RANCH SOCCER PARK
-  RUSSIAN RIVER BREWING CO
-  TRACTOR SUPPLY
-  DUMOL WINERY
-  MARCASSIN WINERY
-  GRAND CRU WINERY
-  ENCORE EVENT RENTAL
-  PRECISION CRANE SERVICE
-  HOME DEPOT
-  WALMART
-  LES SCHWAB TIRE
-  GROCERY OUTLET

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