



Pruitt Industrial Park

5900 Pruitt Ave, Windsor, CA 95492



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Pruitt Industrial Park

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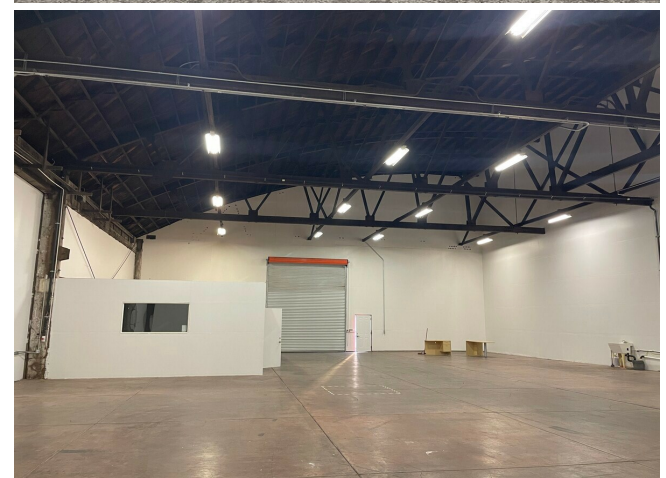
Pruitt Industrial Park

\$3.36 - \$31.68 /SF/YR

Welcome to Pruitt Industrial Park in Windsor, CA. Our warehouse and yard spaces offer exceptional accessibility just off Highway 101, making it easy to streamline your business operations. This fully fenced and gated heavy-industrial park is home to a diverse mix of warehouse and yard tenants, providing a functional environment for a wide range of uses. Enjoy added peace of mind with overnight security patrols and controlled gated access, ensuring the safety of your workspace around the clock. With flexible zoning and a convenient location, Pruitt Industrial Park delivers the practicality and reliability your business needs.

Experience the convenience, security, and versatility of Pruitt Industrial Park for your operations today....

- Conveniently located directly off Highway 101.
- Fenced and gated for added security.
- Designed for heavy industrial use.
- Home to various warehouse and yard space tenants.
- IOS (Industrial Outdoor Storage)
- Overnight Security Patrols



Rental Rate:	\$3.36 - \$31.68 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	326,919 SF
Year Built:	1969
Rental Rate Mo:	\$0.91 /SF/MO

1st Floor Ste 110

Space Available	21,513 SF
Rental Rate	\$10.92 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Spacious warehouse available soon in Windsor's Pruitt Industrial Park – 21,513 SF designed to support a range of heavy industrial operations. The unit features two large roll-up doors, 2 personnel doors, and designated parking for efficient access, plus interior water stub and a small ground-floor office for added flexibility. Outfitted with motion-sensor lighting, fire sprinklers, and multiple power options (110, 208, 220 & 440 volt), this space is ideal for manufacturing, distribution, or specialized trades. Zoned for heavy industrial uses – a rare find in Sonoma County. Enjoy 24/7 secured access, gated entry, and nightly security patrols year-round. Just seconds from Hwy 101 for easy logistics and employee commute. Amenities: Electric 110, Electric 440, Electric 208, Electric 220, Water stub - interior, Energy Saving Motion Lighting, Fire sprinklers, Personnel Door (2), Roll-up Door (2), Office - 1st floor

1

1st Floor Ste 142

Space Available	11,163 SF
Rental Rate	\$10.56 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Need more space? Combine this unit with the one next door for a total of 21,000 square feet! Located in Pruitt Industrial Park, Windsor, CA, this 11,163-square-foot industrial unit offers prime accessibility off Highway 101 to streamline your operations. The space includes metered electricity with energy-saving motion lighting, a personnel door, fire sprinklers, and a 14' x 15' oversized roll-up door. Overnight security patrol and gated access provide peace of mind, while zoning for multiple uses makes it versatile for various business needs. Available starting 08/10/2024, this gross lease is priced at \$9,823 per month (\$10.56/SF/year) with a matching security deposit. Experience the convenience and functionality of this space for your business today! (Note: warehouse photo is for reference and not specific to this unit.)

2

1st Floor Ste 210

Space Available	8,325 SF
Rental Rate	\$11.94 /SF/YR
Date Available	Now
Service Type	Modified Gross
Office Size	1,869 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Over 8,000 SF of warehouse and office space conveniently located off Hwy 101. Two (2) loading docks with rollup doors plus personnel door. Water and electric billed separately. Two (2) private offices on first floor, three (3) offices and lobby on 2nd floor. Private entrance to adjacent bathrooms. Power available for forklift charging. Wired for Sonic high-speed fiber optic service and security system. Adjacent fenced yard space available as add-on as well. Amenities: Office - 2nd floor, Electric 110, Water stub - interior, Phone connections - 2nd floor, Roll-up Door (2), Loading Dock, Personnel Door (1), Bathrooms - semi-private, Office - 1st floor, Energy Saving Motion Lighting, Electric 208, Electric 220, Electric 440, Sewer, HVAC, WiFi ready, Security Camera ready, Gated Access, Overnight Security Patrol, Job sink

3

1st Floor Ste 230

4

Space Available	9,374 SF
Rental Rate	\$11.76 /SF/YR
Date Available	30 Days
Service Type	Industrial Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Over 9.300 sf warehouse space available at Pruitt Industrial Park in Windsor, CA with clear heights over 24'. Warehouse space measures 8,553 sq ft and office space is 821 sq ft. 14' x 14' rollup door plus two personnel doors. Zoned for multiple heavy industrial uses - tough to find in Sonoma County but perfect for your business. This unit has a job sink, concrete floor and 480-volt power available. 24/7 access with gated entrance and nightly patrolled security 365 days a year. Central location with easy access to Highway 101.

1st Floor Ste 232

5

Space Available	7,631 SF
Rental Rate	\$11.52 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

This convenient warehouse offers a range of electric options including 110, 440, 208, and 220 to suit your specific needs. Located in a convenient area, this unit is perfect for those who require need a spacious unit for their business or personal projects. With easy access roll-up doors and quick turnaround to major highways, this unit provides a practical and functional space for occupants looking for a reliable and efficient industrial environment. Enjoy 24/7 secured access, gated entry, and nightly security patrols year-round. Just seconds from Hwy 101 for easy logistics and employee commute. Amenities Electric 110 Electric 440 Electric 208 Electric 220

1st Floor Ste Yard 300

6

Space Available	20,299 SF
Rental Rate	\$4.68 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

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.

1st Floor Ste Yard 400

7

Space Available	101,059 SF
Rental Rate	\$3.36 /SF/YR
Date Available	Now
Service Type	Industrial Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

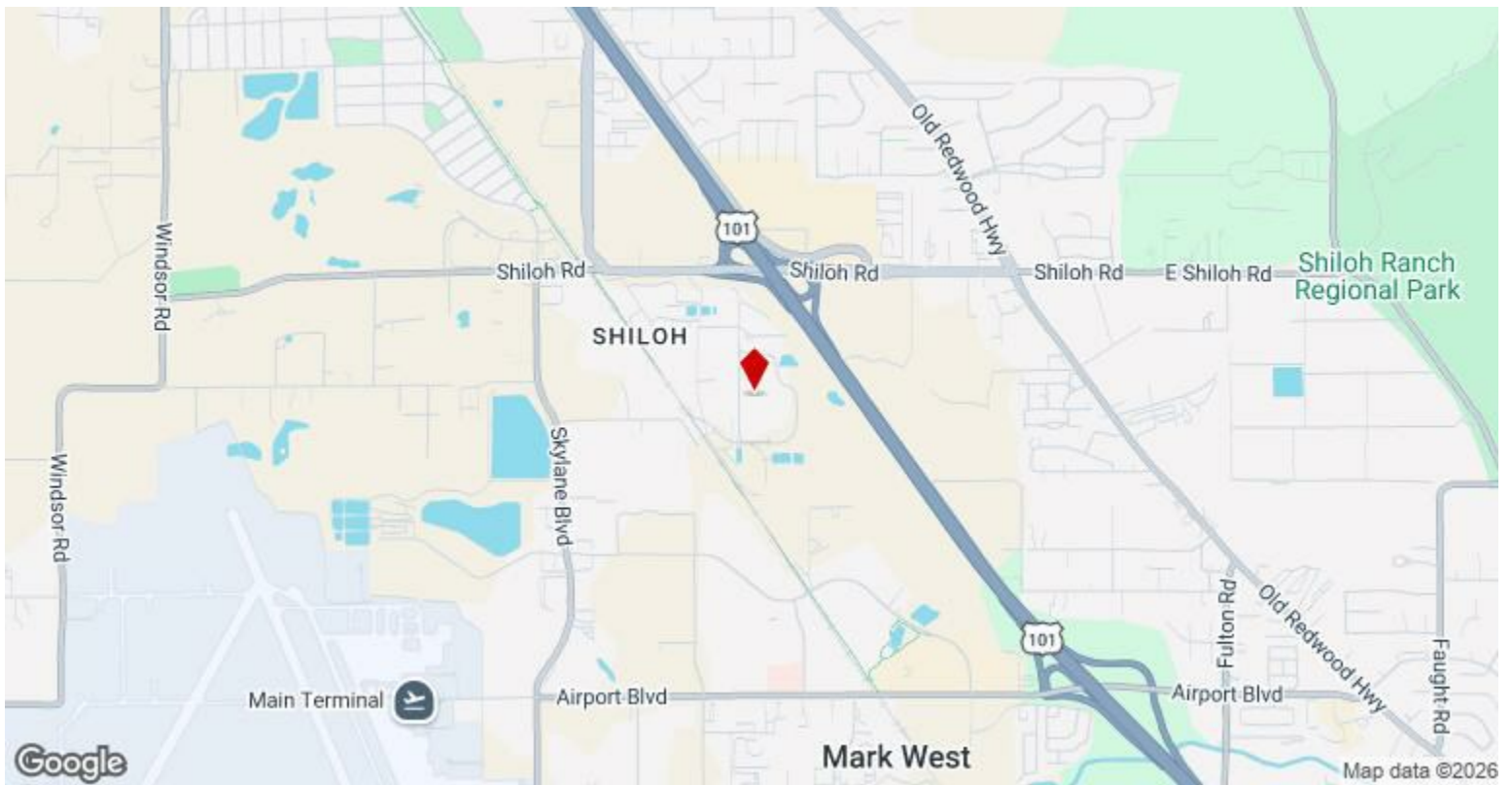
Almost 2.5 acres of paved yard space with gates, fencing and overnight security patrol right off Hwy 101. Easy in-and-out within heavy industrial park, best site for material storage, lay down yard or dispatch base. Warehouse space also available to create a one-stop shop for your business - schedule a site visit today!

1st Floor Ste Yard 750

8

Space Available	98,010 SF
Rental Rate	\$31.68 /SF/YR
Date Available	Now
Service Type	Industrial Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

2.25 acres of paved and gravel yard space available in Windsor! Perfect location for storage yard, parking lease, light and heavy industrial uses, etc. Hard to find land use designation and zoning allowances now available for your business! Central location with easy on/off from Highway 101 with gated entrance industrial park. Overnight security patrol included, power an option. Please call or email to schedule a site visit today!



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Property Photos



Property Photos



Building Photo



Property Photos



Property Photos



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