

4.82ac Windsor Shiloh-Light Industrial District Offering Memorandum

900 and 850 Mitchell Lane

Windsor, CA 95492



Exclusively Presented By: **Frank Darien**
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707.799.7472
DRE #01857942

900 and 850 Mitchell Lane



900 Mitchell Lane (Parcel 1)



- **APN 164-140-039**
- **3.25AC**
- **141, 570 sqft**
- **\$2,795,000**

850 Mitchell Lane (Parcel 2)



- **APN 164-140-042**
- **1.57AC**
- **68,389 sqft**
- **\$1,350,000**

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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 \$4,145,000

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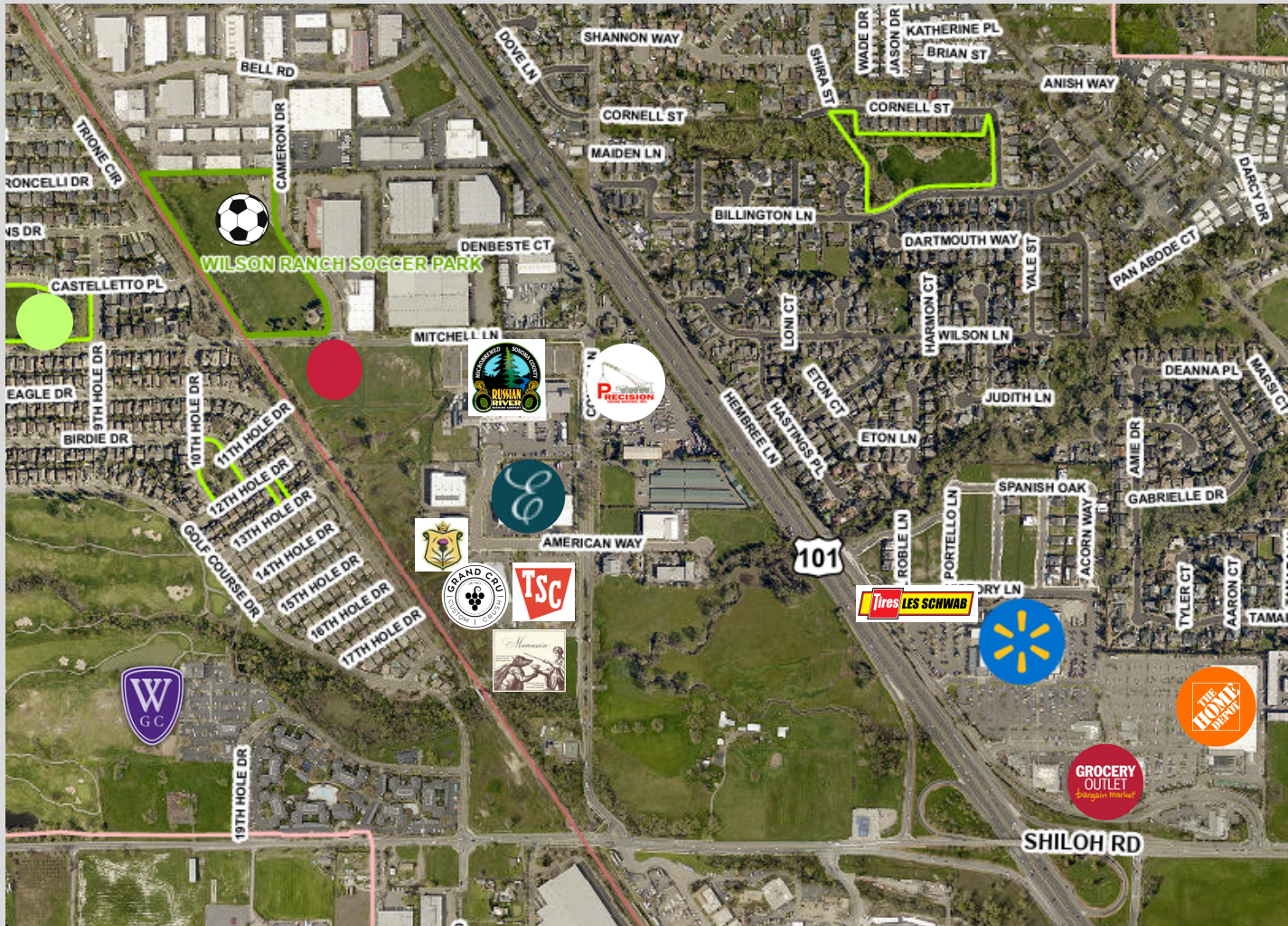
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-  SUBJECT PROPERTY
-  WINDSOR GOLF CLUB
-  VINTAGE OAKS PARK
-  WILSON RANCH SOCCER PARK
-  RUSSIAN RIVER BREWING CO
-  TRACTOR SUPPLY
-  DUMOL WINERY
-  MARCASSIN WINERY
-  GRAND CRU WINERY
-  ENCORE EVENT RENTAL
-  PRECISION CRANE SERVICE
-  HOME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

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