



Keegan & Coppin
COMPANY, INC.

FOR LEASE

399 BUSINESS PARK COURT
WINDSOR, CA

WAREHOUSE SPACE IN THE
SHILOH BUSINESS CENTER

Go beyond broker.

REPRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM

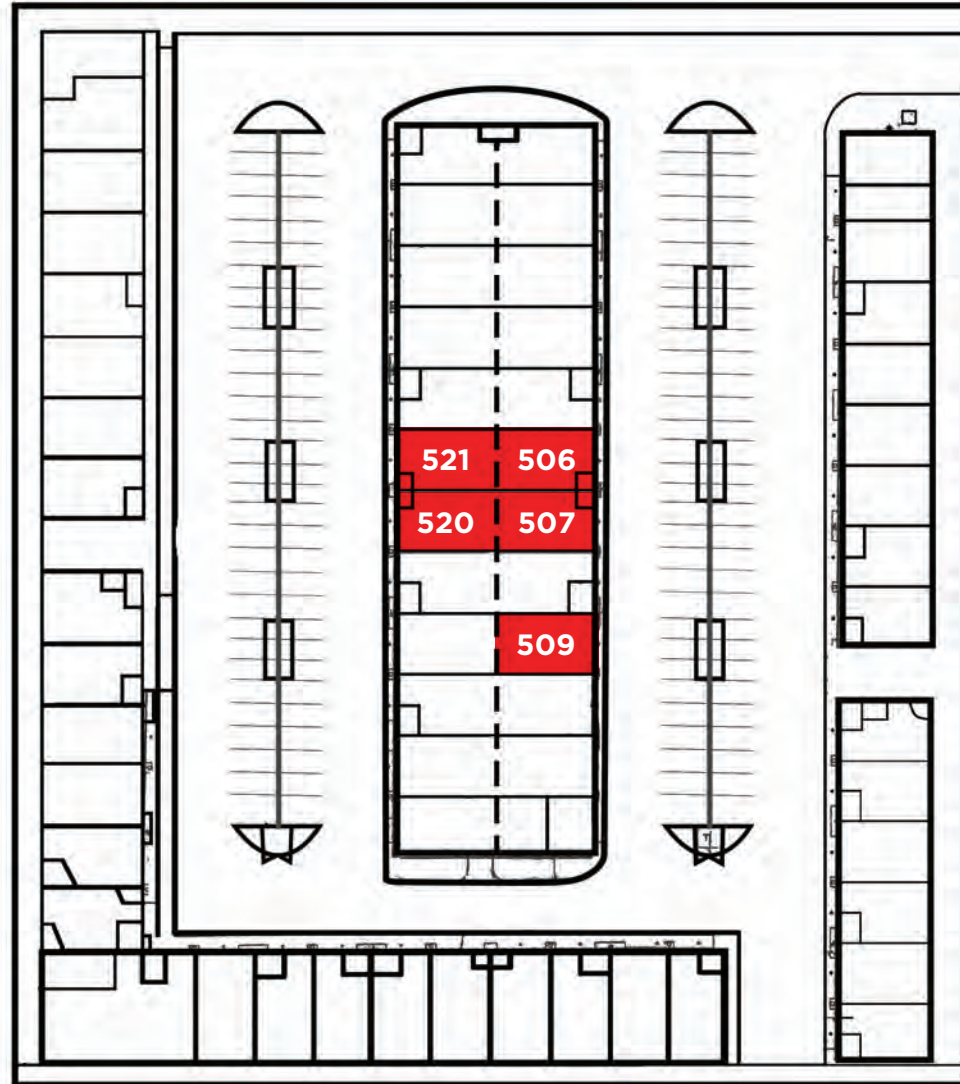


SITE PLAN



399 BUSINESS PARK CT
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PROPERTY INFORMATION



399 BUSINESS PARK CT
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**WAREHOUSE SPACE
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PROPERTY INFORMATION

HIGHLIGHTS

- Sprinklered for Fire Protection
- Three-Phase Electrical Service
- Comcast High-Speed Data
- Monument and Building Signage
- Grade Level Truck Doors
- Exclusive Windsor Location
- Easy Access to Highway 101
- Proximity to Food and Retail Services
- On-Site Property Management

AVAILABLE SPACE	DESCRIPTION
Unit 509 1,000+/- SF	Clear span warehouse, approximately 16' clear span with a single, grade level roll-up truck door (+/- 25' x 40').
Units 506, 507, 520, 521: 3,690+/- SF, DIVISIBLE TO 1,845+/- SF	Includes: an approx. 400+/- SF office/showroom. Ceiling height is approx. 16' clear and there are three (3) grade-level automatic truck doors.

LEASE TERMS

RATE

\$1.55 PSF

TERMS

Gross

Rate includes CAM expense

3-5 year lease term preferred

4% requested annual rent adjustments

TOTAL BUILDING SIZE

63,840 +/- SF

PARKING

2:1,000 SF

ZONING

IL - Light Industrial

DESCRIPTION OF PREMISES

Shiloh Business Center is a multi-tenant industrial park designed to accommodate tenants seeking smaller warehouse and office space but also offers the flexibility for units to be combined for larger uses. Unit features include: 100-amp/3-phase electrical service, sprinklered for fire protection and insulated roofs. Very well maintained industrial park completed in 2007 with responsive, on-site property management. These modern and architecturally pleasing buildings are located just off Shiloh Road and adjacent to the Shiloh Retail Center anchored by Home Depot, Wal-Mart, and Grocery Outlet.

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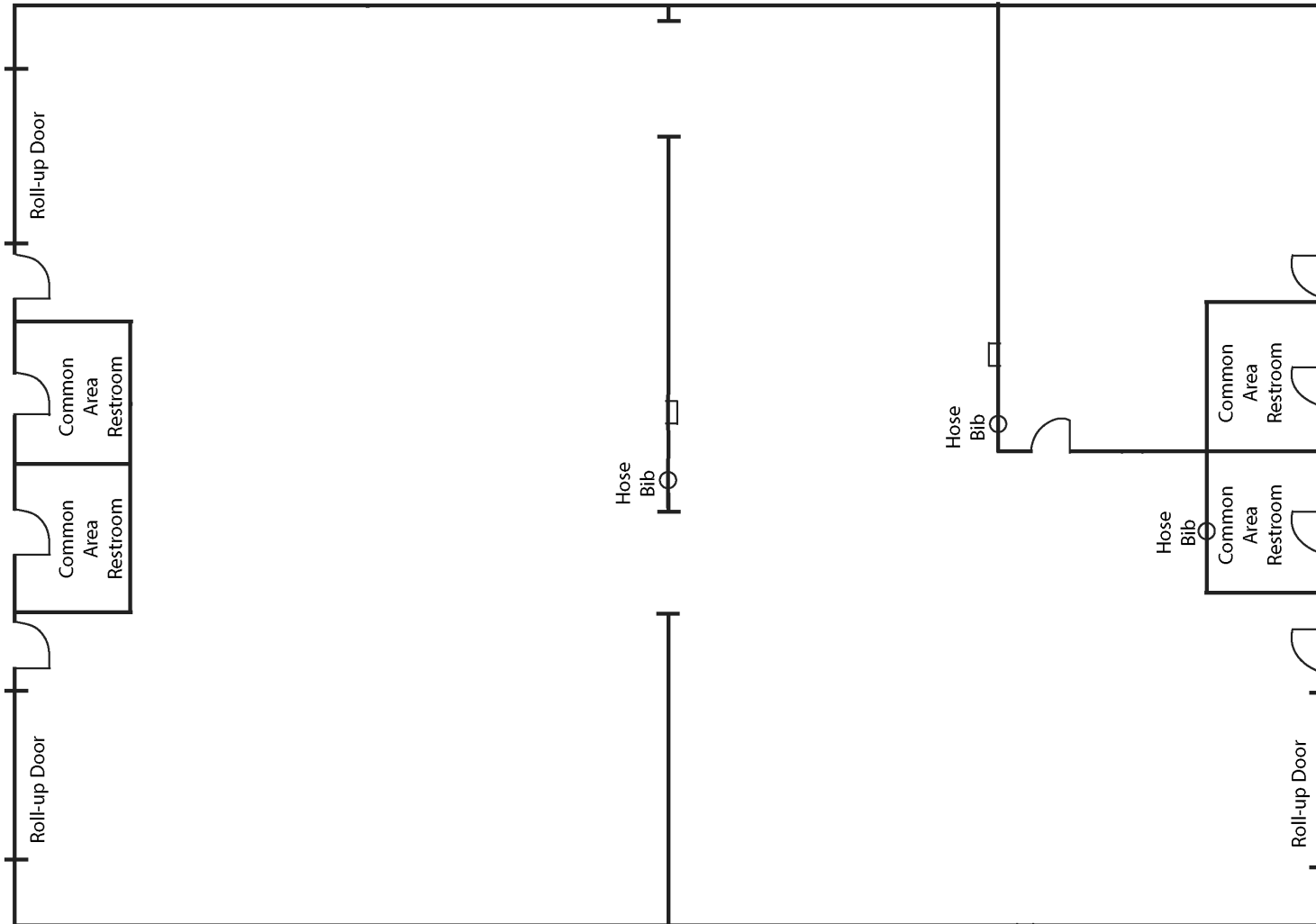
FLOOR PLAN

UNITS 506, 507, 520, 521



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PHOTOS UNIT 509



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AREA DESCRIPTION



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DESCRIPTION OF AREA

Located just off Highway 101 at Shiloh Road. Shiloh Business Park is adjacent to the Shiloh Retail Power Center, anchored by Wal-Mart and Home Depot, insuring that this will be a quality business park long into the future. Other retail tenants in the center include Grocery Outlet, Les Schwab Tires, Starbucks, and many other national and strong regional retailers.



Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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