

FOR LEASE - ±95,016 SF INDUSTRIAL SPACE



- ±95,016 SF (divisible to ±34,410 SF)
- Warehouse area can be air-conditioned for food & beverage users
- Excellent access to Hwy 29 & 12, Interstates 80 & 680

1245

COMMERCE BLVD

GREEN ISLAND
INDUSTRIAL PARK

AMERICAN CANYON, CA



JONES LANG LASALLE BROKERAGE INC. | CA REAL ESTATE LICENSE #01856260

±95,016 SF INDUSTRIAL SPACE FOR LEASE

PROJECT HIGHLIGHTS

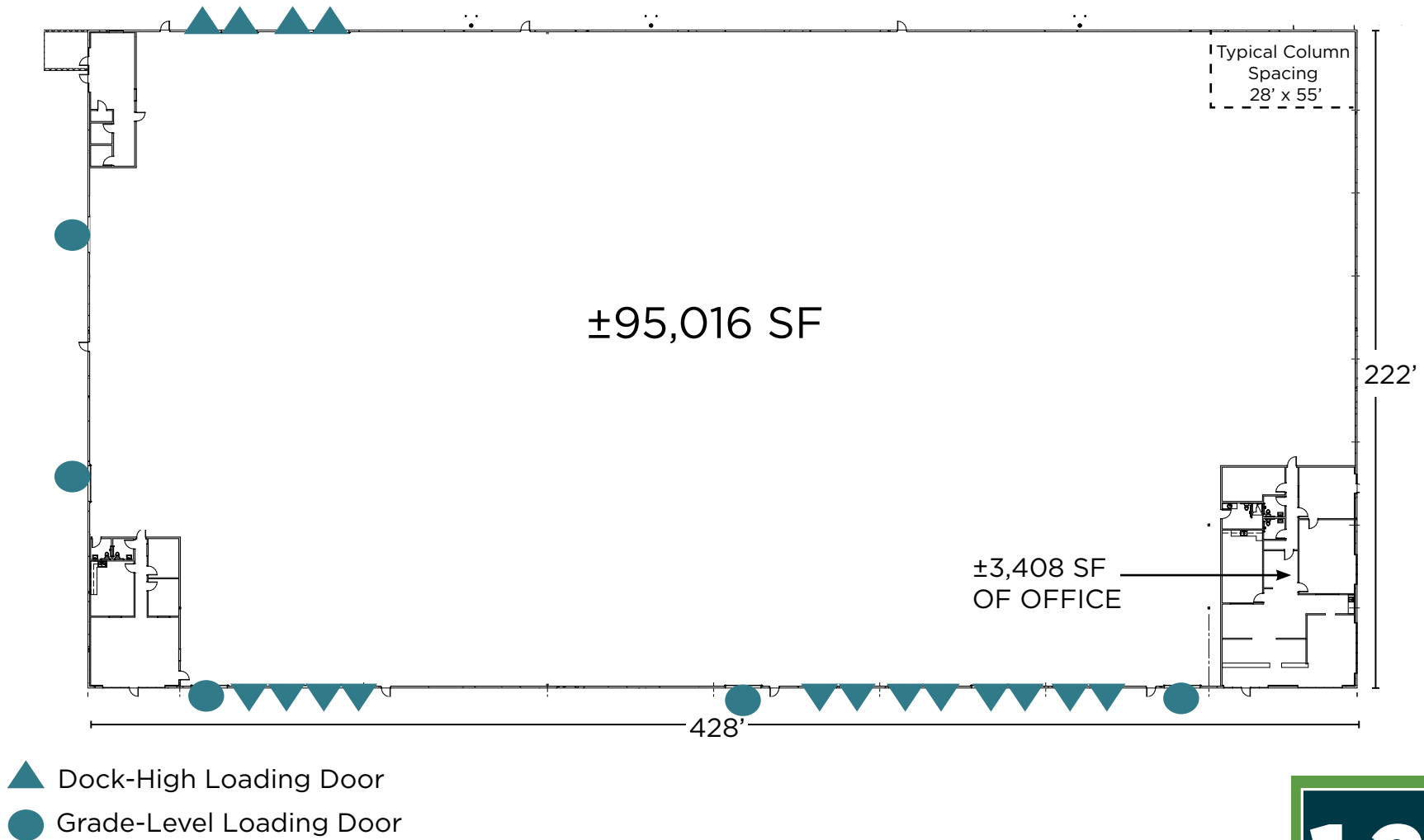
- ±95,016 SF Industrial Space – Divisible to ±34,410 SF
- Approximately ±3,408 SF of Refurbished Office Area
- Warehouse Area can be Air-Conditioned for Cased Wine or Barrel Storage
- 24' to 26' Warehouse Clear Height
- 277/480 Volt, 3-Phase Electrical Service
- Sixteen (16) Dock-High Doors
- Five (5) Rite Hite 40,000 lb. Electric Dock Levelers with Shelters & Truck Restraints
- Five (5) Grade-Level Doors
- LED Warehouse Lighting Throughout Premises
- Skylights Throughout Warehouse Area
- Sprinkler Density is .6 GPM over 3,000 SF
- One (1) Parking Space per 1,000 SF of Leased Area
- Excellent Access to Highway 29 & 12, Interstates 80 & 680



1245
COMMERCE BLVD

±95,016 SF INDUSTRIAL SPACE FOR LEASE

FLOOR PLAN



1245


COMMERCE BLVD

NEIGHBORING TENANTS




DEMOGRAPHICS

2025 Key Statistics - 45-minute Drive




1,889,219

Total population




\$101,599

Average disposable income




24.77%

Millennial population




51,862

Manufacturing employees



811,948

Employees



19,962

Warehouse & Distribution Employees

2025 Labor Market Statistics

	Stocker and Order Filler	Industrial Truck/Tractor Operator	Warehouse Worker	Warehouse Supervisor	Light Truck Driver	Tractor Trailer Truck Driver
Napa	\$17.34	\$21.36	\$17.57	\$28.15	\$22.44	\$26.24
Fremont	\$16.88	\$21.01	\$18.88	\$28.25	\$20.13	\$27.54
Fairfield	\$16.26	\$18.94	\$17.47	\$26.55	\$19.25	\$23.76
Oakland	\$16.89	\$21.02	\$18.89	\$28.26	\$20.13	\$27.56
Sacramento	\$16.01	\$18.40	\$17.84	\$28.38	\$19.09	\$25.25
San Francisco	\$20.45	\$24.73	\$22.88	\$33.30	\$24.21	\$31.27
San Jose	\$18.35	\$22.07	\$20.83	\$30.10	\$22.15	\$28.49
South San Francisco	\$19.66	\$23.90	\$22.55	\$30.85	\$20.14	\$28.58
Stockton	\$18.25	\$22.39	\$18.09	\$29.72	\$19.32	\$23.87
Tracy	\$18.25	\$22.39	\$18.09	\$29.73	\$19.32	\$23.88



Ideal access to the Bay Area...

1245 Commerce Blvd is located at the gateway to the world-renowned Napa Valley Wine Region, home to over 475 wineries. Ideally positioned in American Canyon along Highway 29, 1245 Commerce Blvd is just 7 miles south of downtown Napa and has great access to the entire North Bay and greater Bay Area.

**For more information,
please contact:**

GLEN DOWLING
glen.dowling@jll.com
+1 707 227 7800
RE License No: 00890450

CHRIS NEEB
chris.neeb@jll.com
+1 707 495 7777
RE License No: 01324612

MATT BRACCO
matt.bracco@jll.com
+1 925 200 3537
RE License No: 01185434

