

FOR SUBLEASE

1111 GREEN

ISLAND ROAD

AMERICAN CANYON, CA

- $\pm 54,000$ SF
- ± 4.43 ACRES
- SECURE YARD



Jones Lang LaSalle Brokerage, Inc.
Real Estate License#: 01856260

FOR SUBLEASE

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AVAILABILITY

- ***±54,000 SF IN TWO BUILDINGS ON 4.43 ACRES***

Main Building

- ±39,000 SF metal warehouse building
- ±3,000 SF office space
- ±18'-21' clear height
- Sprinklered
- 4 grade-level doors (±20'W x ±16'H)
- 1 grade-level door (±12'W x ±12' H)
- 800 amps, 277/480v, 3-phase

Second Building

- ±15,000 SF metal warehouse building
- ±9'-11' clear height
- Sprinklered
- 4 grade-level doors (±16'W x ±10'H)
- 400 amps, 277/480v, 3-phase

Property Highlights

- ±4.43 acre improved parcel with 2 metal buildings
- Zoning: General industrial / airport compatibility
- Fully fenced and secured
- Yard area improved with concrete and asphalt
- Water and sewer - City of American Canyon
- APN: 058-330-015
- Corner location with entrance on Jim Oswalt Way and possibility for additional entry/exit on Green Island Road
- LED: December, 31, 2027





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ISLAND ROAD

GREEN ISLAND ROAD

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DISTANCES

Napa | 10 miles | 9 min

Vallejo | 9 miles | 20 min

Fairfield | 16 miles | 23 min

Oakland | 36 miles | 45 min

San Francisco | 50 miles | 60 min



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