



For sale

±12,778 SF industrial
building on 1.03 acres

140 Dodd Court | American Canyon, CA

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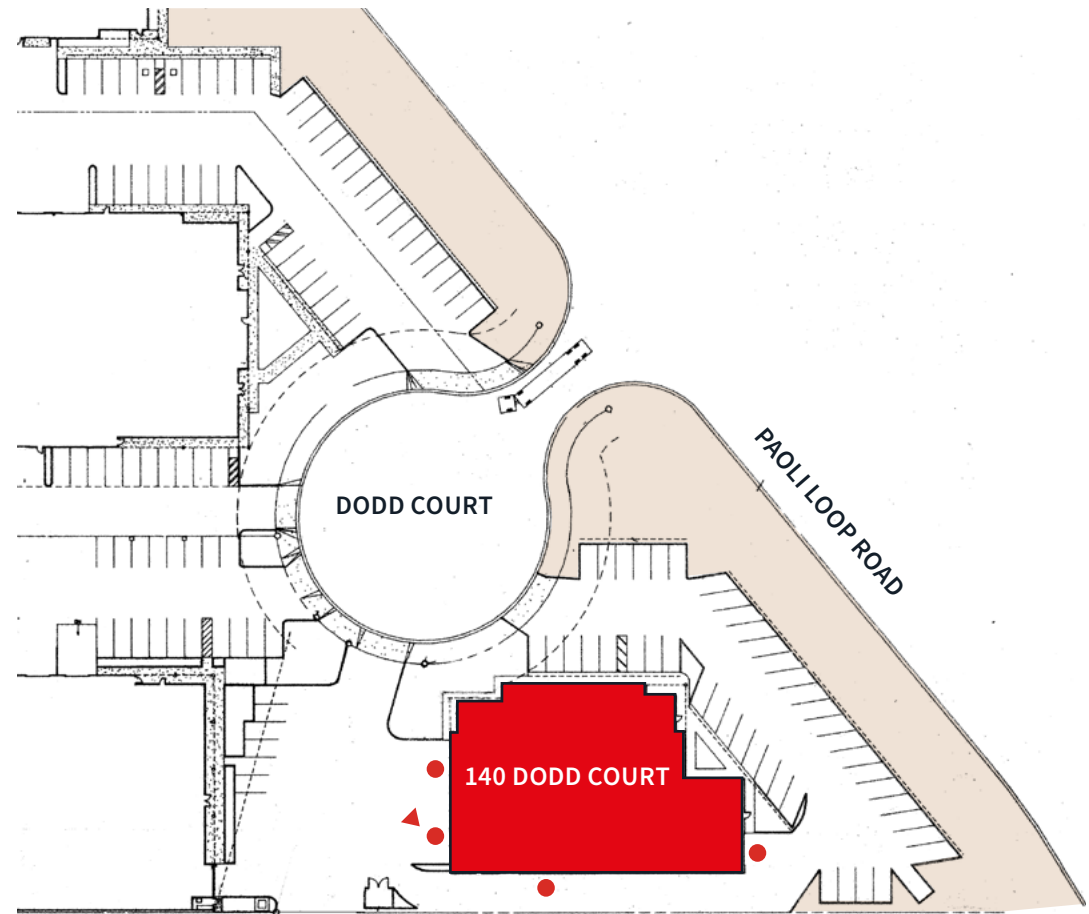
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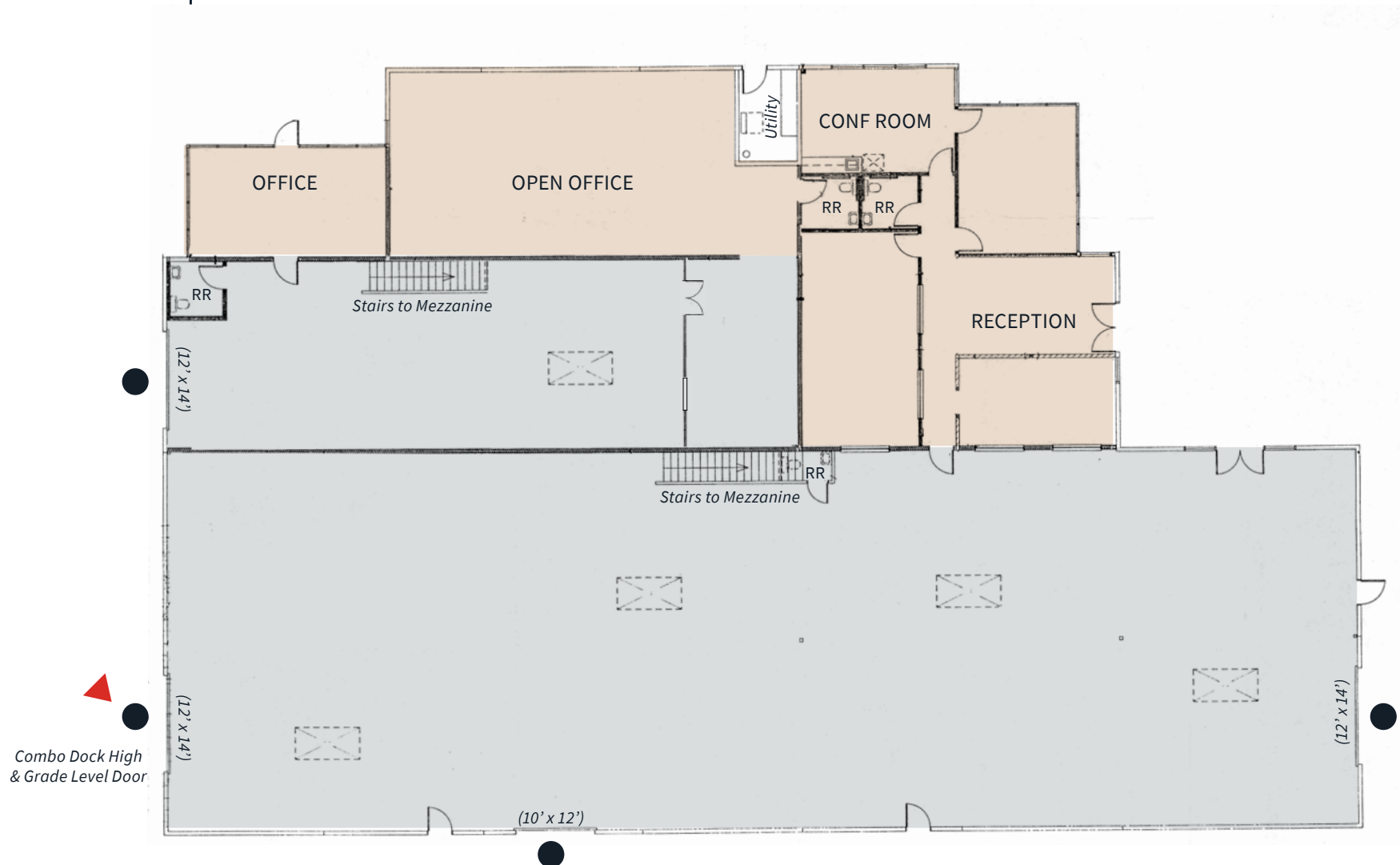
Property highlights

- ±12,778 SF industrial building
- ±1.03 acre parcel (APN: 057-160-013)
- ±3,300 SF of office space
- ±3,100 SF of bonus mezzanine storage space
- Space can be divided into two separate suites (±3,480 SF & ±9,045 SF)
- Highway 29 signage
- 20'-22' warehouse clear height
- 800 amps, 120/208 volt, 3-phase
(*buyer to confirm*)
- 1 dock high/grade level combo door
- 3 additional grade-level doors
- New roof installed 2020
- New HVAC installed 2020
- Concrete tilt-up construction
- Excellent owner/user opportunity

Site plan

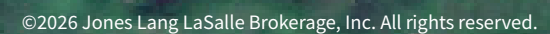


Floor plan



140 Dodd Court / American Canyon, CA





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