



Colliers

Available | ±240,000 SF

# Warehouse/Office

303 Green Island Road, American Canyon, CA

The property consists of three adjoining buildings totaling ±457,000 SF of warehouse with an additional ±21,820 SF of covered area adjacent to the buildings for processing materials and secured storage. Phases 1 and 2 are for lease totaling approximately ±240,000 SF of warehouse and production area.

Two wastewater ponds with a ±2.2 million gallon capacity. These ponds receive all of the production wastewater thereby eliminating any discharge of the production wastewater to the public sewer system. This system yields continued savings in municipal sewer charges. The treated wastewater is used onsite for landscape irrigation.

## Contact Brokers

### Bill Kampton

Executive Vice President  
CA License No. 00960310  
bill.kampton@colliers.com  
+1 707 337 9217

### Phil Garrett, SIOR

Executive Vice President  
CA License No. 00844836  
phil.garrett@colliers.com  
+1 707 372 1036

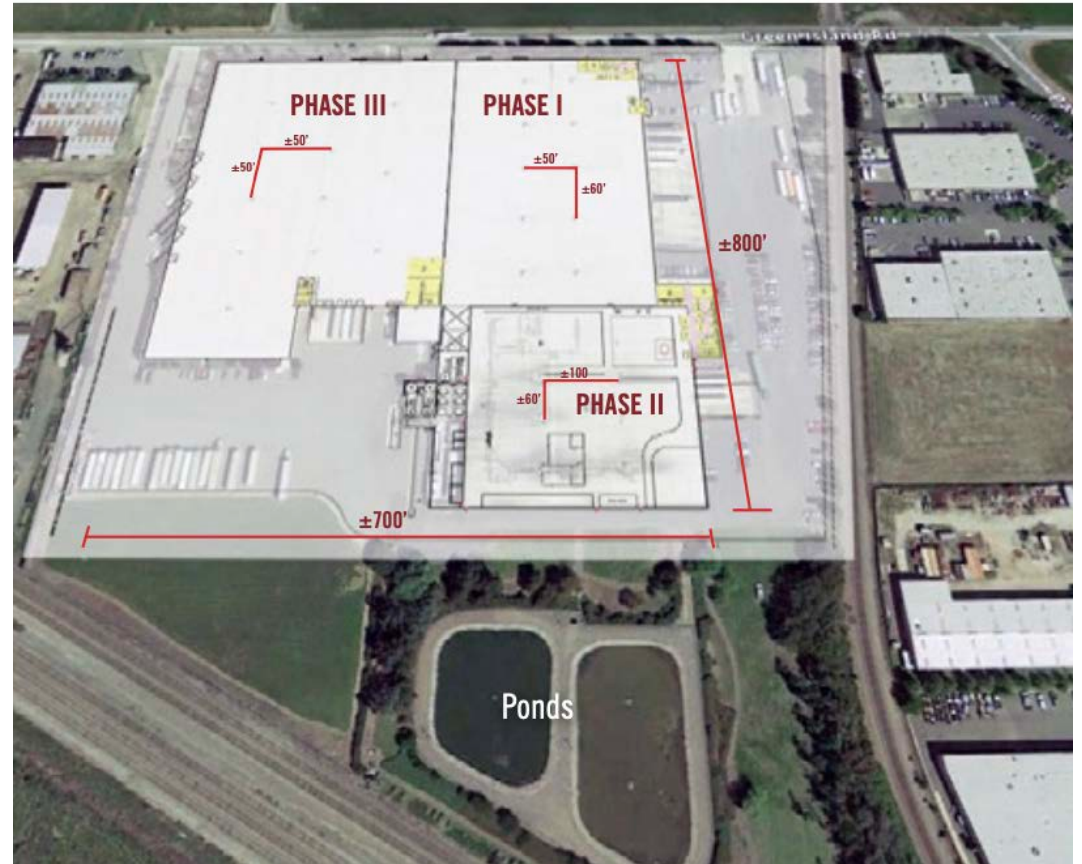
### Colliers

380 Chadbourne Rd, Suite D  
Fairfield, CA 94534  
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303 Green Island Road | American Canyon

# Highlights

|                           |                                                                                                                                   |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Address                   | 303 Green Island Road<br>American Canyon, CA 94503                                                                                |
| General Description       | ±240,000 SF of warehouse/distribution space                                                                                       |
| Assessor's Parcel Numbers | 057-160-030 & 031                                                                                                                 |
| Land Area                 | ±27.42 acres (±1,196,593 SF)                                                                                                      |
| Access                    | Green Island Road via State Highway 29                                                                                            |
| Utilities                 | Electricity & natural gas provided by PG&E with rooftop solar system.<br>Water and sewer provided by the City of American Canyon. |
| Zoning                    | General Industrial:<br>Warehouse/distribution and winery are permitted under this zoning                                          |
| Tenant Improvements       | Tenant improvements to suit, such as mechanical cooling, floor drains, etc                                                        |
| Parking                   | 125 parking spaces                                                                                                                |



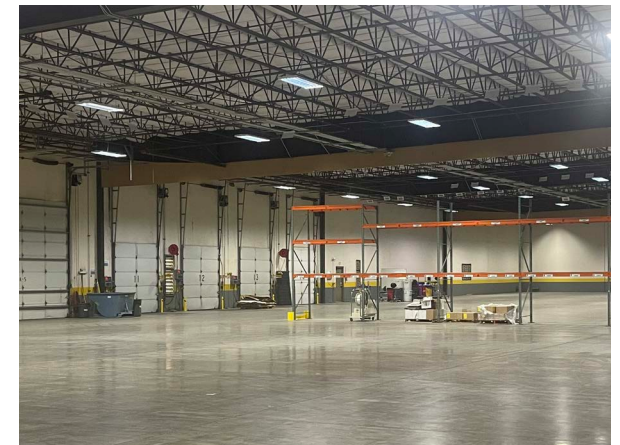
# Site Plan

## Phase 1 - improved with the following:

- $\pm 150,000$  SF ( $\pm 300'$  deep by  $\pm 500'$  wide)
- Ten dock-high doors. All have  $\pm 55,000$  lbs hydraulic levelers, dock locks, shelters, electric doors, swing lights and compressed air
- One grade-level door ( $\pm 12' \times \pm 14'$ )
- Clear height of  $\pm 24' - \pm 26'$
- Night air cooling
- Ceiling insulation – R-30
- Wall insulation – R-19
- Metal roofing system
- $\pm 6''$  concrete floors (3,000 PSI) with #3's at 18" O.C. each way over 4" of class 2 aggregate base
- Column spacing of  $\pm 50'$  deep by  $\pm 60'$  wide
- Built in 1989

## Phase 2 - improved with the following:

- Four dock-high doors. All have  $\pm 55,000$  lbs hydraulic levelers, dock locks, shelters, electric doors, swing lights and compressed air
- Three grade-level door (two  $\pm 12' \times \pm 14'$  and one  $\pm 10' \times \pm 10'$ )
- Clear height of  $\pm 20' - \pm 22'$
- Night air cooling
- Ceiling insulation – R-30
- Metal roofing system
- $\pm 6''$  concrete floors (3,000 PSI) with #3's at 18" O.C. each way over 4" of class 2 aggregate base
- Column spacing of  $\pm 100'$  deep by  $\pm 60'$  wide
- Built in 1990

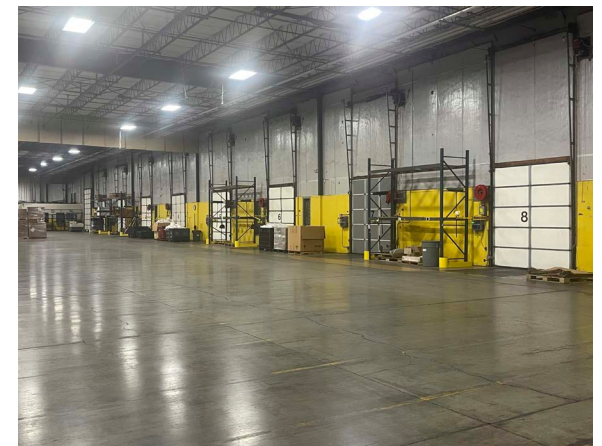
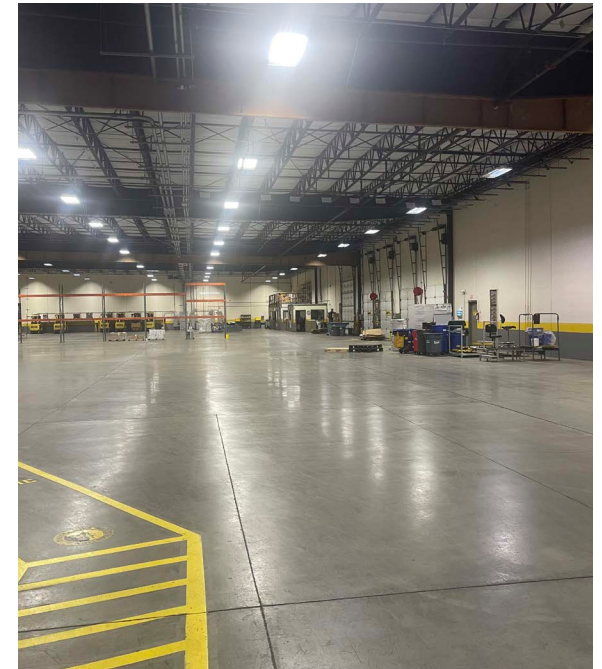
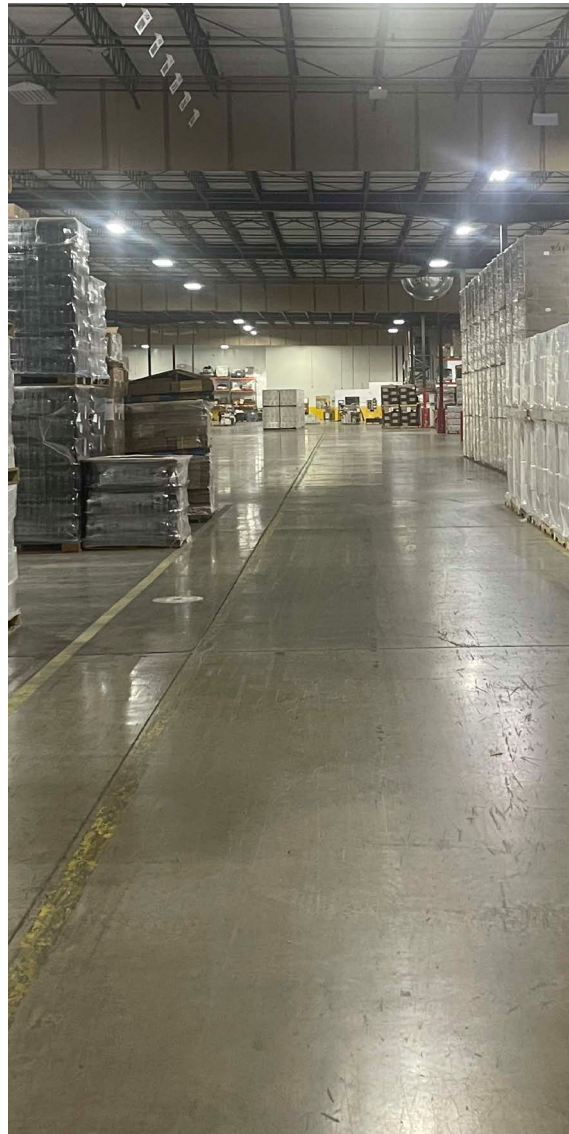
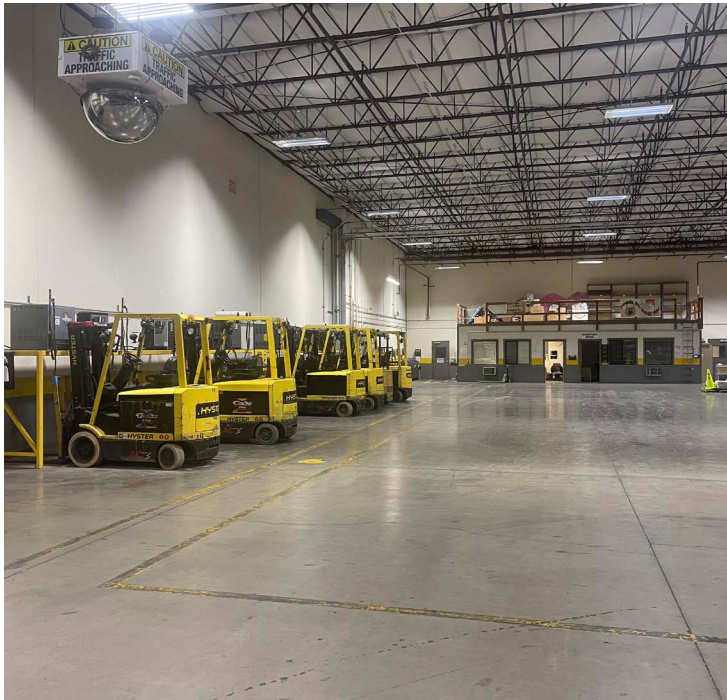


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# Production and Celler Operations

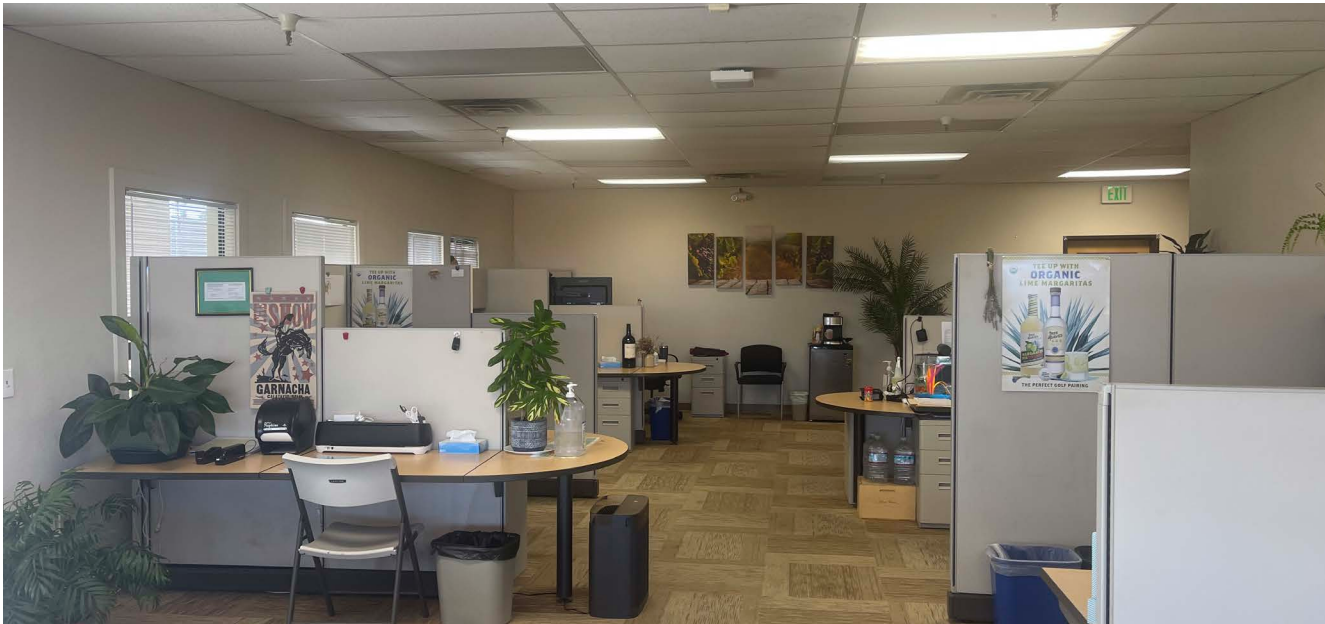
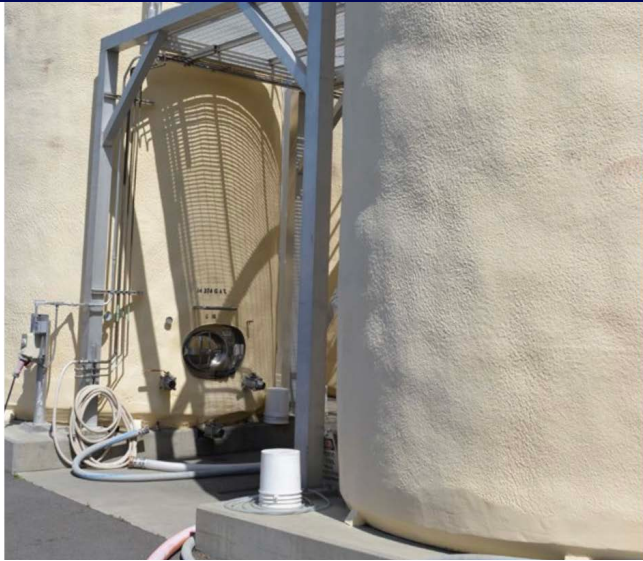
## Facility

The facility has an adjacent state of the art cellar operation of over 225,000 sqft feet along with an existing 750ml high speed bottling line capable of running at 365 bottles per minute. Supporting the cellar and bottling operations are staging tanks of various sizes, boilers, compressors, compressed gas, and miscellaneous pumps and hoses, all of which supported the production of over 10 million cases per year.



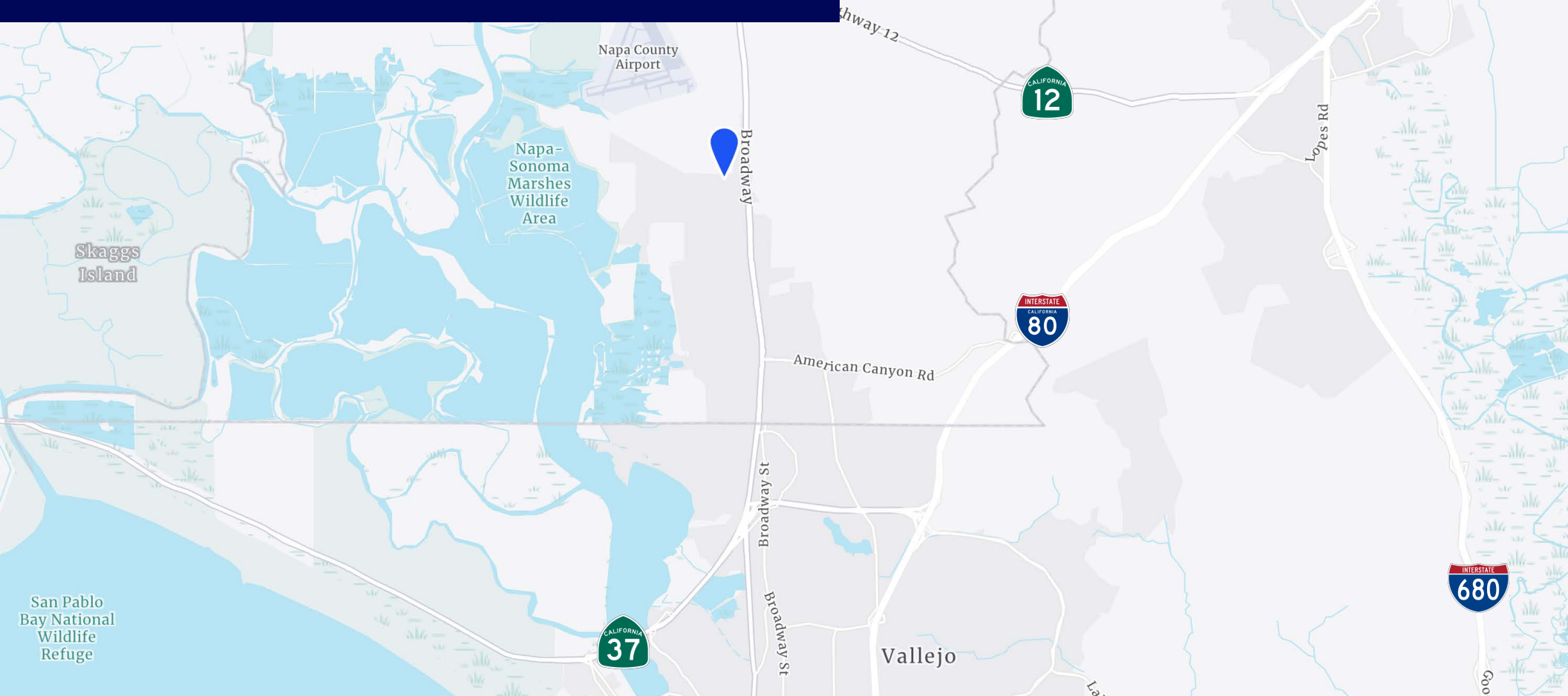
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# Photo Gallery



303 Green Island Road | American Canyon

# Location Overview



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