



**Property Description**

This vacant land, encompassing approximately ±2.28 acres, is fully entitled and ready for development, featuring a two-story building designed to meet the diverse needs of modern industrial ventures.

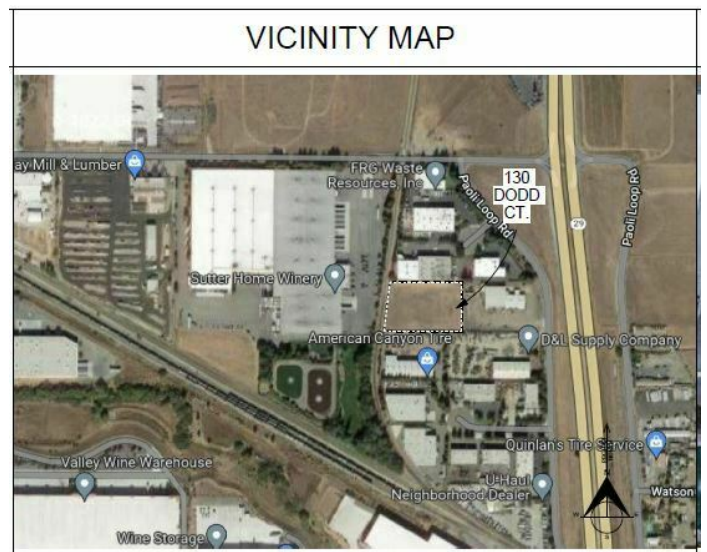
**Offering Summary**

Sale Price:	\$1,800,000
Lot Size:	±2.28 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	2	61	393
Total Population	7	192	1,250
Average HH Income	\$178,885	\$168,363	\$161,214

**Property Highlights**

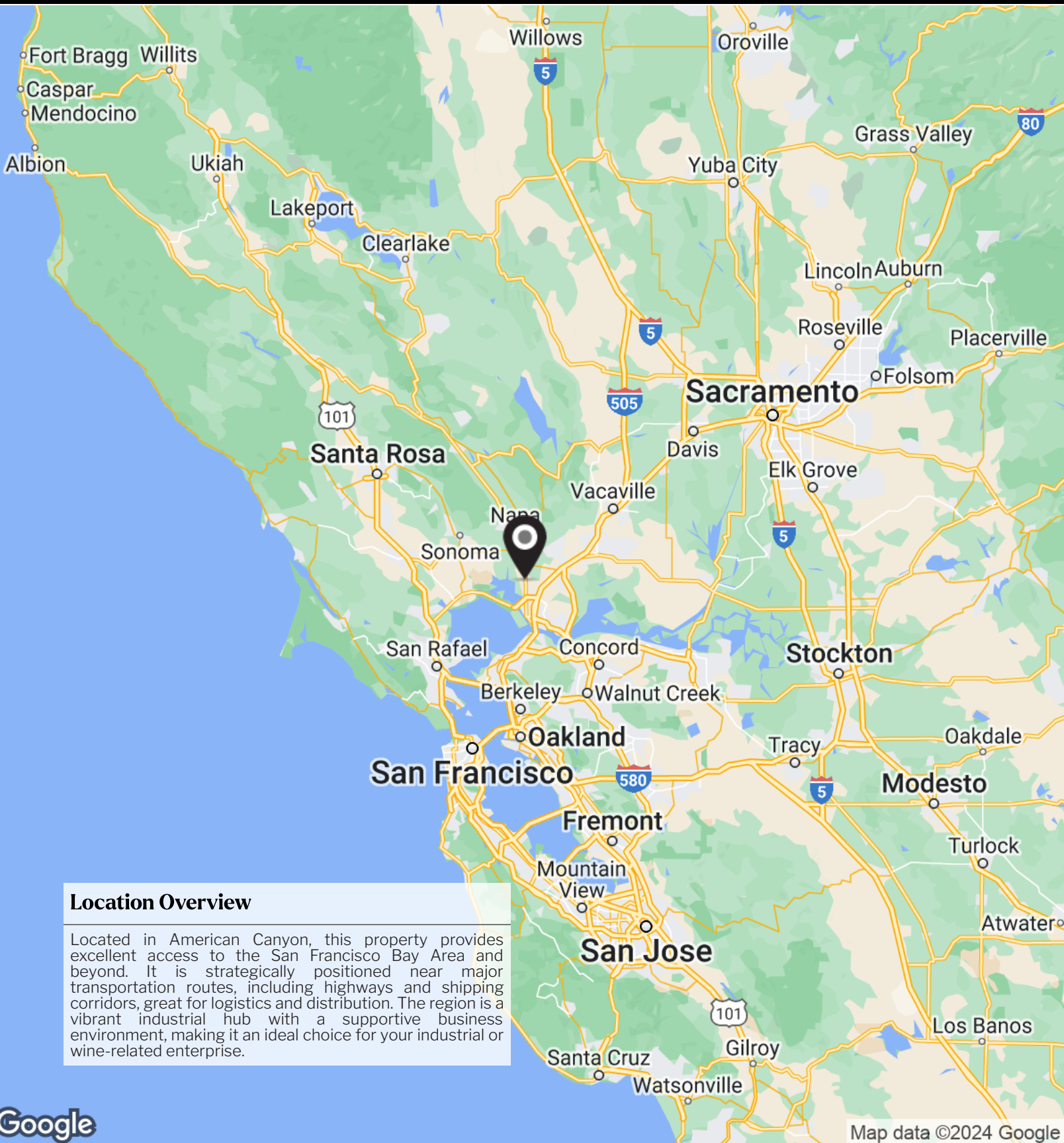
- **Total Building Height:** ± 30 feet
- **First Floor:** Approximately ±30,597 square feet, providing expansive covered space ideal for large-scale manufacturing or storage.
- **Second Floor:** Approximately ±9,000 square feet, perfect for office space, research and development, or additional storage.
- **Parking:** ±44 dedicated parking spaces to accommodate employees and visitors with ease.
- **Manufacturing:** Benefit from the vast floor space and height, ideal for manufacturing operations, assembly lines, and large equipment.
- **Wine-Related Ventures:** Perfectly suited for wine production, storage, and distribution, capitalizing on the region’s renowned wine industry.
- **Owner-User Potential:** An excellent opportunity for businesses looking to own their operational space and build equity in a strategic location.



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### Location Overview

Located in American Canyon, this property provides excellent access to the San Francisco Bay Area and beyond. It is strategically positioned near major transportation routes, including highways and shipping corridors, great for logistics and distribution. The region is a vibrant industrial hub with a supportive business environment, making it an ideal choice for your industrial or wine-related enterprise.



Map data ©2024 Google

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