



Rare Conditioned & Fully Insulated Warehouse

±24,000 SF Available

165 Klamath Court, American Canyon, CA



Contact Brokers

Steve Crocker

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Colliers

1850 Mt Diablo Blvd, Suite 200
Walnut Creek, CA 94596
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Property Overview

Property Specifications

Available SF	±24,000 SF	Column Spacing	±38' x ±39'
Office	±1,500 SF <ul style="list-style-type: none">3 Private officesReceptionBullpen areaUnisex bathroom	Clear Height	±16' to top of insulated roof, ±22' to warehouse ceiling
Warehouse	±22,500 SF (Insulated warehouse areas have minimum R-32 panels on the walls and ceiling) <ul style="list-style-type: none">±12,500 SF warehouse conditioned to ±30 degrees±2,500 SF shipping area conditioned to ±30 degrees±2,000 SF processing area conditioned to ±40 degrees (includes 3 floor drains draining to a grease interceptor)±3,000 SF of freezer area conditioned to ±0 degrees (with insulated floor)±2,500 SF receiving area unconditioned	Loading	Dock High <ul style="list-style-type: none">3 doors±8'W x ±10'HManual load levelers Grade Level <ul style="list-style-type: none">1 @ ±12'W x ±14'H to receiving area3 @ ±12'W x ±14'H currently unusable2 @ ±8'W x ±8'H from shipping area
Parking	10 spaces in front of office plus additional car/truck parking in fenced, secured yard	Year Built	2000
Zoning	GI: AC (General Industrial: Airport Compatibility)	Construction	Concrete tilt-up
Mezzanine	±2,100 SF bonus mezzanine	Available	Immediately
Power	1,200 Amps @ 277/480V	Lease Rate	Call Brokers
Sprinklered	Yes		

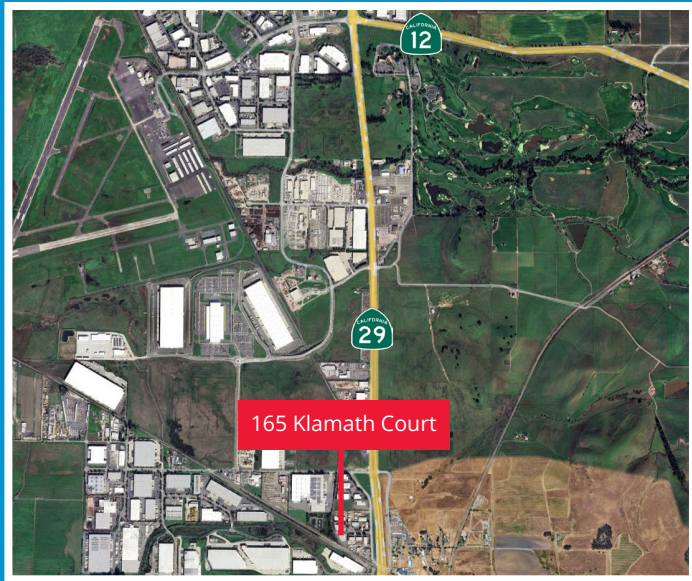
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Photo Gallery



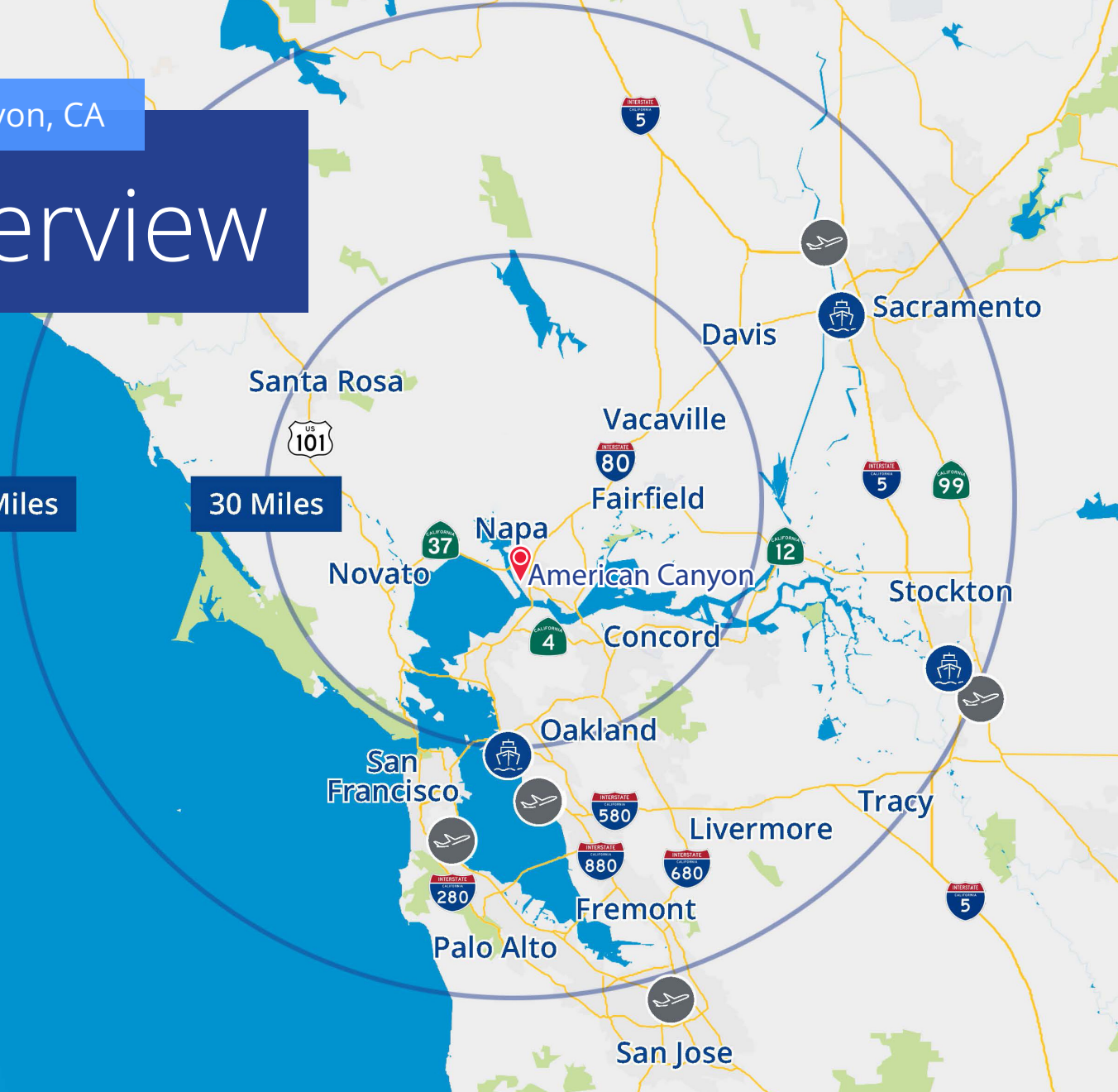
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Location Overview



60 Miles

30 Miles



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