



Rare Conditioned & Fully Insulated Warehouse

±24,000 SF Available

165 Klamath Court, American Canyon, CA

Colliers

Contact Brokers

Steve Crocker
Senior Vice President
CA License No. 01476069
steve.crocker@colliers.com
+1 707 685 6395

Bret DeMartini
Executive Vice President
CA License No. 00853110
bret.demartini@colliers.com
+1 707 322 2108

Colliers
1850 Mt Diablo Blvd, Suite 200
Walnut Creek, CA 94596
colliers.com

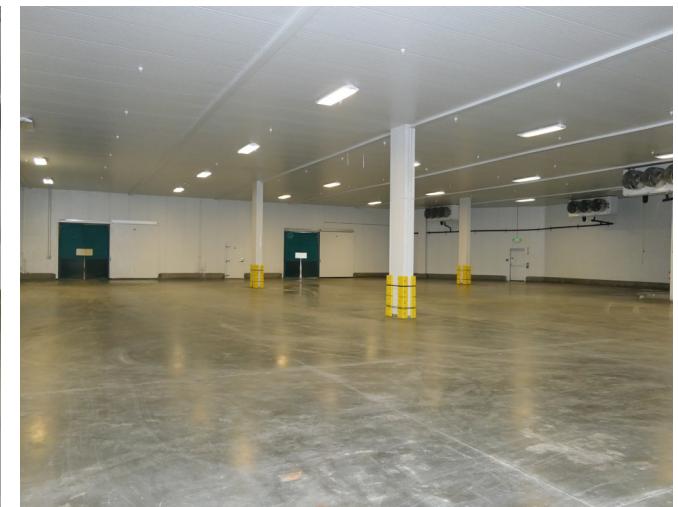
Property Overview

Property Specifications

Available SF	$\pm 24,000$ SF	Column Spacing	$\pm 38'$ x $\pm 39'$
Office	$\pm 1,500$ SF <ul style="list-style-type: none"> • 3 Private offices • Reception • Bullpen area • Unisex bathroom 	Clear Height	$\pm 16'$ to top of insulated roof, $\pm 22'$ to warehouse ceiling
Warehouse	$\pm 22,500$ SF (Insulated warehouse areas have minimum R-32 panels on the walls and ceiling) <ul style="list-style-type: none"> • $\pm 12,500$ SF warehouse conditioned to ± 30 degrees • $\pm 2,500$ SF shipping area conditioned to ± 30 degrees • $\pm 2,000$ SF processing area conditioned to ± 40 degrees (includes 3 floor drains draining to a grease interceptor) • $\pm 3,000$ SF of freezer area conditioned to ± 0 degrees (with insulated floor) • $\pm 2,500$ SF receiving area unconditioned 	Loading Dock High <ul style="list-style-type: none"> • 3 doors • $\pm 8'$W x $\pm 10'$H • Manual load levelers Grade Level <ul style="list-style-type: none"> • 1 @ $\pm 12'$W x $\pm 14'$H to receiving area • 3 @ $\pm 12'$W x $\pm 14'$H currently unusable • 2 @ $\pm 8'$W x $\pm 8'$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	$\pm 2,100$ SF bonus mezzanine	Available	Immediately
Power	1,200 Amps @ 277/480V	Lease Rate	Call Brokers
Sprinklered	Yes		

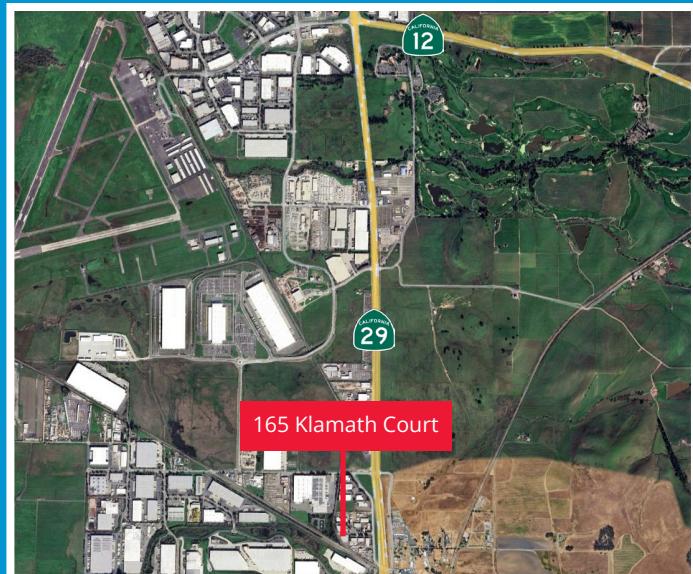
165 Klamath Court | American Canyon, CA

Photo Gallery



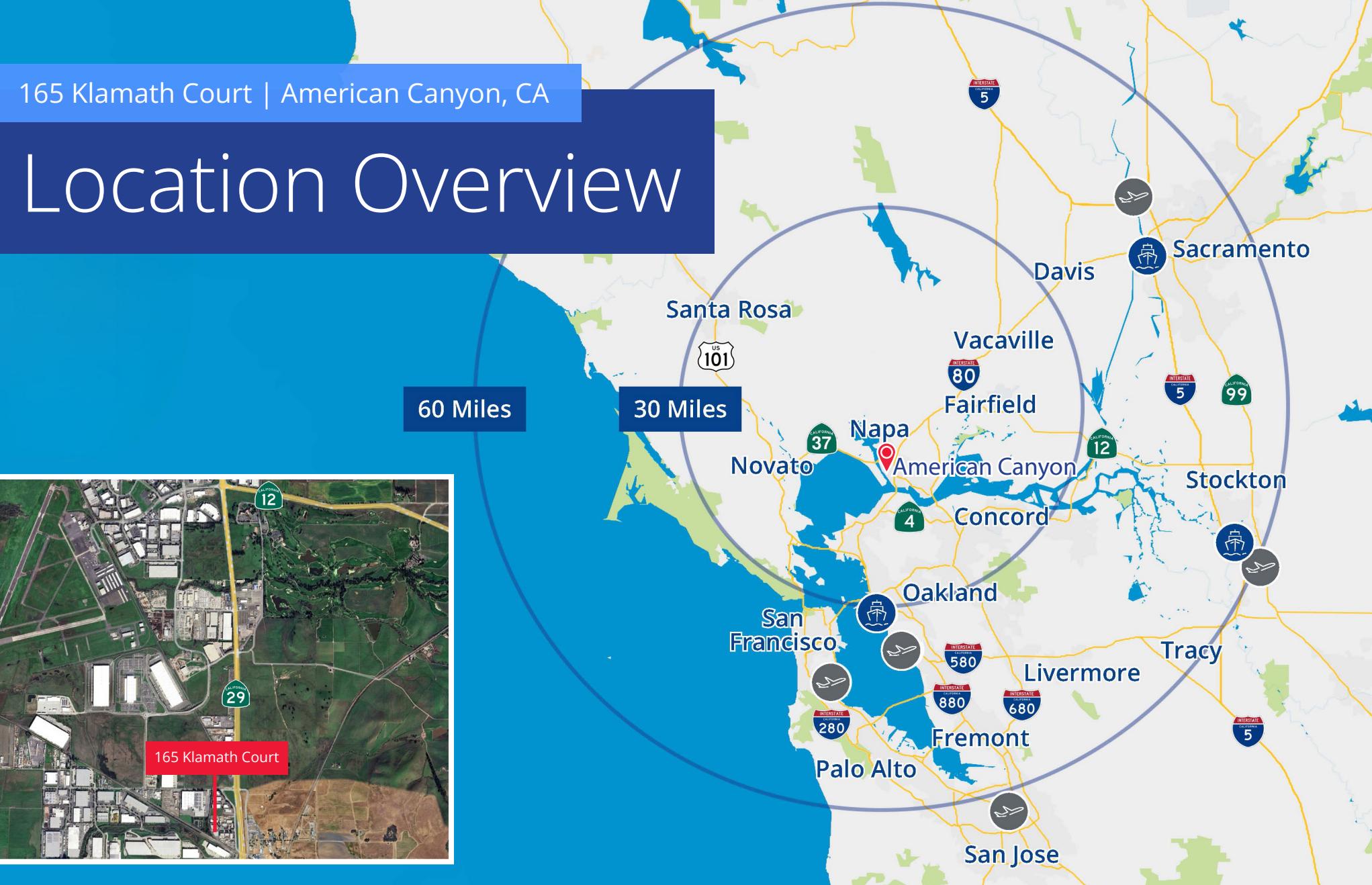
165 Klamath Court | American Canyon, CA

Location Overview



60 Miles

30 Miles



Colliers

Contact Brokers

Steve Crocker

Senior Vice President
CA License No. 01476069
steve.crocker@colliers.com
+1 707 685 6395

Bret DeMartini

Executive Vice President
CA License No. 00853110
bret.demartini@colliers.com
+1 707 322 2108

Colliers

1850 Mt Diablo Blvd, Suite 200
Walnut Creek, CA 94596
colliers.com