

For Sale or Lease | ±18,585 SF

Warehouse/Office

160 Klamath Court, American Canyon, CA



Contact Brokers

Bill Kampton

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Highlights

±18,585 Total SF

±17,625 SF of Warehouse

±960 SF First Floor Office

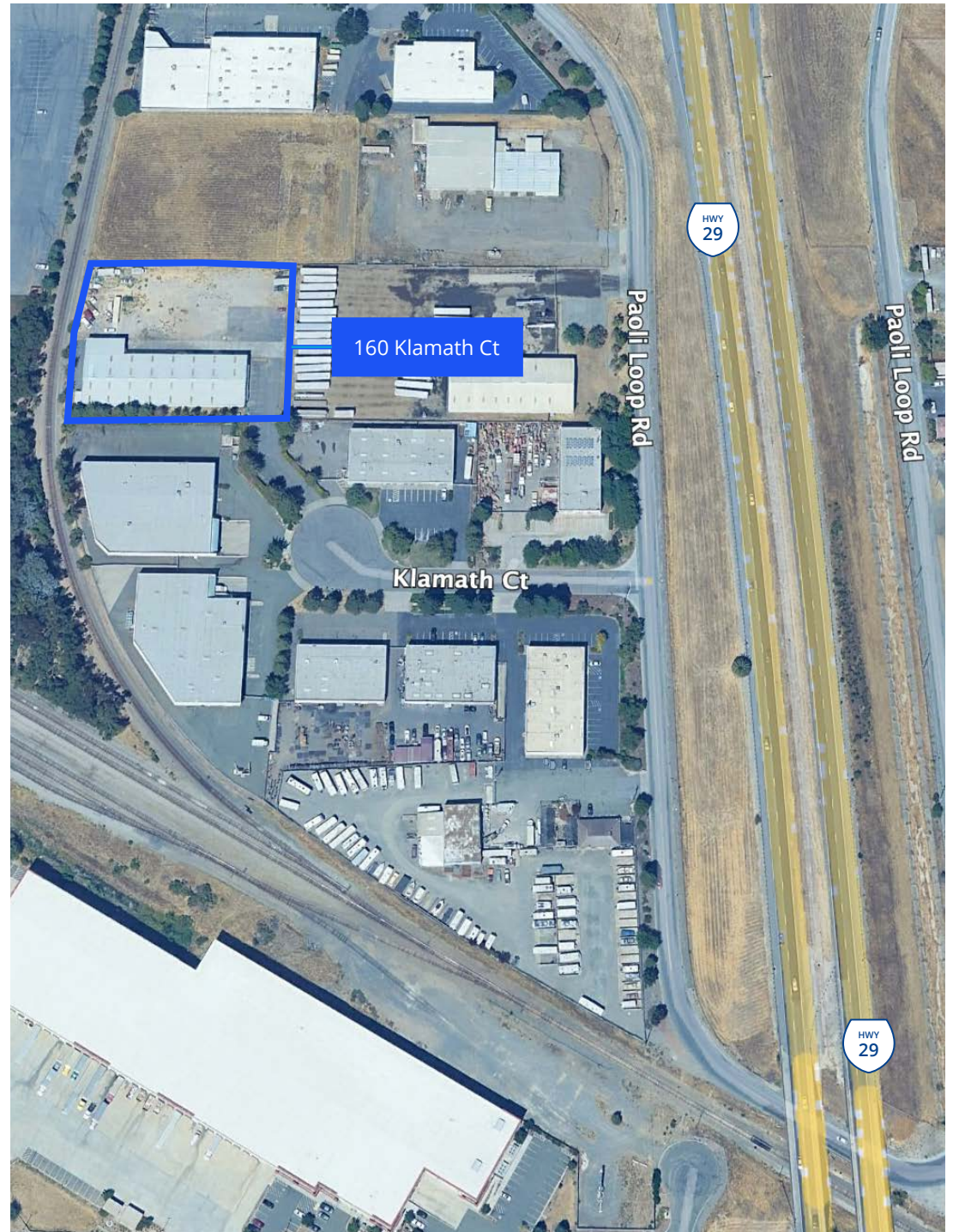
±400 SF Second Floor Office (not included in total SF)

±560 SF Mezzanine Area (not included in total SF)

- Loading: 4 Grade Level Door
- 1 x (±24'w x ±14'h)
- 3 x (±16'w x ±14'h)
- Metal Halide Lighting
- Skylights
- 1 Private Office and Open Office Area
- 2 Restrooms
- Secure Yard with Gated Access
- Abundant Off Street Parking
- Large Yard Area
- Power: 1,000 Amps, 3 Phase, 120/208 Volt
- Clear Height: ±21' (in the middle), ±16.5' (sides)

Lease Rate: \$1.30 per SF Industrial Gross

Asking Price: \$3,750,000

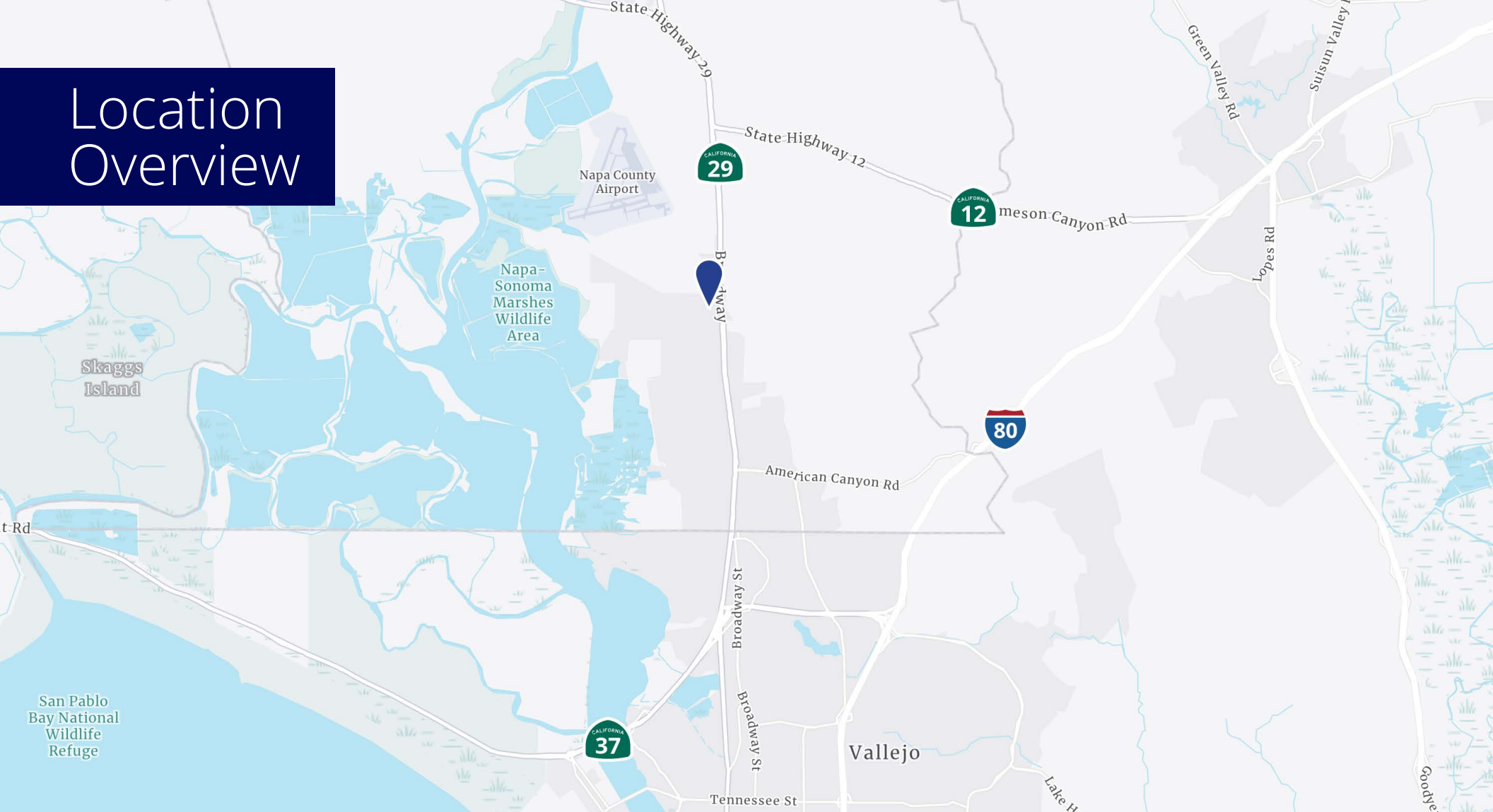


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Photo Gallery



Location Overview



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