

FOR LEASE OR SALE

5555 BROADWAY ST

AMERICAN CANYON, CA | ±425 LINEAR FT OF HWY 29 FRONTAGE



±28,007 SF WAREHOUSE, ±3,160 SF OFFICE AND UP TO ±2.5 ACRES OF SECURED YARD WITH RAIL POTENTIAL

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PROPERTY HIGHLIGHTS

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AMERICAN CANYON, CA



SIZE (BUILDING)
±86,366 Sq Ft. on 7.04 Acres
APN: 057-130-018



CONSTRUCTION
Concrete tilt construction
with metal roofing



POWER
Unit A: 1,000 amps @ 120 / 208 V
Unit B: 600 amps @ 277/480 V



LOCATION
±425 linear feet of HWY 29 frontage



SPRINKLERS
±.29/2000



CLEAR HEIGHT
Unit A: ±23' minimum
Unit B: ±18' minimum



INSULATED WAREHOUSE



LOADING (BUILDING)
Seven (7) Docks (Front)
Five (5) Grades
- One (1) Front, Four (4) Rear



LAND
±7.04 Acre site
Yard: ±2.5 acres of
secured yard



SECURED YARD / UP TO 2.5 ACRES
Improved with existing
base rock plus new layer of
compacted AB 1" to 4"

- ▶ ±28,007 sf warehouse, ±3,160 sf office and up to ±2.5 acres of secured yard with rail potential
- ▶ Cal Northern Rail. Rear spur can be refurbished and activated.
- ▶ Rail: Union Pacific.
- ▶ APN(s): 057-130-018
- ▶ Yard: ±2.5 Acres
- ▶ Column Spacing:
 - Unit A: ±23' D x ±83' W (LEASED)
 - Unit B: ±24' D x ±69' W
- ▶ Power:
 - Unit A: ±1,000 amps @ 120/208(LEASED)
 - Unit B: ±600 amps @ 277/480
- ▶ Fire Sprinklers: ±.29/2000
- ▶ Additional Auto Parking/Yard: Unimproved 3 acres in the southwest corner of the site can likely be converted to trailer parking or approved yard functions
- ▶ Excellent visibility and access to to HWY 29, 37, & 12.
- ▶ Lighting: Updating to LED in the warehouse
- ▶ Loading Docks & Equipment: ±30,000 lb levelers
 - Unit A:
 - Seven (7) Docks, Four (4) with mechanical pit levelers
 - Three (3) Grades
 - Unit B:
 - Two (2) Dock positions via recessed dock ramp with two (2) pit levelers
 - One (1) Grade
 - Unit D:
 - Two (2) Grades

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SITE PLAN

±86,366 SQ. FT. ON ±7.04 ACRES

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- Railroad Tracks
- △ Truck docks: 9'w x 10'h
- ▲ Grade-level doors: 12'w x 14'h

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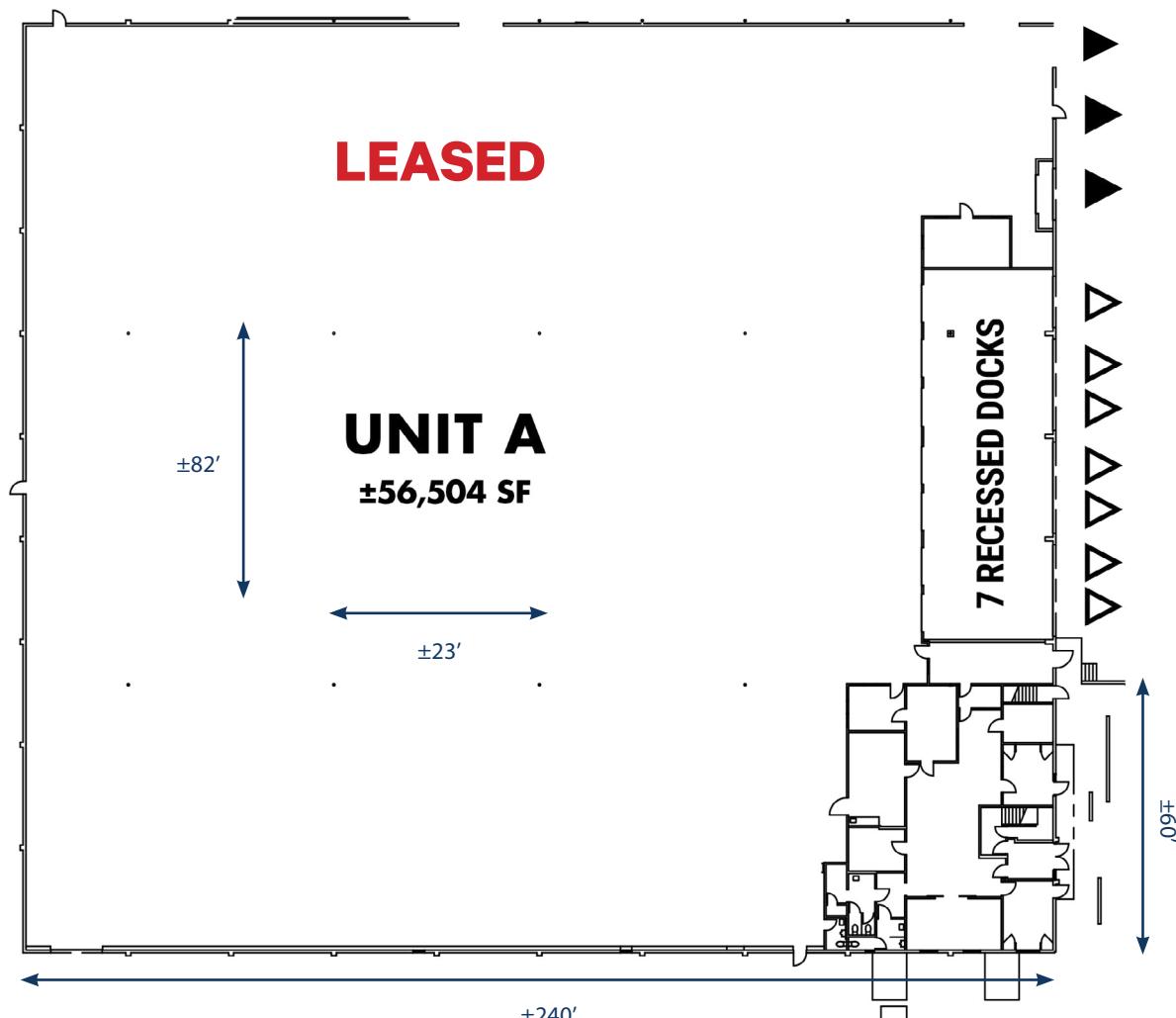
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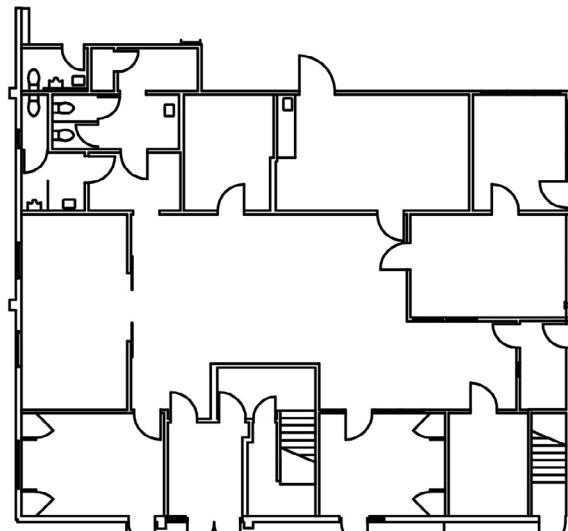
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CAPITAL IMPROVEMENTS UNDERWAY

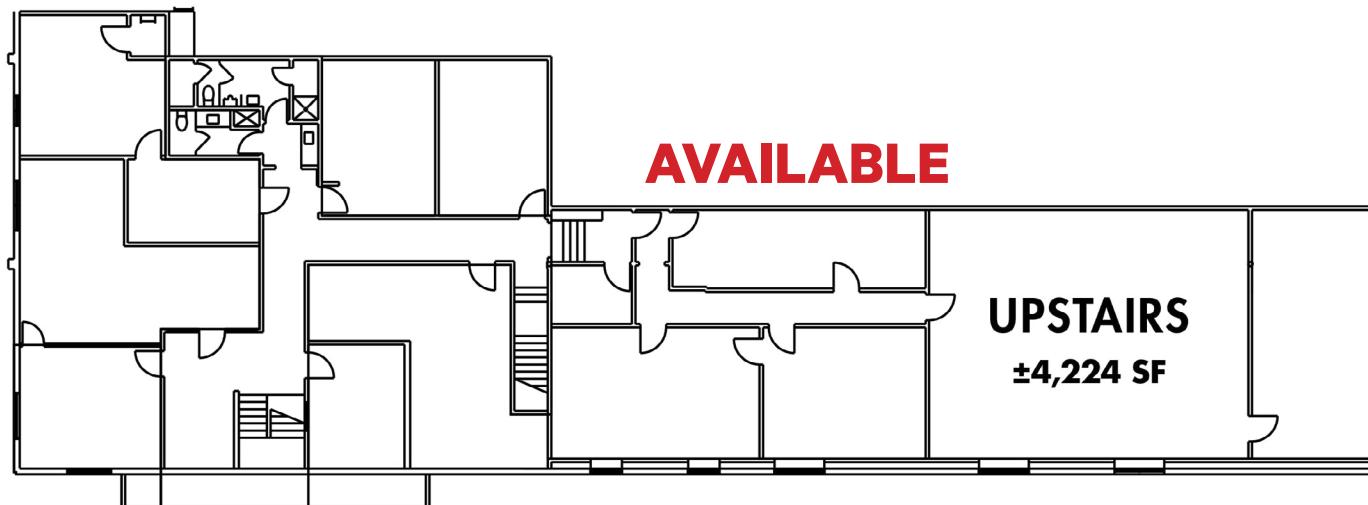
- Parking Lot/Asphalt
- Exterior Paint
- New Building Signage
- New Landscaping
- Roof Repairs
- Electric, Plumbing & HVAC



- ±56,504SF Total - **LEASED**
- ±49,120 SF warehouse
- ±7,384 SF two-story office
- Ground Floor (±3,160 SF): Three (3) private offices, conference room, open bullpen, lobby, breakroom
- 2nd Floor (±4,224 SF): Currently multi-tenant w/ MTM leases, 10 suites with shared restrooms- **AVAILABLE**
- Prior Use: Conditioned wine storage
- Ten (10) 7.5-ton rooftop air conditioning units
- Night air cooling system
- R-19 roof insulation + spray on wall insulation
- ±1,000 Amps, 120/208v, 3-phase
- Sprinklered: 0.29/2,000 SF
- Rail access along southern side of building w/ grade level door
- Three (3) Grade Level Doors
- Seven (7) Dock High Doors (21' x 14'), with 3 mechanical dock levelers
- Min clear: ±23'6" 26'6" (center deck)
- Column Spacing ±23' deep & 83' wide



**LEASED
DOWNSTAIRS**
±3,160 SF



AVAILABLE

UPSTAIRS
±4,224 SF

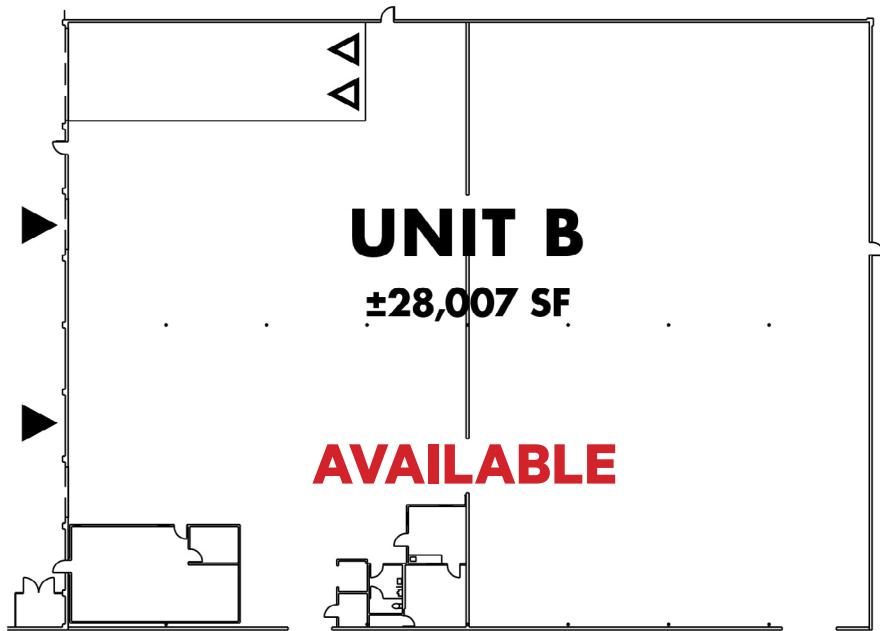
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- ▶ DOCK HIGH DOORS
- ▶ GRADE LEVEL DOORS

- ±28,007 SF Total **AVAILABLE**
- ±26,306 SF warehouse
- ±1,701SF office
- One private office, open bullpen area, large breakroom, unisex restroom
- Prior Use: Conditioned Wine Storage
- Refrigeration Unit: replaced June 2016
- Chiller System: Capable of cooling warehouse to ±50 degrees and lower
- 18'-20' warehouse clearance
- Column Spacing ±24' deep & 69' wide
- ±600 Amps, 277,480v, 3-phase
- Sprinklered: 0.29/2,000 SF
- Two (2) Grade Level Doors
- One (1) double-wide dock high door (22' x 14'), with mechanical dock leveler
- R-6 Insulation above deck with R-12 below deck + spray on wall insulation

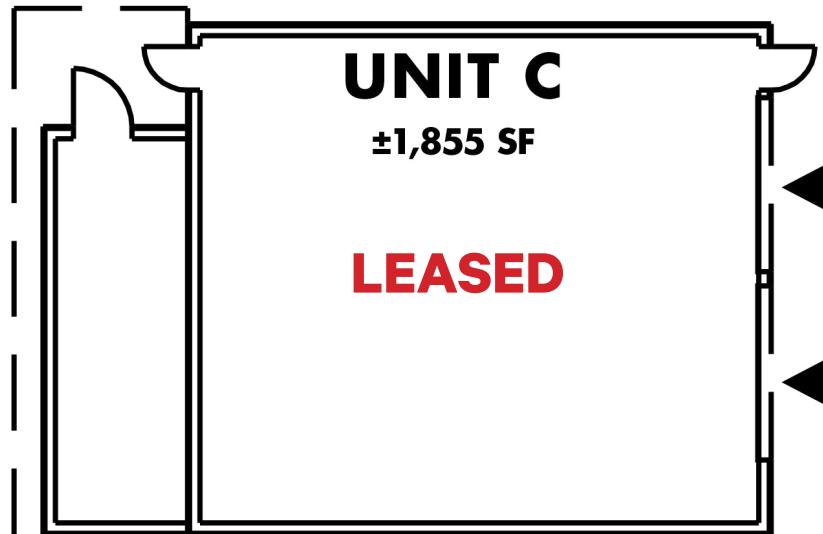
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- DOCK HIGH DOORS
- GRADE LEVEL DOORS

- 1,855 SF Warehouse - **LEASED**
- ±1/2 Acres of yard area- **LEASED**
- ±2.5 Acres of yard area **AVAILABLE**
- Two (2) grade level doors
- Water & power available
- Divisible to approx. 0.5 acre (21,780 SF)





DOWNLOAD DEMOGRAPHICS

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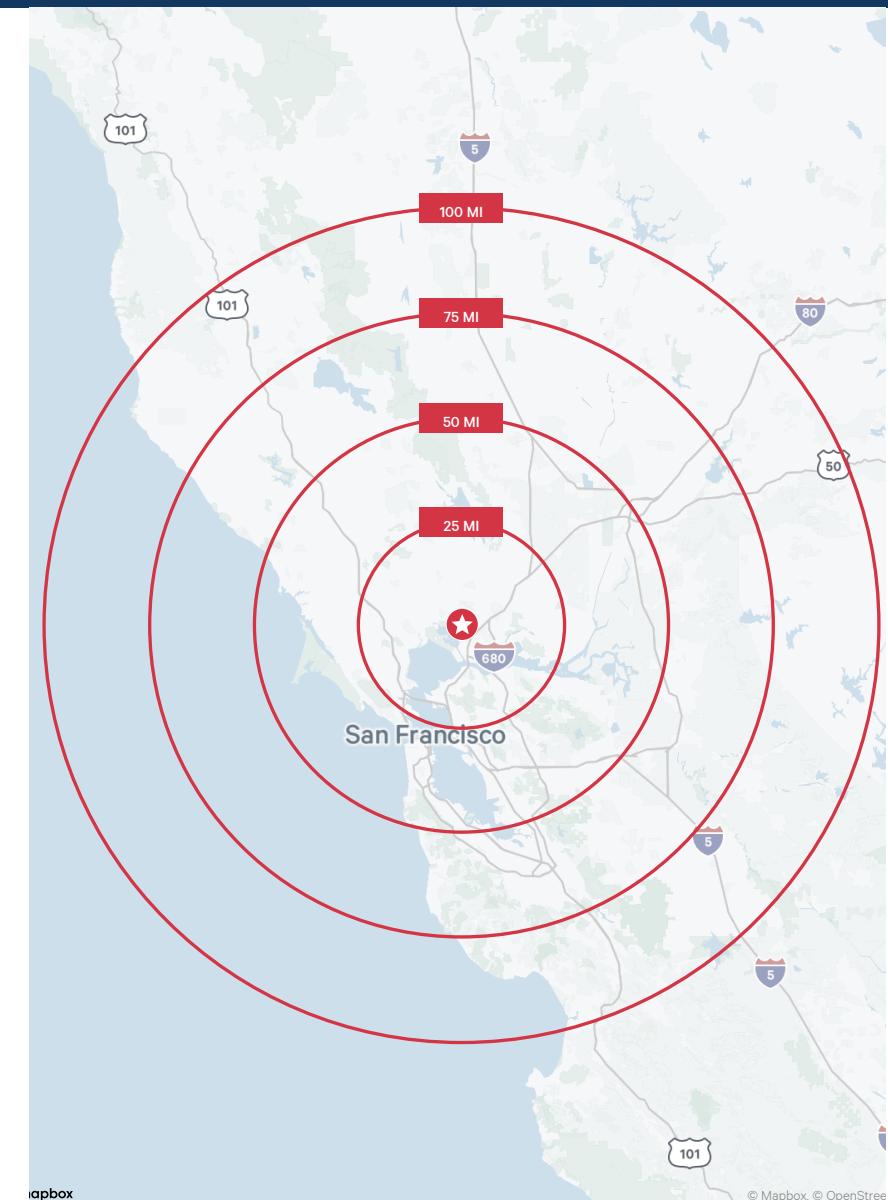
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DEMOGRAPHICS

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POPULATION	25 MILES	50 MILES	75 MILES	100 MILES
2020 Population	1,793,423	6,368,518	10,876,480	12,337,636
2021 Population	1,795,013	6,382,441	10,906,782	12,366,808
2022 Population	1,796,009	6,404,818	10,969,485	12,431,062
2023 Population	1,793,352	6,416,006	11,024,965	12,490,173
HOUSEHOLDS	25 MILES	50 MILES	75 MILES	100 MILES
2020 Total Households	655,245	2,328,701	3,869,372	4,379,444
2021 Total Households	656,265	2,335,254	3,882,510	4,392,641
2022 Total Households	657,213	2,345,708	3,908,201	4,419,489
2023 Households	657,089	2,353,403	3,933,293	4,446,807
HOUSING UNITS	25 MILES	50 MILES	75 MILES	100 MILES
Average Household Size	25 MILES	50 MILES	75 MILES	100 MILES
2020 Total Housing Units	691,362	2,468,766	4,084,998	4,634,488
2021 Total Housing Units	693,162	2,477,947	4,100,966	4,650,753
2022 Total Housing Units	695,142	2,492,688	4,132,447	4,684,158
2023 Total Housing Units	695,668	2,503,286	4,160,833	4,715,478



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NAPA

±20 MINS

MARIN

±45 MINS

SANTA ROSA

30 MILES

SACRAMENTO

±55 MINS

PORT OF OAKLAND

±35 MINS

SFO

±45 MINS

SILICON VALLEY

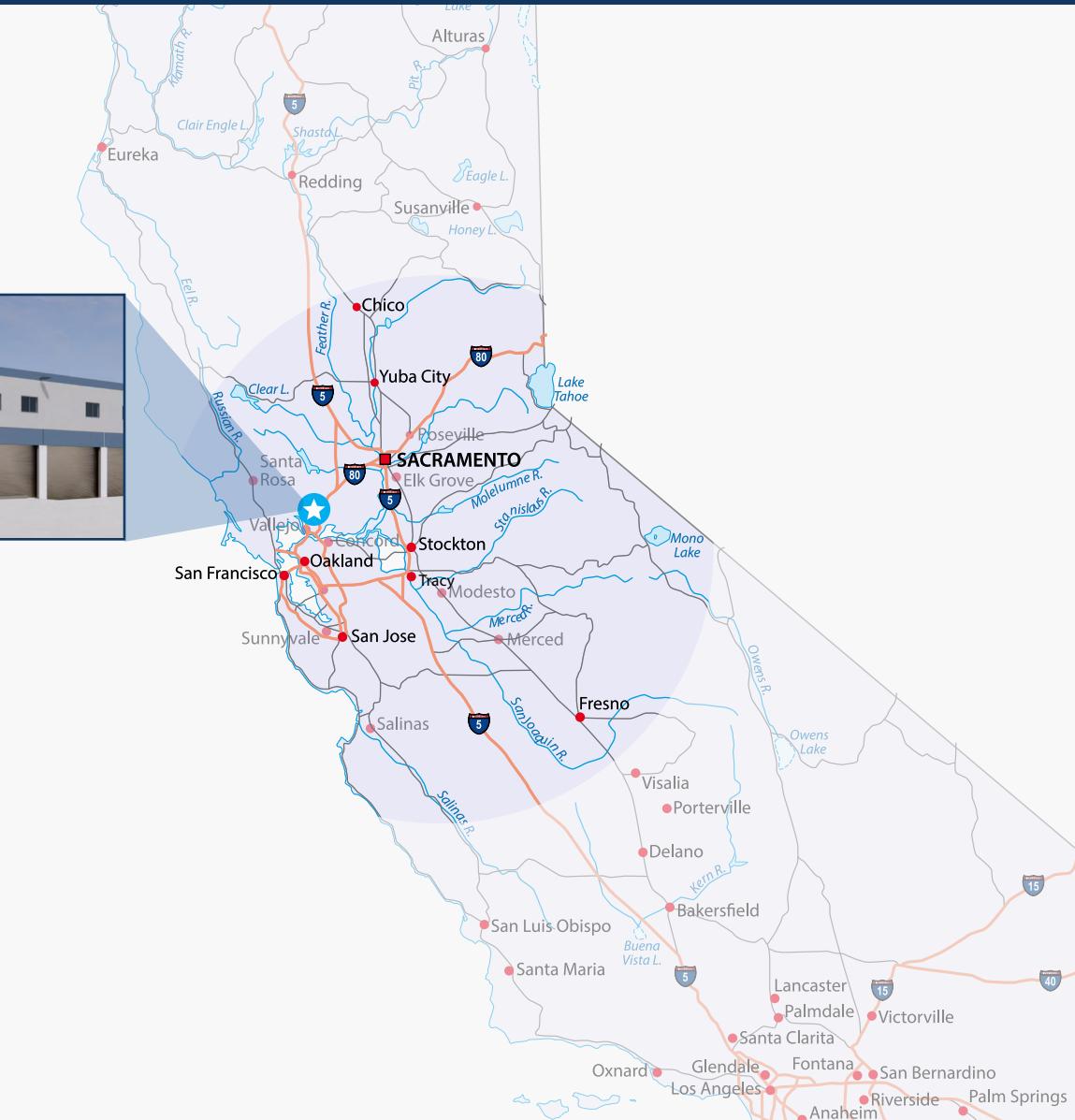
±65 MINS

RENO

±170 MINS

PORT OF LOS ANGELES

433 MILES



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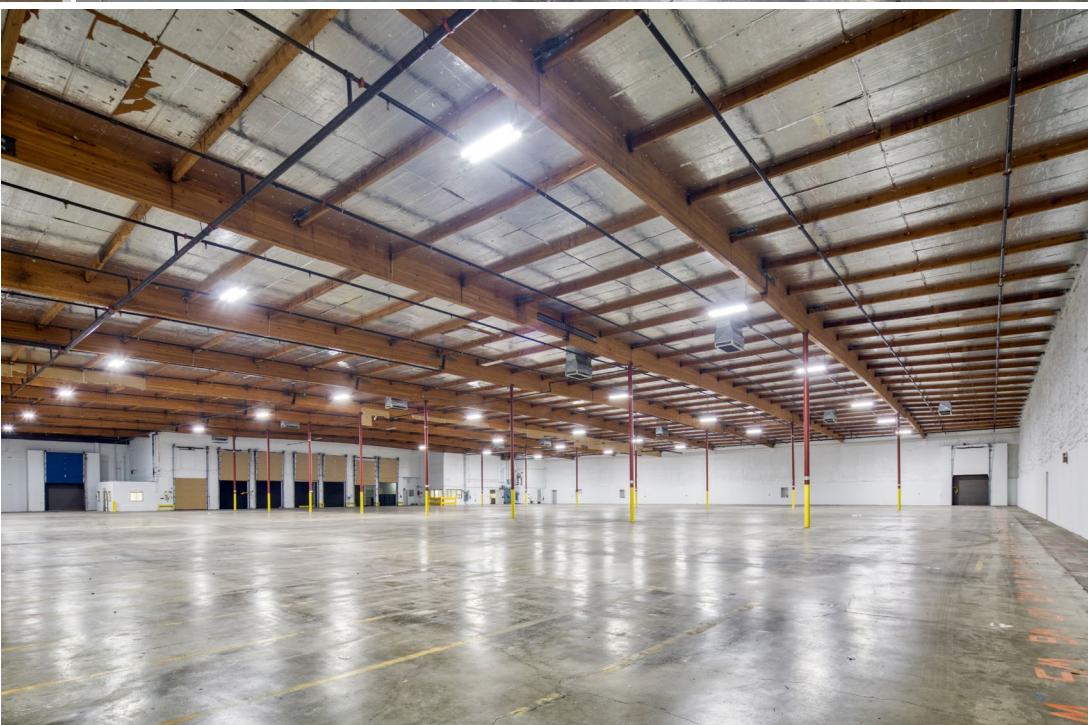
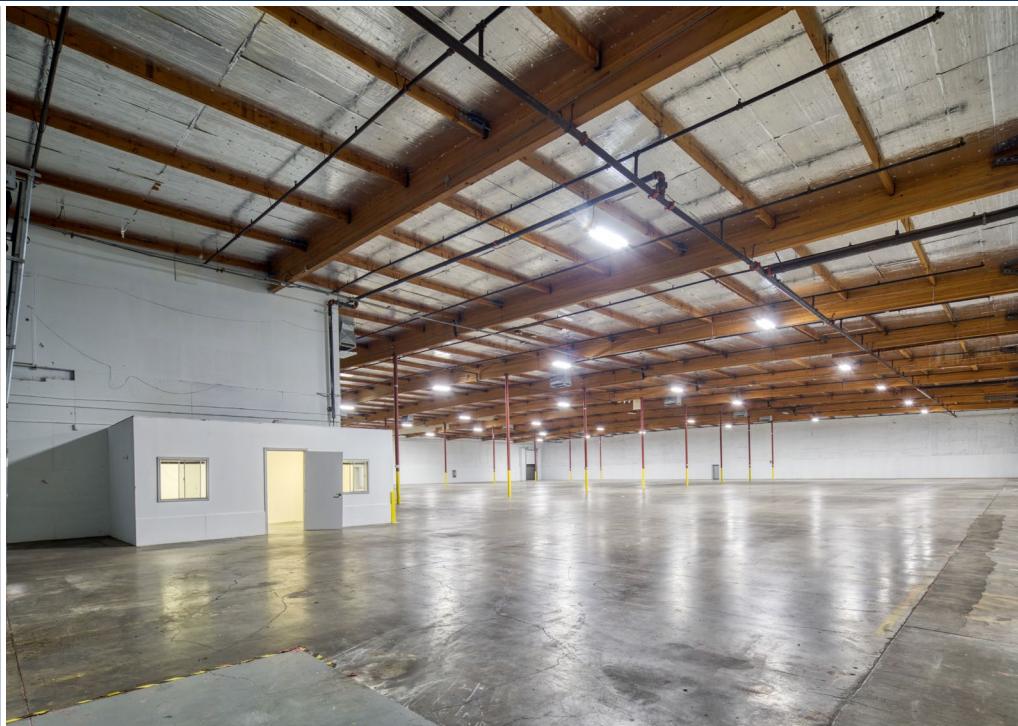
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BUILDING IMAGES

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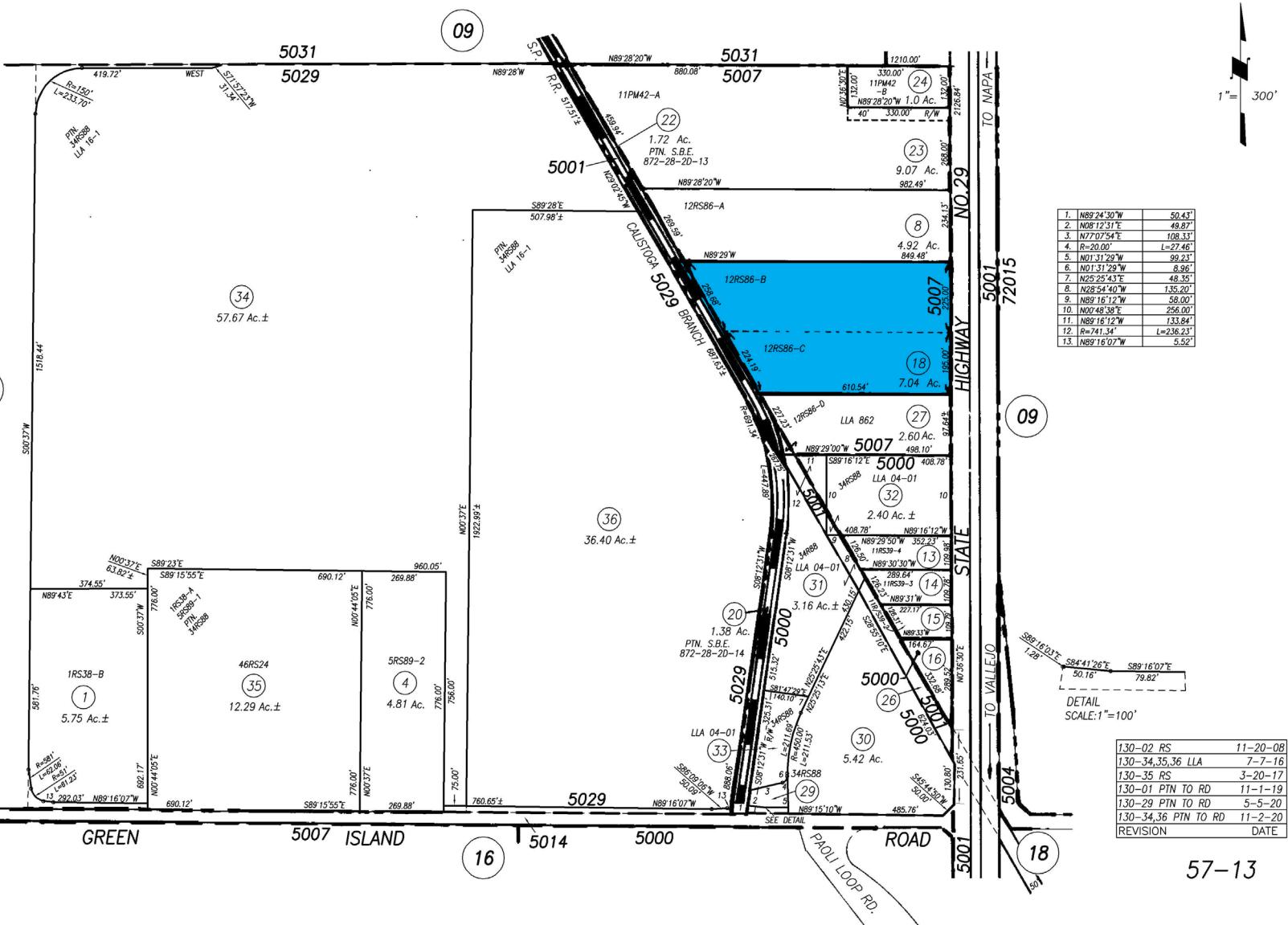


PARCEL MAP

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NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.



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±28,007 SQ. FT. W/ 2.5 ACRES OF YARD AVAILABLE NOW
ENTIRE SITE/FACILITY AVAILABLE FOR SALE!

FOR LEASE OR SALE

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AMERICAN CANYON, CA | ±425 LINEAR FT OF HWY 29 FRONTAGE



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