

1400 Churchill Downs, Suite D

Woodland, CA 95776

±106,630 SF Industrial Warehouse - Master Lease Expiration on 08/31/2026



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Property Highlights

+ \pm 106,630 SF

+13 Dock Doors (10 x 11) Outfitted with Mechanical Dock Levelers

+ \pm 60' x 20' Column Spacing

+27'-32' Clear Height

+Sprinklered

+Zoned Industrial

+T5 Motion Sensored Lighting in Warehouse

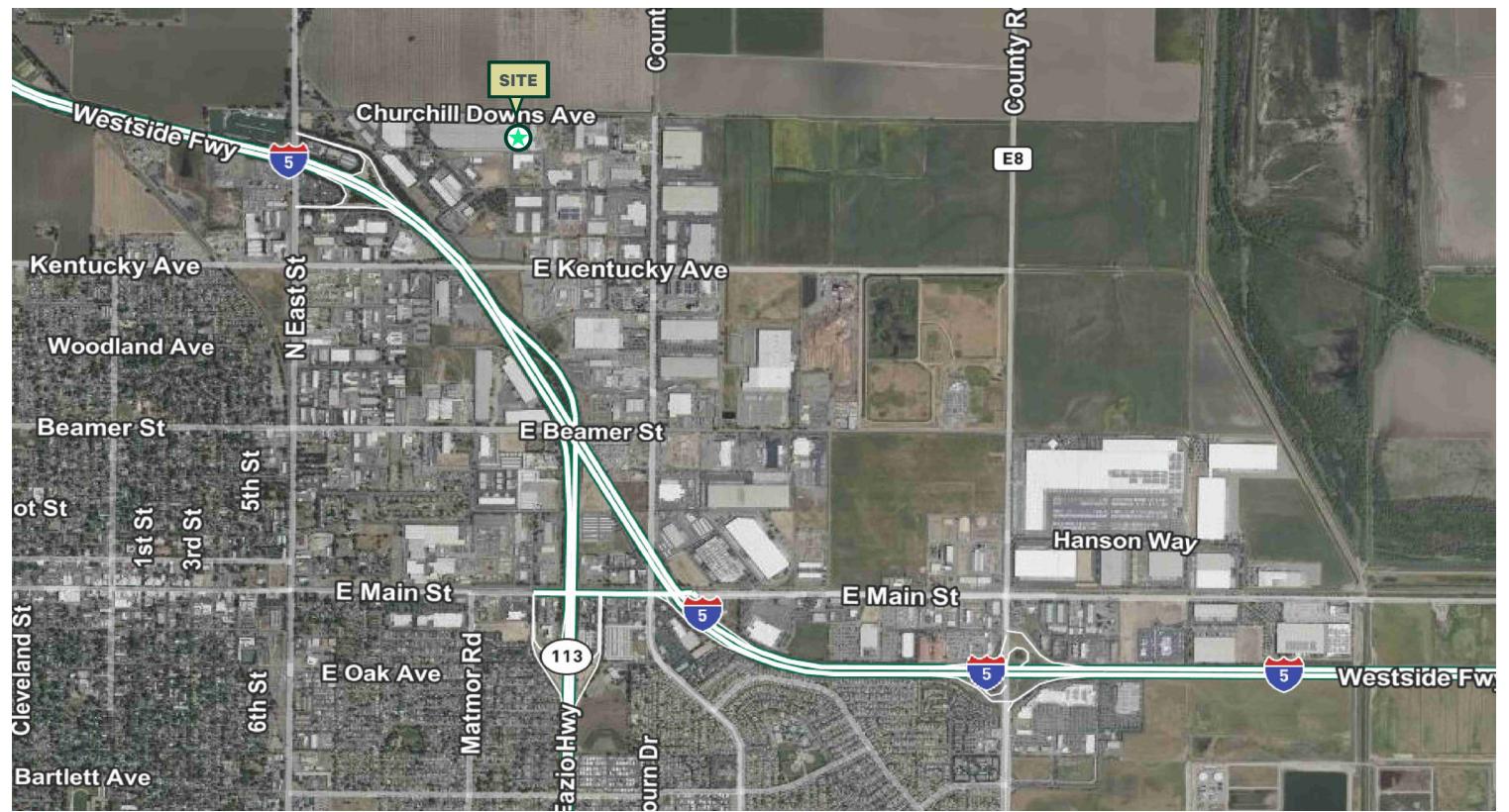
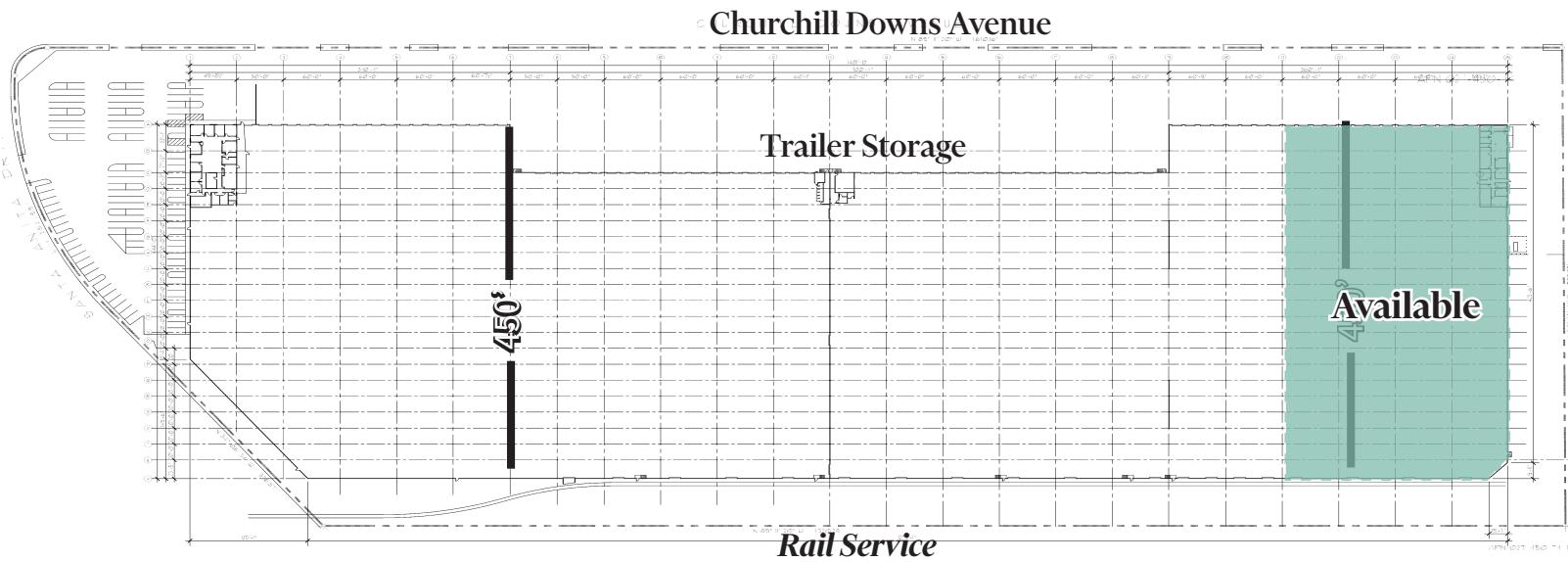
+Insulated Roof Deck

+Immediate Access to I-5

+1 (12x14) Grade Level Door

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Site Plan & Location Map



Major Cities	Mileage
Sacramento	21
Stockton	68
Lathrop	77
Tracy	87
Napa	58
Oakland	78
San Francisco	84
Ports & Airports	Mileage
SMF Airport	12
OAK Airport	87
SFO Airport	94
SJC Airport	111
SCK Airport	74
Port of Stockton	71
Port of Benicia	56
Port of Oakland	79

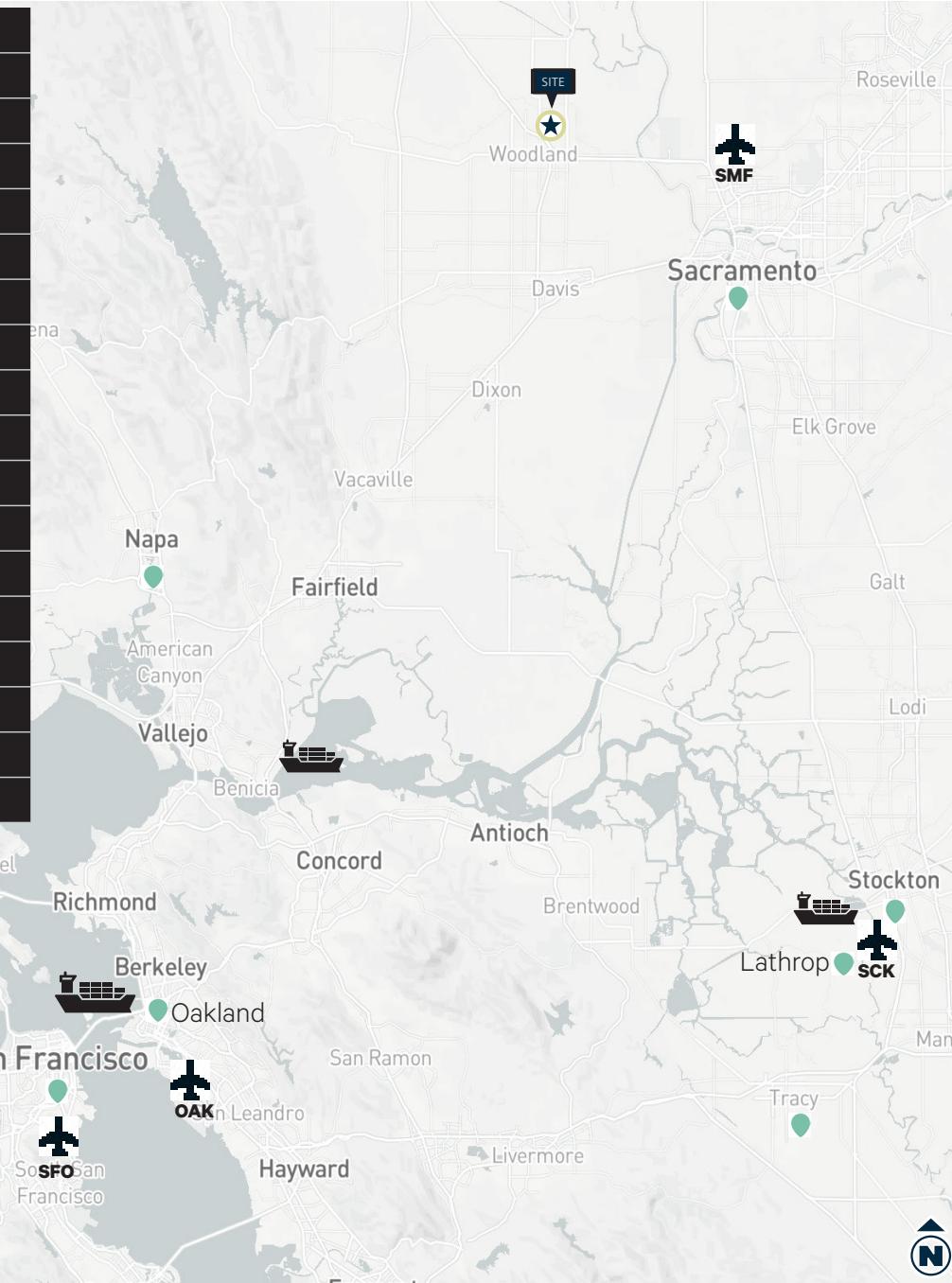
Within One Day's Drive to:

San Rafael

+ 6 Ports

+ 8 Major Airports

+ 29 International Centers



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