

FOR SALE

1201 COMMERCE BLVD

AMERICAN CANYON

**±336,350 SF INDUSTRIAL BUILDING ON ±17.2
FULLY SECURED ACRES**

**Beverage Production
& Warehouse Facility**

**HEAVY POWER: ±15,000 AMPS | ±450,000 GALLON CURRENT WATER INTAKE |
ONSITE WATER TREATMENT FACILITY**

CBRE

SPECIFICATIONS

BUILDING STATS

BUILDING SF:	±336,350 SF (±350'D x ±961'W)
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OFFICE:	±9,600 SF, TWO STORY ±40'D X ±120'W (FOOTPRINT)
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YEAR BUILT:	1995
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PARKING:	258 STALLS
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TRAILER PARKING:	±28
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COLUMN SPACING:	±59'1" W X ±29.2" D
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PARCEL:	17.28 ACRES, FULLY SECURED, PAVED, LIT
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APN:	058-420-036
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TOPOGRAPHY:	FLAT
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CLEAR HEIGHT:	±26' MIN
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DOCK HIGH DOORS:	±16
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GRADE LEVEL:	±6
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FLOOR DRAINS:	MULTIPLE LOCATIONS
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WASTEWATER CAPACITY

EQ:	150,000 GPD
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CALAMITY:	60,000 GPD
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BIO REACTOR:	150,000 GPD
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WATER TREATMENT CAPACITY

RO CONC TANK:	10,000 GPD
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UF PERM CIP:	1,700 GPD
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RO PERM TANK:	40,000 GPD
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CITY WATER TANK:	20,000
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WATER CAPACITY

CITY ALLOWED CURRENT MAX INTAKE:	±444,530 GPD
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*Water rights to be reassigned to buyer

POWER CAPACITY

SERVICE LINE MSB-1:	±3000 A, 480V 3 PHASES
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SERVICE LINE MSB-2:	±4000 A, 480V 3 PHASES
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SERVICE LINE MSB-3:	±4000 A, 480V 3 PHASES
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SERVICE LINE MSB-4:	±4000 A, 480V 3 PHASES
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TOTAL POWER:	±15,000 AMPS @ 277/480V
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[CLICK HERE FOR WATER TREATMENT FLOW
CHART & FLOOR DRAIN DIAGRAM](#)

COMMERCE BLVD

1201 COMMERCE BLVD

AMERICAN CANYON

±340'

±961'

29' 2"

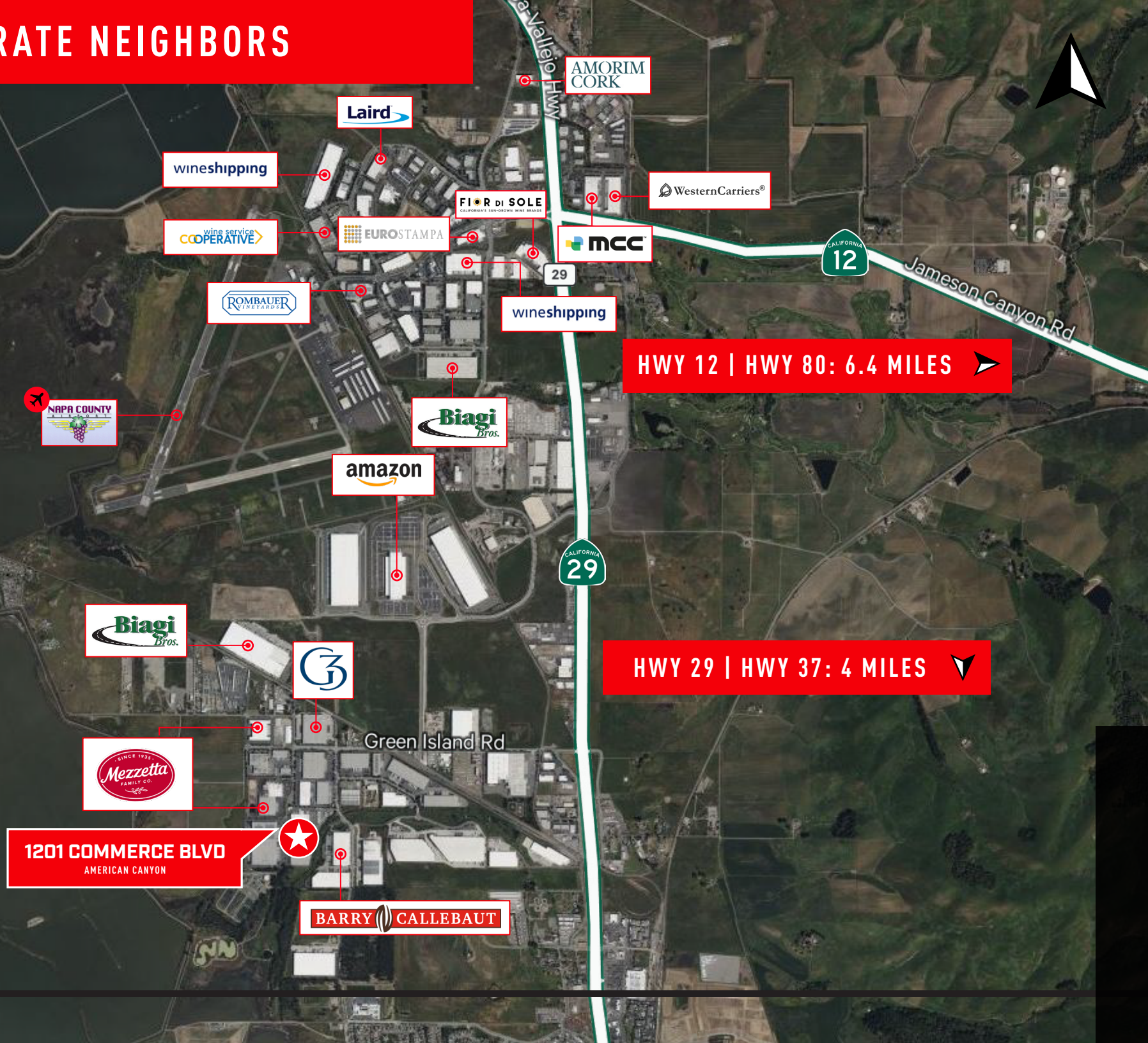
59' 1"

WATER WASTE TREATMENT

- ▲ Dock-High Doors
- Drive In Doors



CORPORATE NEIGHBORS

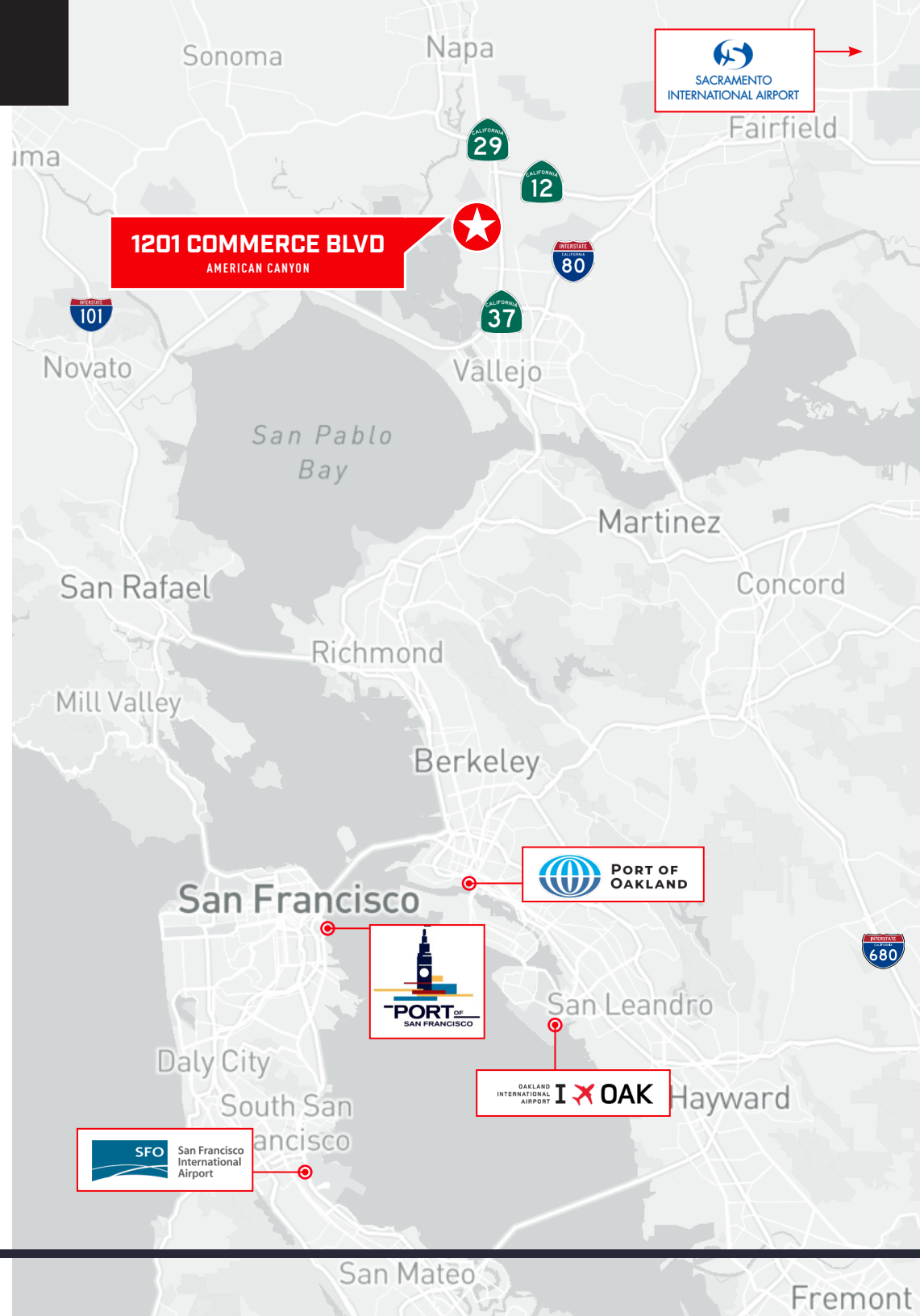


DRIVE TIMES

HIGHWAY

CITIES

VALLEJO	8.5 MILES	SANTA ROSA	44.4 MILES
SONOMA	17.6 MILES	SACRAMENTO	56.3 MILES
VACAVILLE	23.4 MILES	SAN MATEO	58.2 MILES
OAKLAND	35.3 MILES	STOCKTON	67.3 MILES
SAN FRANCISCO	41.3 MILES	SAN JOSE	75.8 MILES



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AMERICAN CANYON



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