

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

WASTEWATER CAPACITY

EQ:	150,000 GAL
CALAMITY:	60,000 GAL
BIO REACTOR:	150,000 GAL

WATER TREATMENT CAPACITY

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

WATER CAPACITY

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

POWER CAPACITY

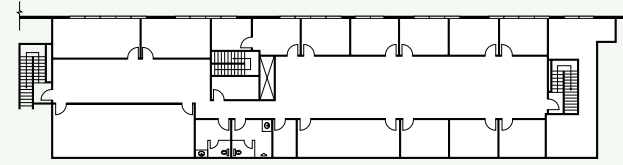
SERVICE LINE MSB-1:	±3000 A, 480V 3 PHASES
SERVICE LINE MSB-2:	±4000 A, 480V 3 PHASES
SERVICE LINE MSB-3:	±4000 A, 480V 3 PHASES
SERVICE LINE MSB-4:	±4000 A, 480V 3 PHASES
TOTAL POWER:	±15,000 AMPS @ 277/480V

[CLICK HERE FOR WATER TREATMENT FLOW
CHART & FLOOR DRAIN DIAGRAM](#)

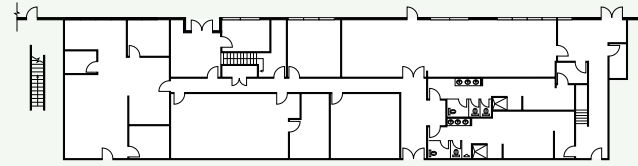
SITE PLAN

COMMERCE BLVD

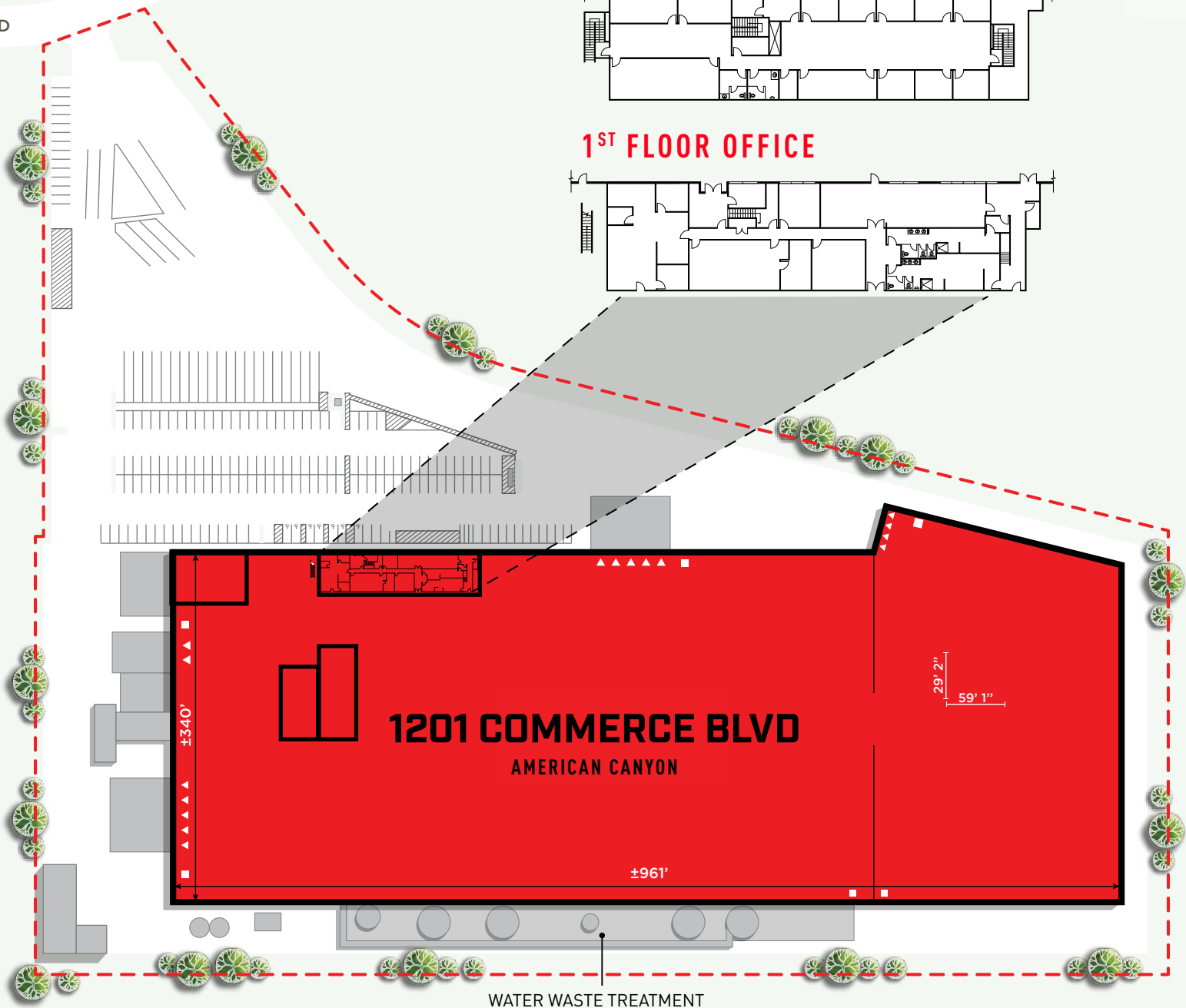
2ND FLOOR OFFICE



1ST FLOOR OFFICE



- ▲ Doc k-High Door s
- Driv e In Door s



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WATER WASTE TREATMENT

CORPORATE NEIGHBORS



DRIVE TIMES

DRIVE TIMES

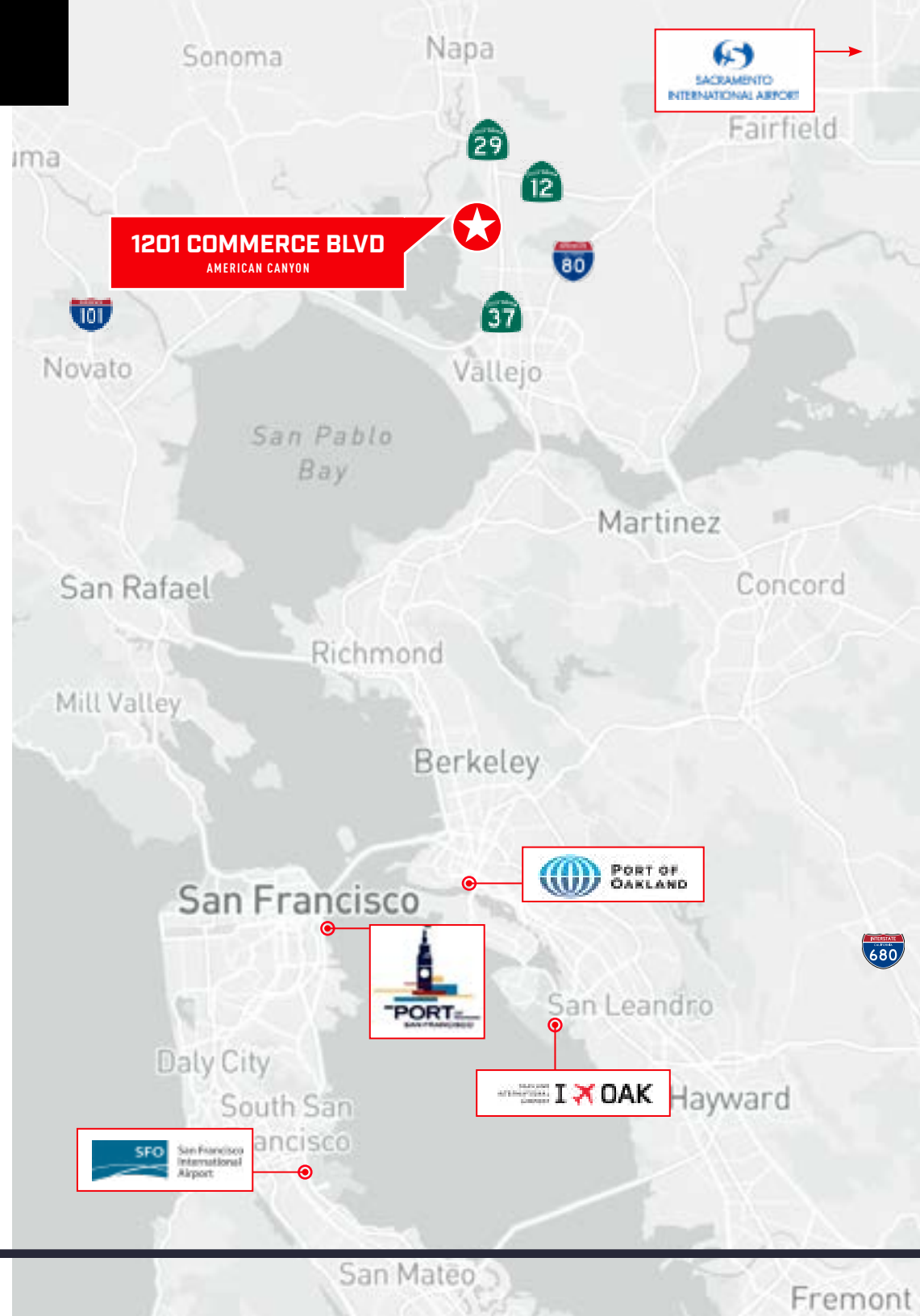
PORT OF OAKLAND	41 MINS	33 MILES
PORT OF SAN FRANCISCO	48-56 MINS	37 MILES
OAKLAND INTERNATIONAL AIRPORT (OAK)	48-54 MINS	41.4 MILES
SAN FRANCISCO INTERNATIONAL AIRPORT (SFO)	58-65 MINS	48.7 MILES
SACRAMENTO INTERNATIONAL AIRPORT (SMF)	65-69 MINS	59.8 MILES

HIGHWAY

CA-29	6 MINS	1.9 MILES
CA-12	9 MINS	3.3 MILES
CA-37	15 MINS	4 MILES
I-80	15 MINS	6.4 MILES
I-680	23 MINS	16.7 MILES
US-101	39 MINS	26.5 MILES

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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