



Colliers

For Lease | ±11,200 SF

# Office/Warehouse

6400 Broadway, American Canyon, CA

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6400 Broadway | American Canyon

# Highlights

## 11,200 Total SF

### *±10,000 SF warehouse*

- 4 grade level doors
- 3 ±14' x ±14'
- 1 ±16' x ±16'
- Clear Height ±23'
- Two Bridge Cranes (Certs needed)
- Skylights
- Two bathrooms

### *±1,200 office*

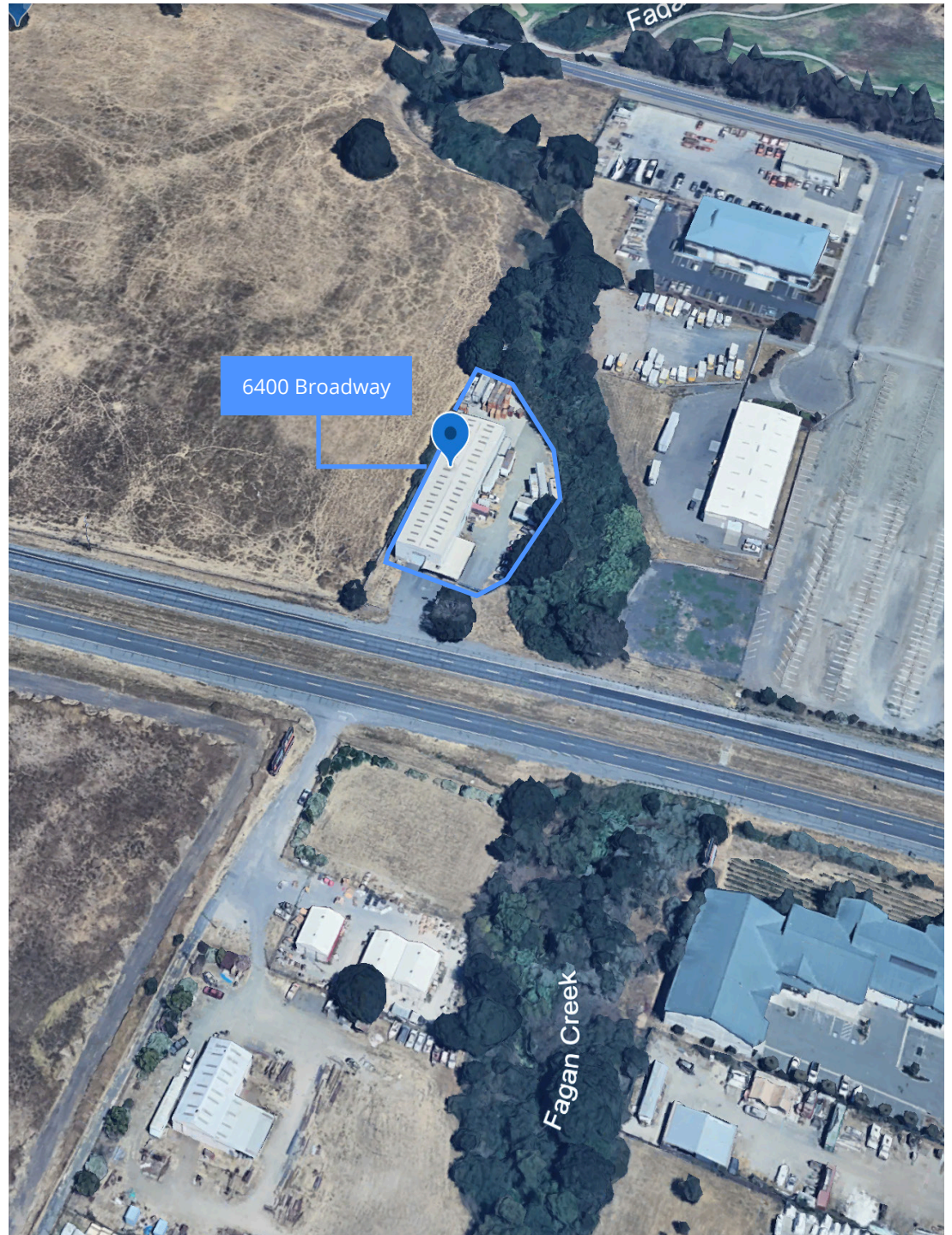
- Open floor plan
- Bathroom
- Storage room

*200 Amp and 125 Amp both 3 Phase 480/277 Volt*

*Large secured yard*

*Zoned Industrial Park*

*Lease Rate \$1.25 per SQFT Industrial Gross*





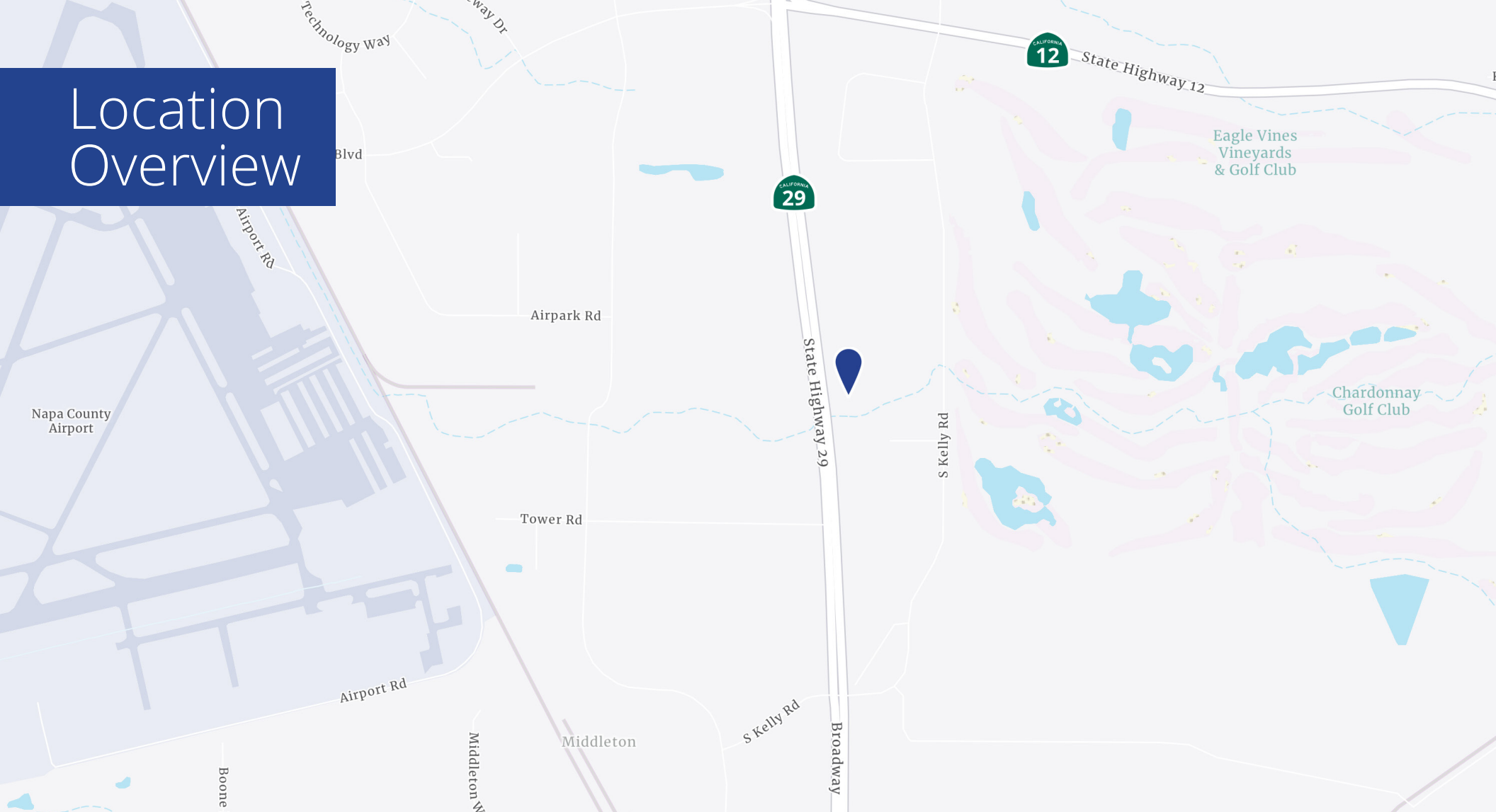
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# Photo Gallery





# Location Overview



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## Contact Broker

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