

205
JIM OSWALT
AMERICAN CANYON



HIGHLY IMPROVED WINE OR FOOD PRODUCTION FACILITY FOR SALE:

±115,968 SF ON ±6.34

ACRES OF LAND

BROOKS PEDDER, SIOR

Vice Chairman

+1 925 296 7729

Brooks.Pedder@cbre.com

LIC #00902154

TONY BINSWANGER, SIOR

Executive Vice President

+1 925 296 7728

Tony.Binswanger@cbre.com

Lic#01861701

TREVOR BUCK

Executive Managing Director

+1 415 451 2436

Trevor.Buck@cushwake.com

LIC #00902154

CBRE

 CUSHMAN &
WAKEFIELD

±115,968 SF ON ±6.34 ACRE LAND

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OPPORTUNITY

205 Jim Oswalt Way in American Canyon is an opportunity to purchase or lease an existing industrial building built in 2001 with excellent in place infrastructure for food or wine production.

Located in Napa County with heavy necessary and comprehensive wine making improvements in place. The building offers 30' clear height, heavy power at 2000 amps, 277/480, floor drains, wine cooling package, crush pad and comes with an existing will serve letter for 12M gallons per year of water.



WINE PRODUCTION HIGHLIGHTS

- Water supply from the city of American Canyon -12M gallons per year
- Crush capacity of 5,000 tons (expandable)
- No production limits specified by city design permit
- Wine processing, bottling, case storage and crush
- Existing floor drains
- Existing wine tanks - 135 fixed stainless steel tanks & 6 portable tanks totaling approximately 1.2M gallons of storage
- CO2 removal system
- Bottling line with annual capacity of approximately 2M cases, rated for 150 bpm
- C&G labeler from 2021
- Glycol refrigeration system
- Night air cooling and wine package insulation
- Waste water: two 8,000 gallon tanks & additional 6,000 overflow tank

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PROPERTY HIGHLIGHTS

- Address:** 205 Jim Oswalt Way, American Canyon
- Site Coverage:** 42%
- Zoning:** General Industrial
- Insulation:** Insulated and Temperature controlled
- Drains:** Floor Drains
- Insulation:** Ceiling R30 and Walls R19
- Temperature:** 58 Degree Specification
- Doors:**
- Cross Loaded
 - 21 dock doors (Crush pad installed in front of 10 dock doors, see aerial)
 - 4 grade level doors
- Access:**
- Immediate Access to I-680 And I-80 Via Hwy 12 and Hwy 29
 - ±36 Miles to Port Of Oakland
- Substantial Wine Production Improvements:**
- Crush pad
 - Floor drains
 - Hold and haul system
 - Glycol system for tanks
 - State-of-the-art bottling line
 - Insulated walls & ceilings with temp

 **±115,968 SF**
SQUARE FOOTAGE

 **±6.34**
ACRES

 **ESFR**
SPRINKLER SYSTEM

 **±30'**
MINIMUM CLEAR HEIGHT

 **EQUIPMENT INCLUDED IN SALE**
[VIEW LINK HERE](#)

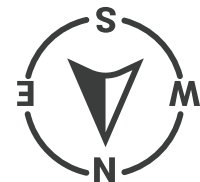
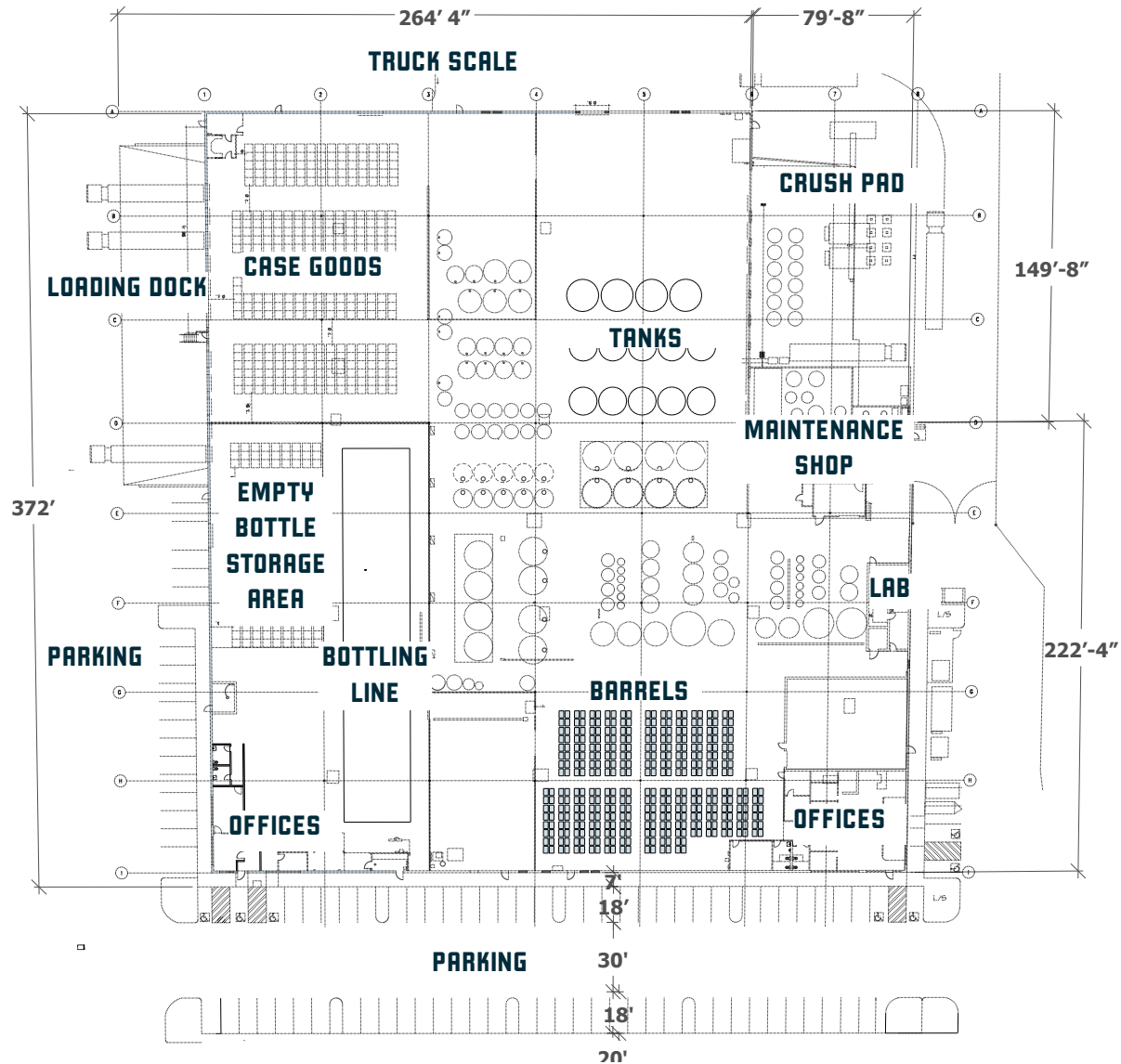
 **LED MOTION LIGHTING TO 30' CANDLES**
LIGHTING

 **±2,000 AMPS @±480 VOLT**
MOTION LED TO 30 FOOT CANDLES
ELECTRICAL POWER

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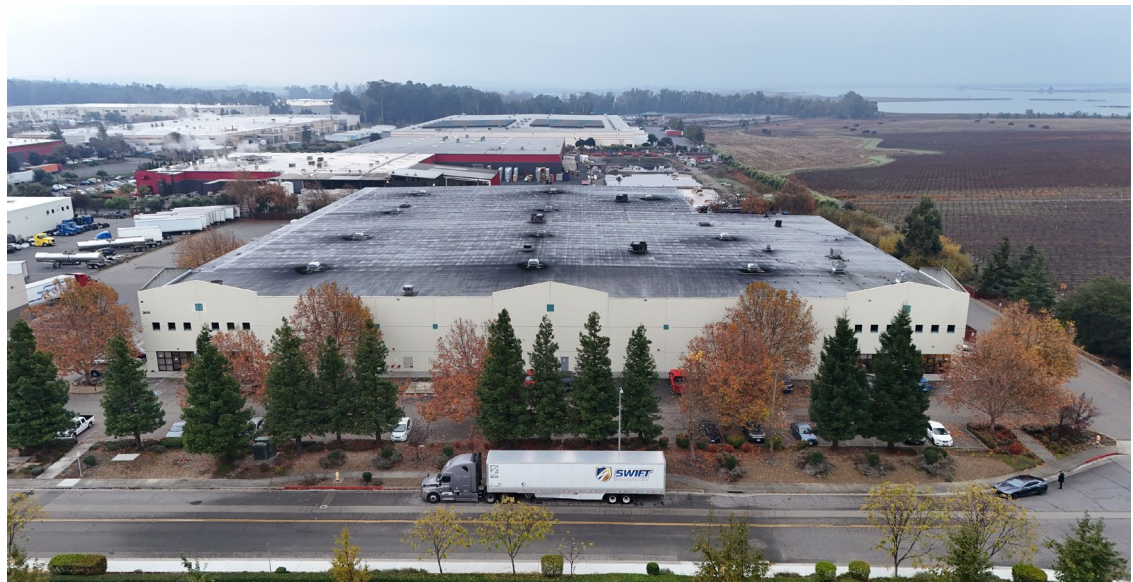
FLOOR PLAN



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PHOTO GALLERY

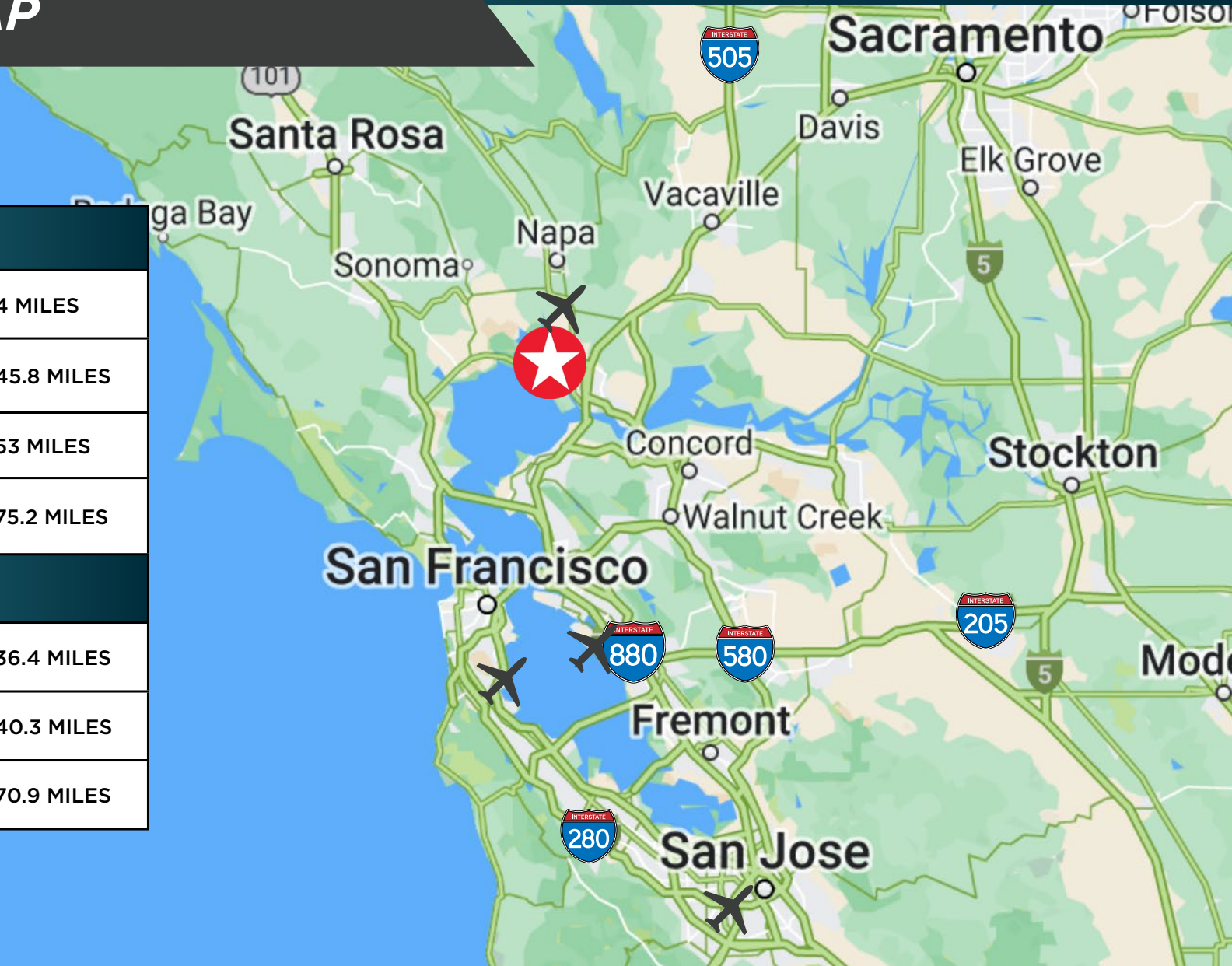


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LOCATION MAP

AIRPORTS	
NAPA COUNTY AIRPORT	4 MILES
OAKLAND INT. AIRPORT	45.8 MILES
SAN FRANCISCO INT. AIRPORT	53 MILES
SAN JOSE INT. AIRPORT	75.2 MILES
PORTS	
PORT OF OAKLAND	36.4 MILES
PORT OF SAN FRANCISCO	40.3 MILES
PORT OF STOCKTON	70.9 MILES



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AMENITIES MAP



Valley Wine Warehouse

DHR GOLF CONSTRUCTION

BULLAN PACKAGING CENTER

Biagi Bros.

WesternCarriers®

INFINITY BOTTLING

Mezzetta FAMILY CO.

WINE TRANSPORT

NAPA VALLEY CASINO

AMERICAN CANYON

BARRY CALLEBAUT

Coca-Cola

PUBLIC CERTIFIED TRUCK SCALE

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