

FOR SUBLEASE

1111 GREEN

ISLAND ROAD

AMERICAN CANYON, CA

- $\pm 54,000$ SF
- ± 4.43 ACRES
- SECURE YARD



Jones Lang LaSalle Brokerage, Inc.
Real Estate License#: 01856260

FOR SUBLEASE

1111 GREEN ISLAND ROAD | AMERICAN CANYON, CA

AVAILABILITY

- *±54,000 SF IN TWO BUILDINGS ON 4.43 ACRES*

Main Building

- ±39,000 SF metal warehouse building
- ±3,000 SF office space
- ±18'-21' clear height
- Sprinklered
- 4 grade-level doors (±20'W x ±16'H)
- 1 grade-level door (±12'W x ±12' H)
- 800 amps, 277/480v, 3-phase

Second Building

- ±15,000 SF metal warehouse building
- ±9'-11' clear height
- Sprinklered
- 4 grade-level doors (±16'W x ±10'H)
- 400 amps, 277/480v, 3-phase

Property Highlights

- ±4.43 acre improved parcel with 2 metal buildings
- Zoning: General industrial / airport compatibility
- Fully fenced and secured
- Yard area improved with concrete and asphalt
- Water and sewer - City of American Canyon
- APN: 058-330-015
- Corner location with entrance on Jim Oswalt Way and possibility for additional entry/exit on Green Island Road
- LED: July 31, 2028





CONTACT

MATT BRACCO

925.200.3537

matt.bracco@jll.com

CA License#: 01185434

CHRIS BURNS

925.389.0292

christopher.burns@jll.com

CA License#: 01880060

CHRIS NEEB

707.495.7777

chris.neeb@am.jll.com

CA License#: 01324612

ZACK CAUZ

415.912.0794

zack.cauz@jll.com

CA License#: 02340691

1111 GREEN
ISLAND ROAD

GREEN ISLAND ROAD



DISTANCES

Napa | 10 miles | 9 min

Vallejo | 9 miles | 20 min

Fairfield | 16 miles | 23 min

Oakland | 36 miles | 45 min

San Francisco | 50 miles | 60 min



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.