

1000 Green Island Road
AMERICAN CANYON

FOR LEASE



±249,508 SF Cross-Dock Distribution Building Available
Divisible to ±45,000 SF | 30' Clear Height | Rail Served

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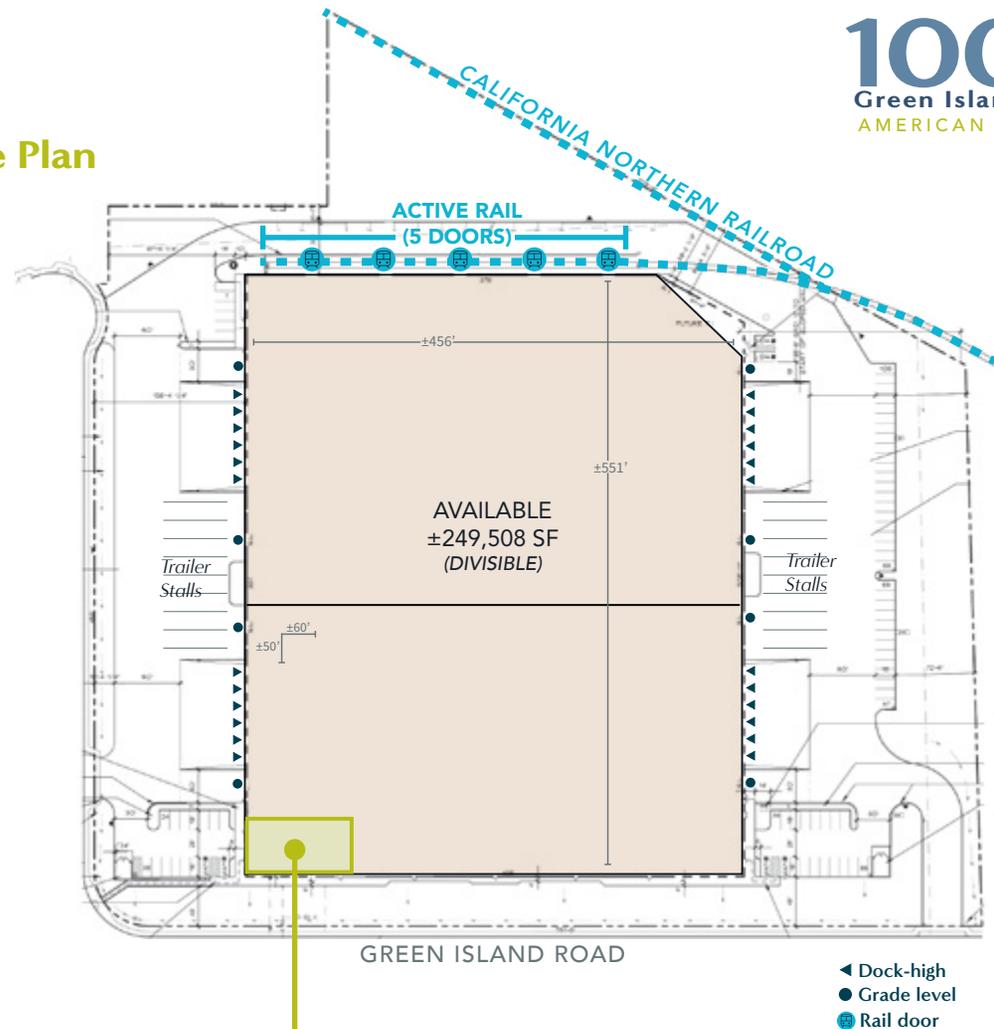
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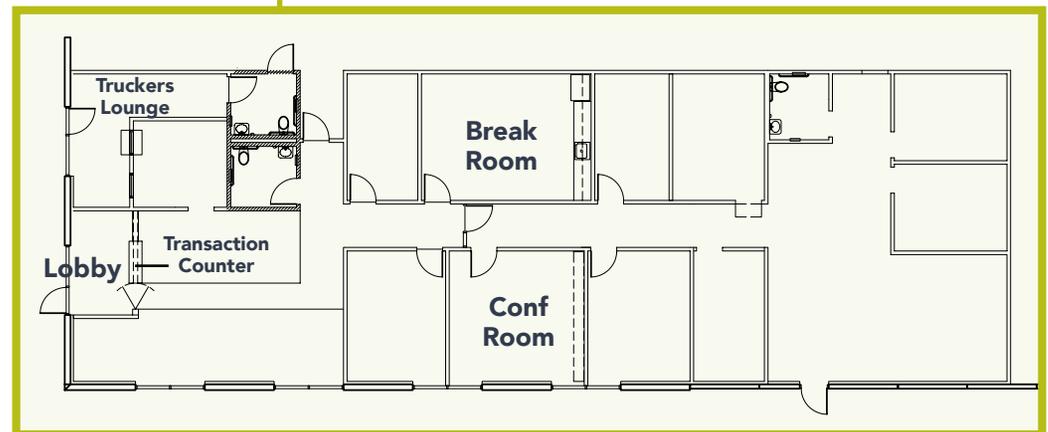
Property Specifications

- ±249,508 SF cross-dock distribution facility
- Divisible to ±45,000 SF
- ±3,898 SF of existing office - *Additional office can be built if demised*
- Active rail spurs (5 doors) - *California Northern Railroad*
- Skylights
- 30' clear height
- ±50' x ±60' column spacing
- 24 dock high doors (±9' x ±10')
- 18 docks (35,000 lb mechanical levelers)
- 8 grade level doors (±12' x ±14')
- 22 trailer parking stalls
- 85 auto stalls
- 125'-130' staging area
- Concrete courtyards
- ESFR fire sprinkler system
- 2,500a @ 277/480v, 3-phase to building - *Tenant to verify (upgrade in progress)*
- Excellent access to I-80 & I-680 and Hwys 29, 12, 37

Site Plan



Office Floor Plan

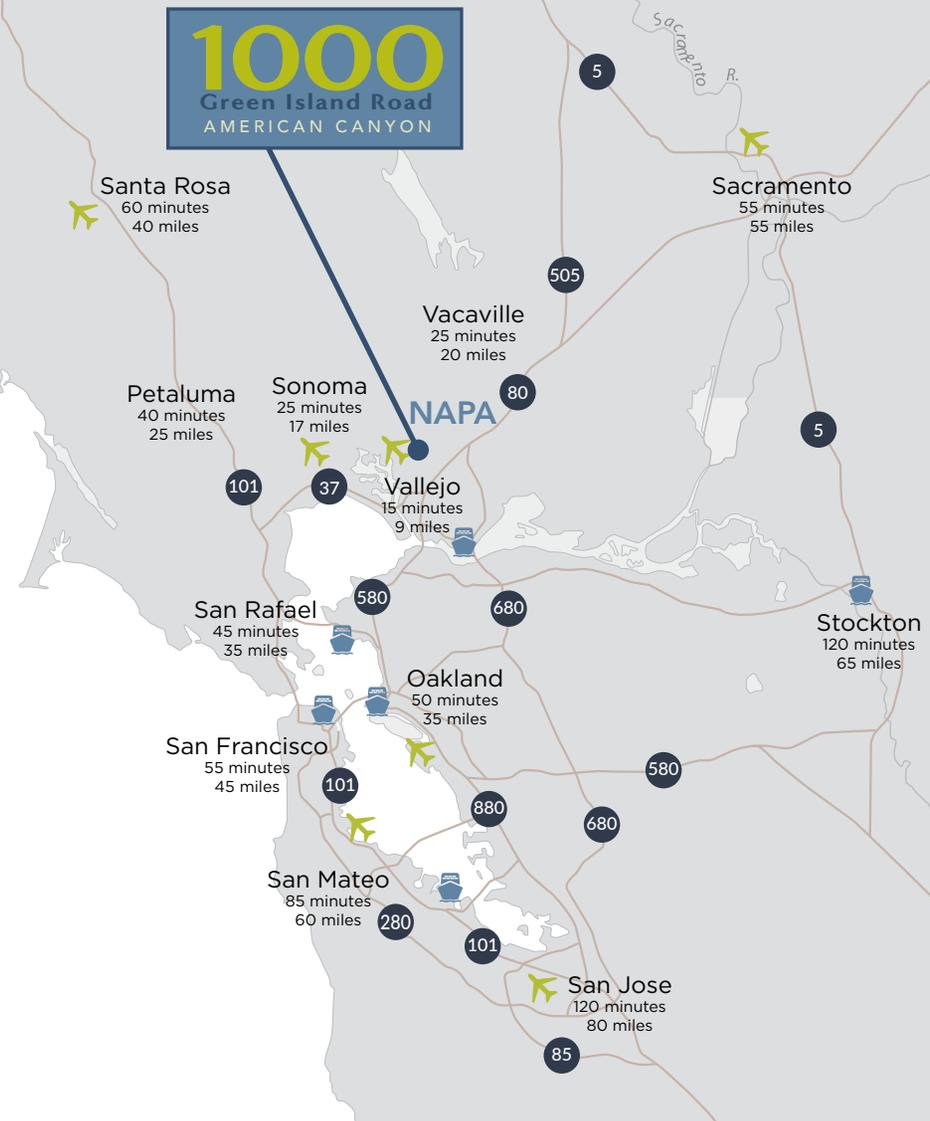


Location



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For more information, please contact:

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