



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

110 DODD COURT  
AMERICAN CANYON, CA

Beverage-Optimized Industrial Space



Go beyond broker.

REPRESENTED BY:

DEMI BASILIADES, SREA  
LIC # 02080190 (707) 664-1400, EXT 305  
DBASILIADES@KEEGANCOPPIN.COM



# EXECUTIVE SUMMARY



110 DODD COURT  
AMERICAN CANYON, CA

BEVERAGE-OPTIMIZED  
INDUSTRIAL SPACE

## SPACE DESCRIPTION

110 Dodd Court is a 12,000+/- square foot space available for lease, featuring three oversized 14' x 16' grade-level roll-up doors and access to 1,000 amps of 3-phase power (120/208/480V). The space includes high-clear warehouse and improved lab areas, ideal for food or beverage production, with floor drains connected to a catch basin.

It also offers access to a 5,000+/- square foot gated and fenced yard, shared with the neighboring tenant. All or portions of the office and mezzanine can be removed and are negotiable. Existing improvements include private offices, conference rooms, break areas, and a cold room for wine storage. The adjacent suite, 108 Dodd Court, is fully leased and currently operating as an alcohol distillery.

## PROPERTY DESCRIPTION

110 Dodd Court is a well-maintained industrial building totaling 24,000+/- SF, that divides into two units of approximately 12,000+/- SF each. The facility is fully sprinklered and features a newer roof (approximately 6 years old). Situated on a 1.4+/- acre improved parcel, the property offers a clear height of 20'-22'+/- and is serviced by City of American Canyon water and sewer.

Strategically located, this property provides easy access to Hwy 29, Hwy 37, and I-80, making it an ideal location for logistics, production, or distribution operations.



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# PROPERTY INFORMATION



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## PROPERTY INFORMATION

### HIGHLIGHTS

- Floor Drains
- 20'-22'+/- Clear Height
- 1,000 amps @ 120/208/480
- 3 Oversized Grade Level Doors
- Sprinklered
- Easy Access to Hwy 29, Hwy 37, and I-80
- New Paint 2025
- Excellent Access to Water for Production, Maximum Day Demand of 25,000 Gallons

### LEASE TERMS

#### LEASE RATE

\$1.10 PSF

Nets estimated at \$0.23 PSF

#### TERMS

NNN

#### PARKING

1:1,000

#### ZONING

General Industrial/Airport Compatibility

### AVAILABLE SPACE

**INDUSTRIAL SPACE:** 6,000+/- SF

**OFFICE SPACE:** 4,000+/- SF

**BONUS MEZZANINE:** 4,000+/- SF

**YARD:** 5,000+/- SF

### DESCRIPTION

Available

Can be removed or converted, depending on tenant needs.

Second Floor

Fully fenced yard with truck access.

Keegan & Coppin Co., Inc.  
1201 N McDowell Boulevard  
Petaluma, CA 94954  
www.keegancoppin.com  
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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# FLOOR PLAN



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SPACE SIZE  
24,000 +/- RSF



 AVAILABLE

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# PROPERTY PHOTOS



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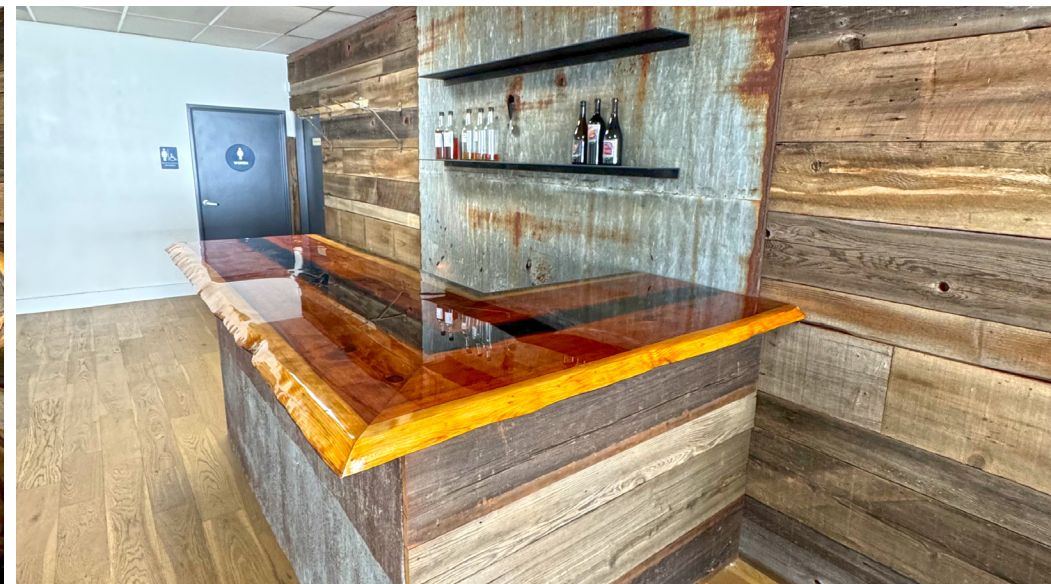


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# AERIAL PHOTO



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