

AVAILABLE JUNE 2018 > ±120,080 SF CROSS LOADER

100 Jim Oswalt Way

AMERICAN CANYON, CA



Site Features:

- > Approximately ±7.42 gross acres (±549' x ±547')
- > Access: Jim Oswalt Way & Green Island Road
- > Utilities to site
- > Zoning: General Industrial (GI)
- > Topography: Flat
- > APN: 058-330-016 & 017

Comments:

- > Excellent access to Hwy 29, 12, 37 & I-80 & 680
- > Cross loaded building (scheduled for June 2018 completion)

Lease Rate:

Contact Exclusive Brokers

Shell Improvements Under Construction:

- > ±120,080 SF concrete tilt up cross-loaded building (±399' wide x ±373' deep, irregular)
- > Divisible to ±21,660 SF
- > Clear Height: ±30' minimum
- > Column Spacing: ±57' deep, ±50' & ±60' wide
- > 8" thick walls
- > 22 dock high (±9 x ±10')
- > 4 grade level (±12' x ±14')
- > Parking: 95 spaces
- > 6" concrete slab with #4 rebar 24" OCEW
- > Fire Sprinklers: ESFR
- > Roofing: 4-ply 20 year specification
- > R-30 rigid insulation above roof deck to accommodate wine storage uses.
- > Power: 2,500 amp electrical service @ 277/480 volts



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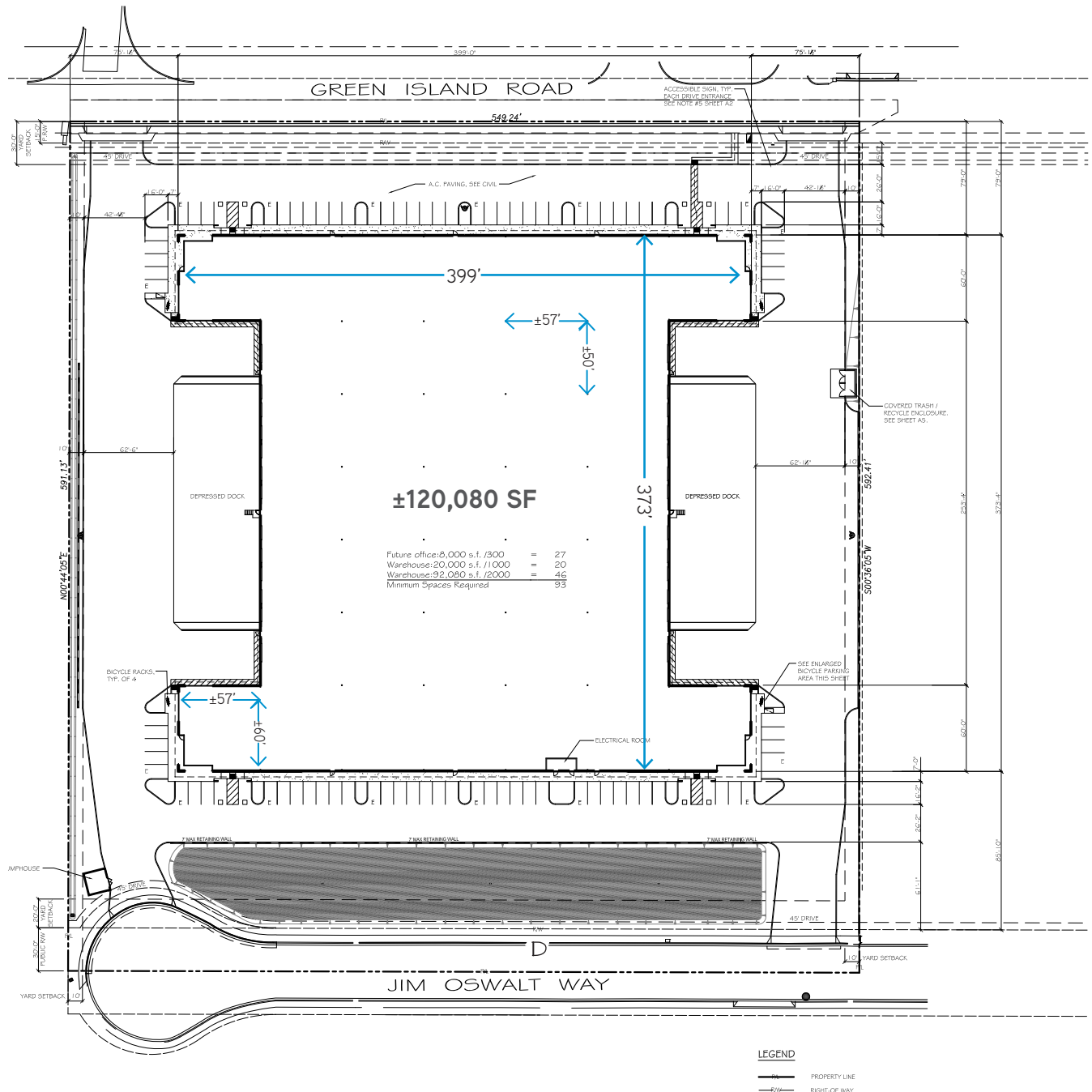
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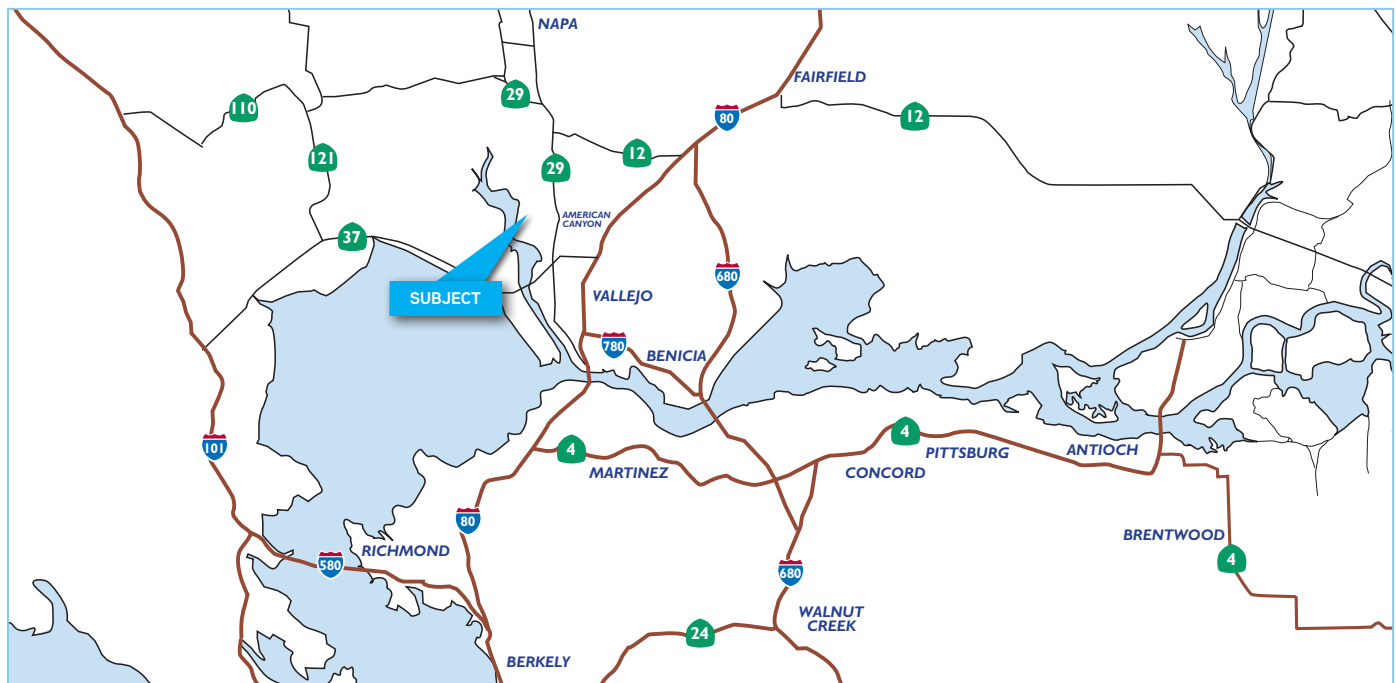
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