

AVAILABLE AUGUST 2018 > ±249,508 SF CROSS LOADED



1000 Green Island Road

AMERICAN CANYON, CA



Site Features:

- > Approximately ±12.79 gross acres (±850' x ±850' irregular)
- > Access: Green Island Road on two sides
- > Utilities to site
- > Zoning: General Industrial (G1)
- > Topography: Flat
- > APN: 058-330-011

Comments:

- > Excellent access to Hwy 29, 12, 37 & I-80 & 680
- > Existing lease to expire 6/30/18

Lease Rate:

Contact Exclusive Brokers

Building Highlights:

- > ±249,508 SF concrete tilt up cross-loaded building constructed in 2006 (±551' wide x ±456' deep)
- > ±3,898 SF of existing office
- > Skylights
- > Clear Height: ±30' minimum
- > Column Spacing: ±50' deep and ±60' wide
- > 24 dock high (±9 x ±10')
- > 8 grade level (±12' x ±14')
- > 5 rail spur doors (side)
- > Parking: 122 spaces
- > ±140' Staging east side
- > Concrete courtyards
- > Fire Sprinklers: ESFR
- > Power: 2,000 amp electrical service @ 277/480 volts, three phase



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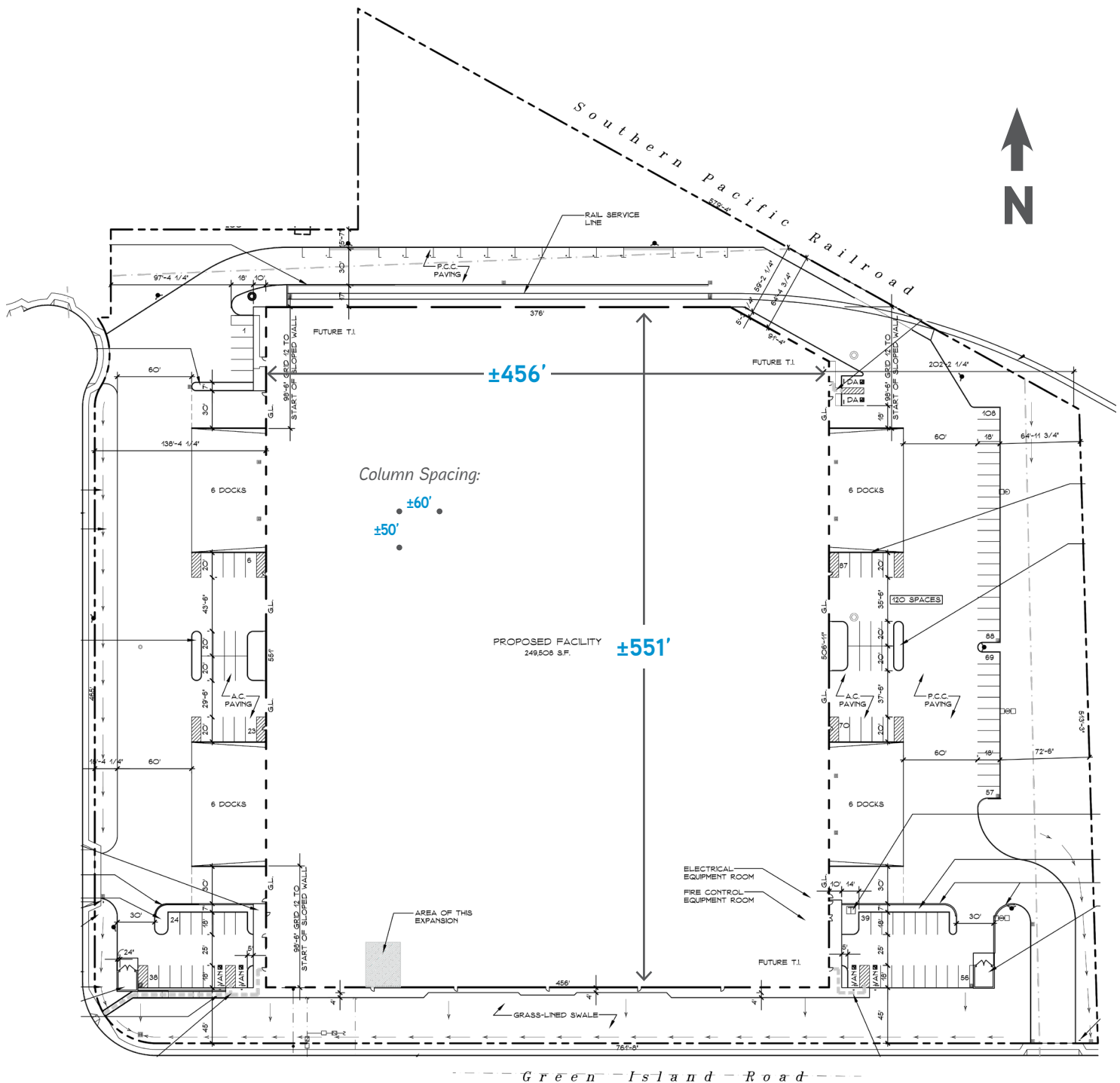
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