



Keegan & Coppin
COMPANY, INC.

FOR LEASE

110 DODD COURT
AMERICAN CANYON, CA

Beverage-Optimized Industrial Space



FLOOR DRAINS



FENCED YARD



22'
CLEAR HEIGHT



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

\$0.88 PSF

Nets estimated at \$0.24 PSF

TERMS

NNN

PARKING

1:1,000

ZONING

General Industrial/Airport Compatibility

AVAILABLE SPACE

DESCRIPTION

INDUSTRIAL SPACE:	12,000+/- SF	Approx. 8,000 SF of warehouse and 4,000 SF of office.
BONUS MEZZANINE:	4,000+/- SF	Second Floor
YARD:	5,000+/- SF	Fully fenced yard with truck access.

Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
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(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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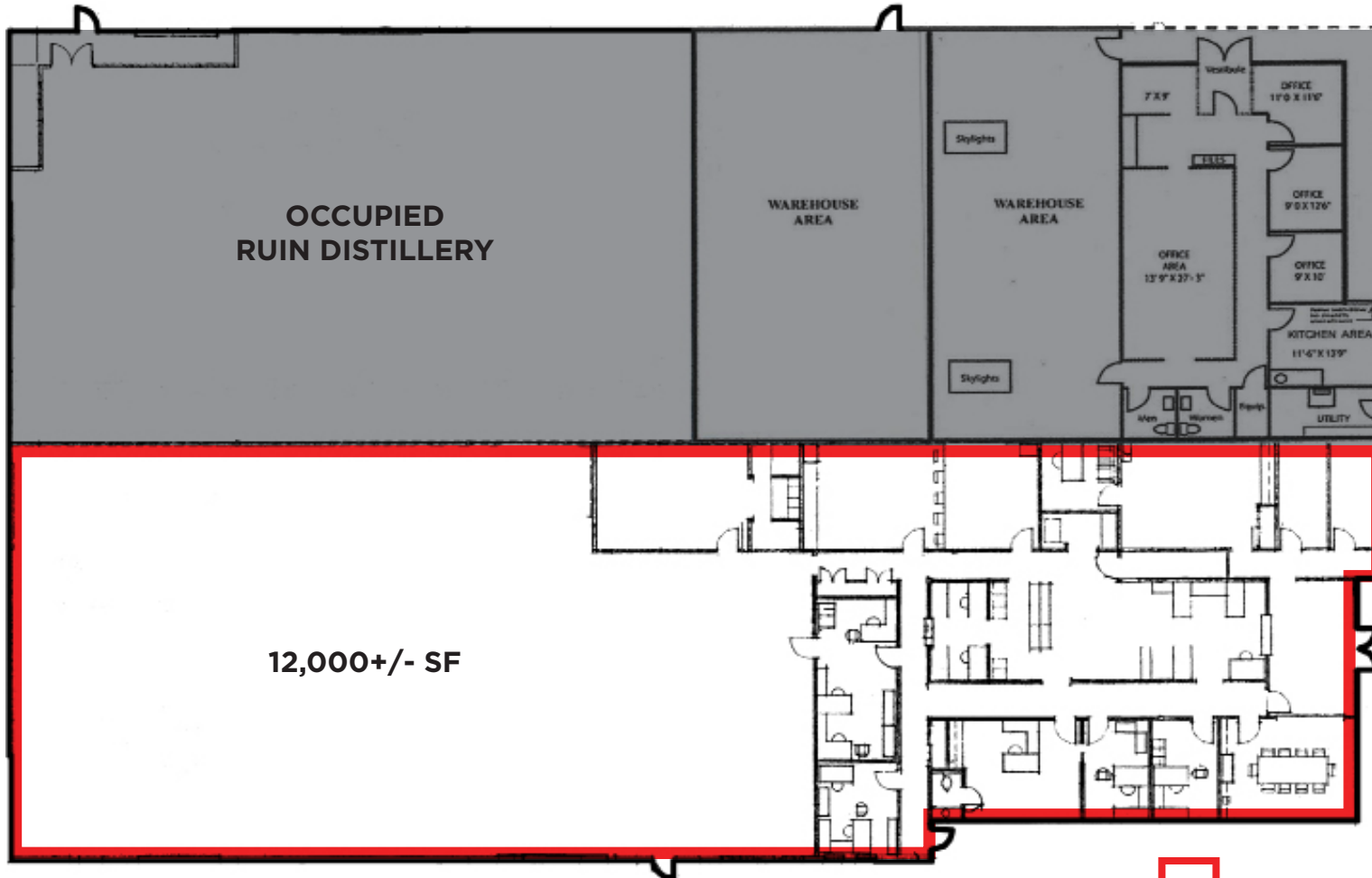


FLOOR PLAN



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 AVAILABLE

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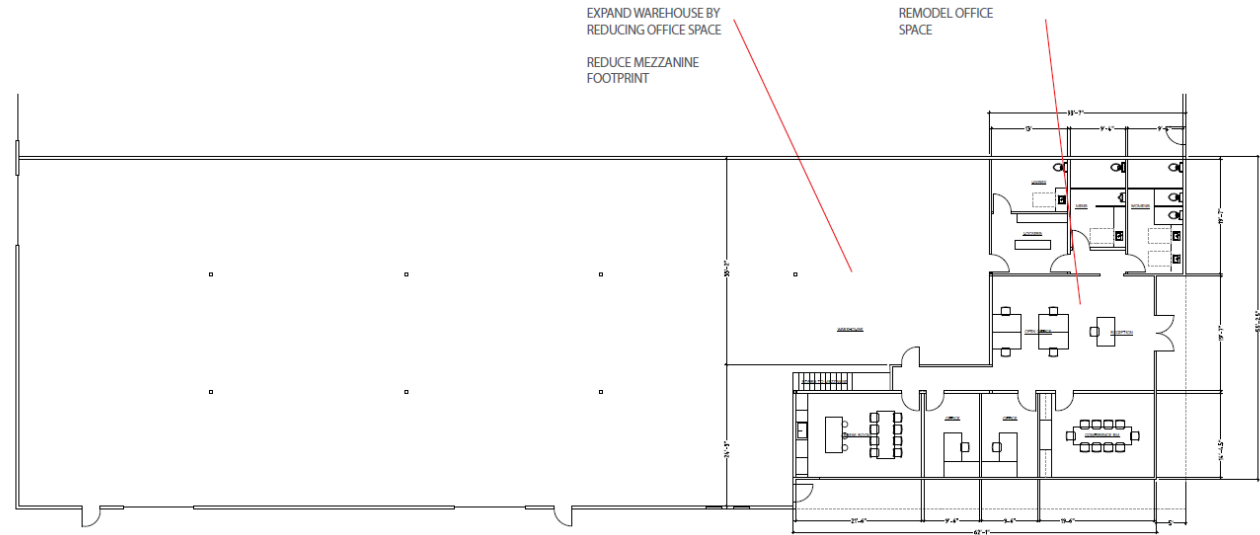
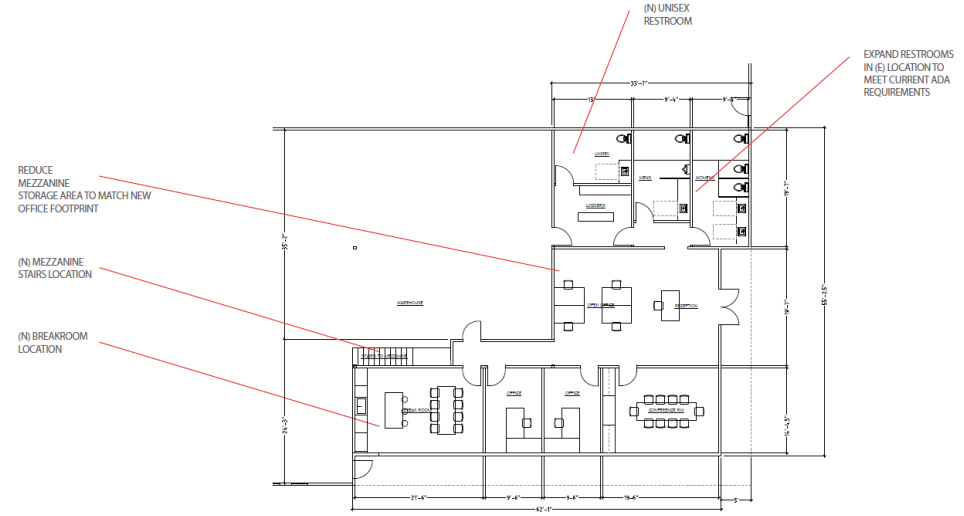
PROPOSED REMODEL CONCEPT



110 DODD COURT
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BEVERAGE-OPTIMIZED
INDUSTRIAL SPACE

- 10,000 SF Warehouse
- 2,000+/- SF Office
- Two (2) Private Offices
- Break Area w/ Kitchenette
- Conference Room
- Reception w/ Open Office



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PROPOSED REMODEL CONCEPT



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OPEN OFFICE



CONFERENCE ROOM



BREAKROOM

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PROPERTY PHOTOS



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AERIAL PHOTO



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