

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, orange, and red.A photograph of a single-story industrial building with a light beige facade and a green corrugated metal roof. The building has several large roll-up doors on the left and a glass-fronted entrance on the right. The number "180" is visible on the wall above the entrance. The building is situated in a paved lot under a clear blue sky with some light clouds.

Available | ±23,617 SF

Warehouse/Office

180 Klamath Court, American Canyon, CA

Contact Brokers

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180 Klamath Court | American Canyon

Highlights

23,617 Total SF

±20,723 SF of warehouse includes:

- Enclosed manufacturing space

±2,894 SF of office includes:

- 5 privates
- Large bull pen area
- Kitchen & break room
- Storage room
- M/W bathrooms

±2,894 SF of mezzanine area (not included in total)

Loading:

- 4 Dock High Doors (±8' x ±10')
- 10 Grade Level Doors (±12' x ±14')

Power – 1,600 Amps, 3 Phase, 477/280 Volt

Clear Height – ±20'

Sprinkler Density .355/2,000 (per riser plate)

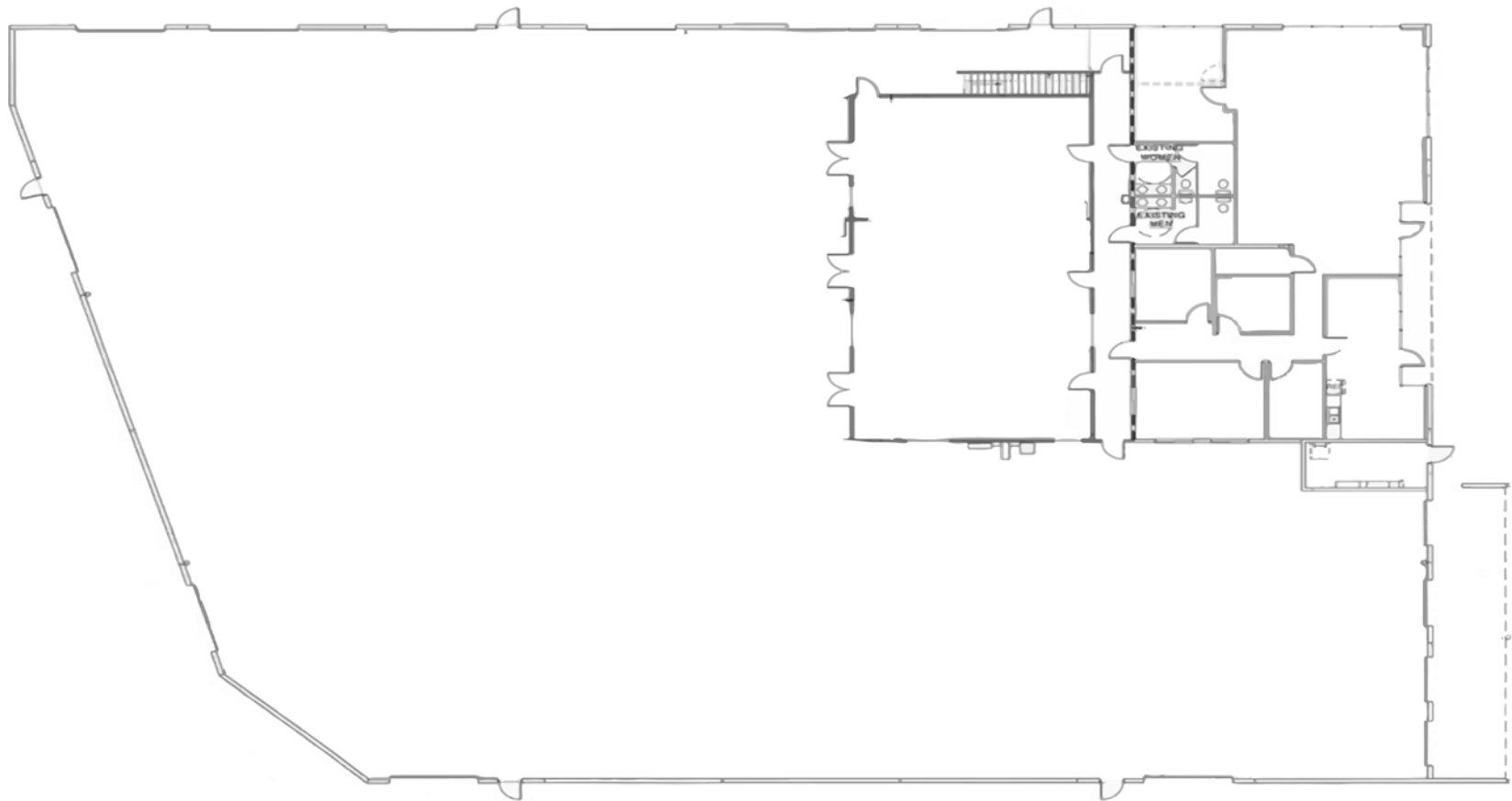
Parking—1.14/1,000

Lease Rate: \$1.25 per SF IG

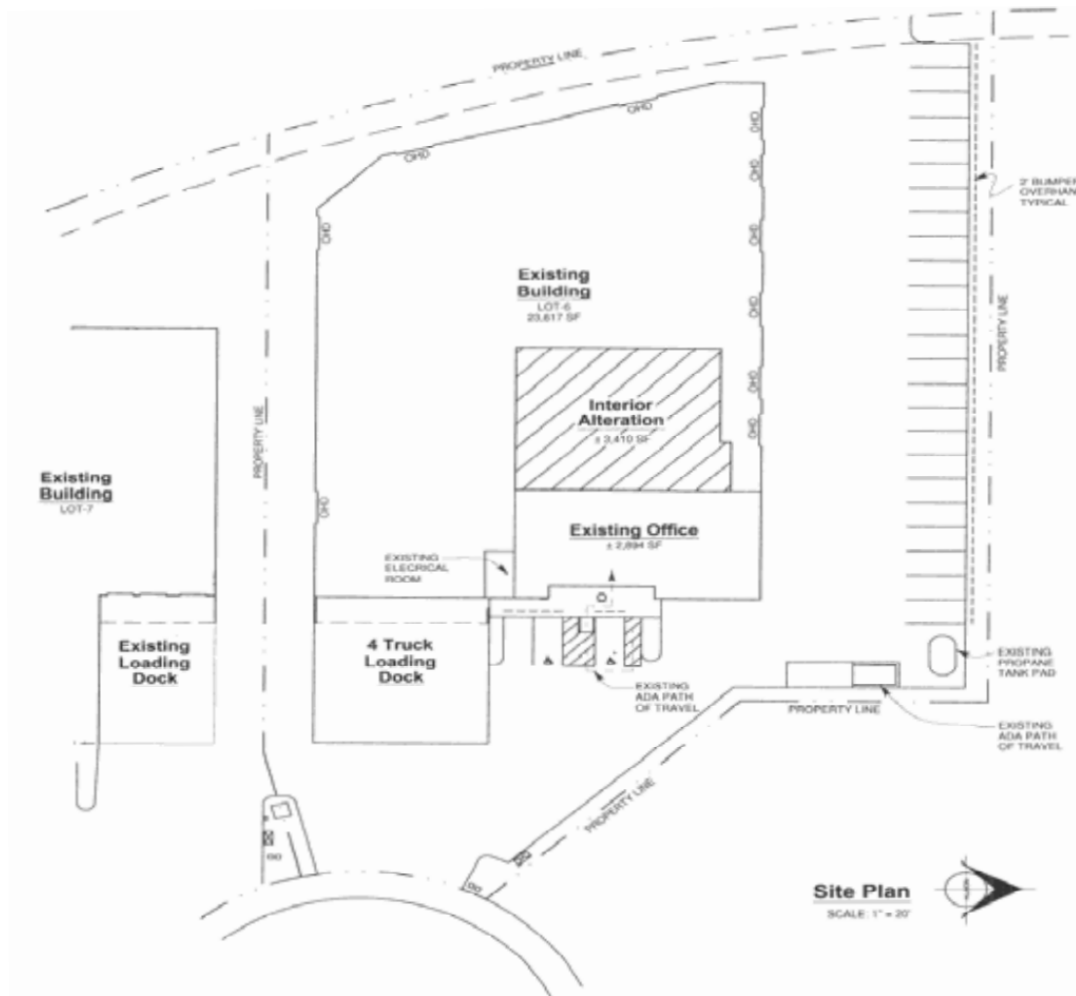


Floor Plan

23,617 Total SF

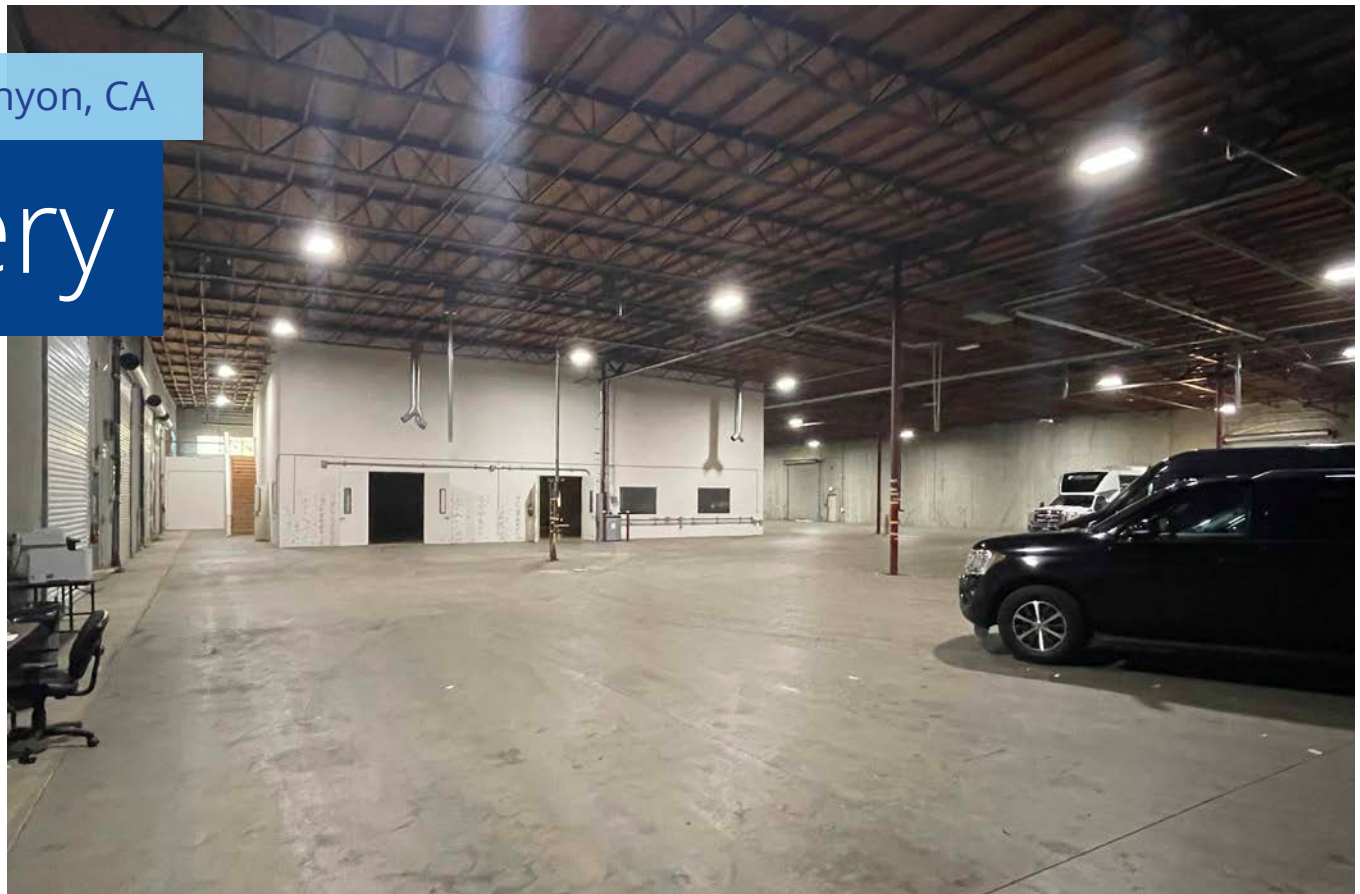


Site Plan



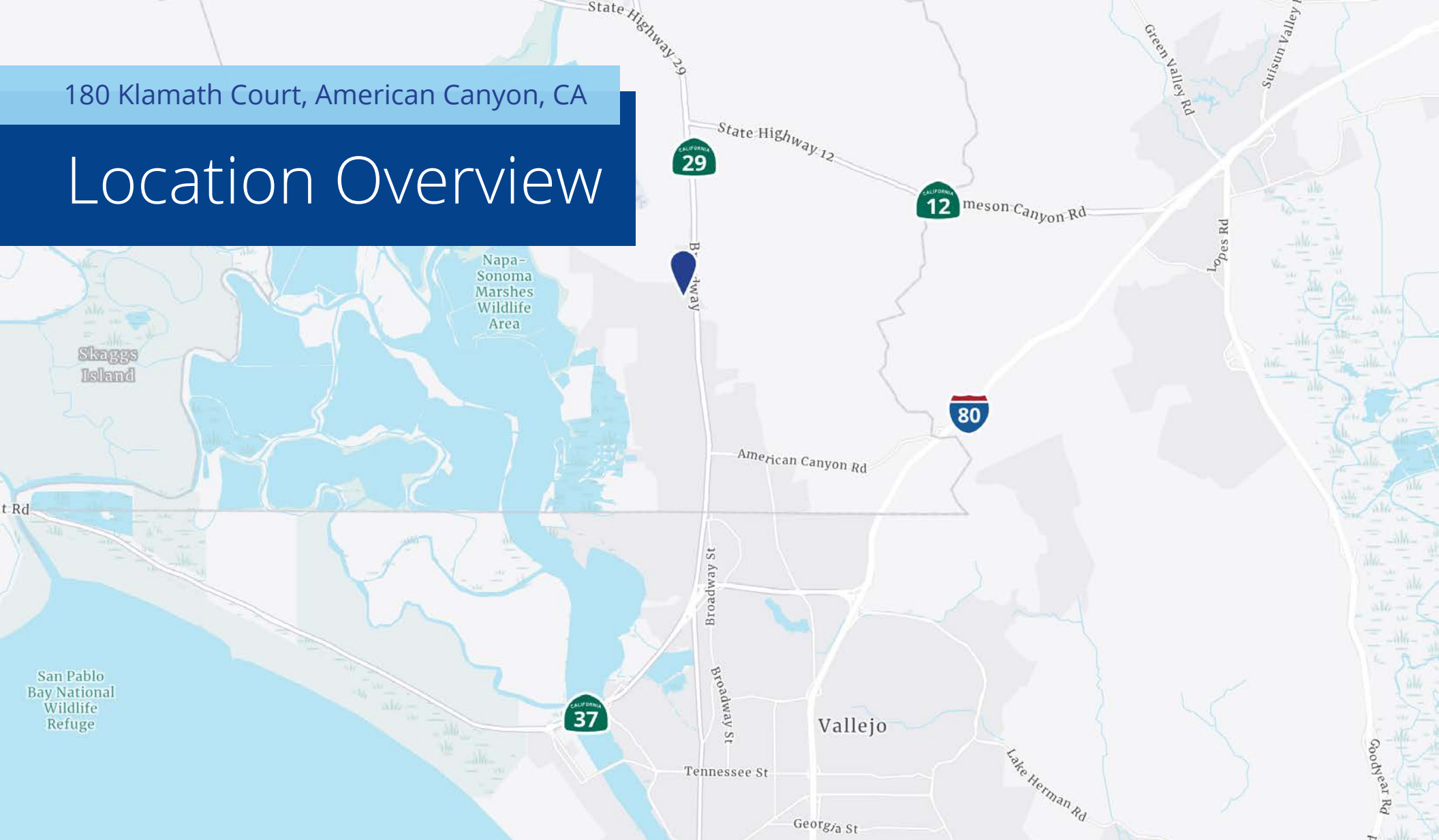
180 Klamath Court, American Canyon, CA

Photo Gallery



180 Klamath Court, American Canyon, CA

Location Overview



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