



4711 Paoli Loop Rd

AMERICAN CANYON, CA 94503

MICHAEL HOLCOMB

BROKER/OWNER

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Warehouse With Fenced Yard

4711 PAOLI LOOP RD | AMERICAN CANYON



Property Location

Position your business in one of American Canyon's premier industrial corridors. Located just minutes from Highway 29, Green Island Road, and Devlin Road, 4711 Paoli Loop Road offers exceptional accessibility throughout Napa and Solano Counties.

This versatile industrial property consists of approximately 4,900 square feet, including 4,025 square feet of warehouse space and 875 square feet of unfinished office/storage space, making it well suited for warehousing, distribution, manufacturing, contractor operations, and service-related businesses.

Property Description

The warehouse features 19 to 21 feet of clear ceiling height, allowing for efficient storage and operational flexibility. Four grade-level roll-up doors provide convenient access for loading and unloading:

- (1) 12' H x 10' W roll-up door
- (2) 14' H x 12' W roll-up doors
- (1) 14' H x 17' W oversized roll-up door

The building is serviced by 200-amp, 120/240-volt, 3-phase electrical power, accommodating a wide range of industrial uses.

A standout feature of the property is the extensive secured yard area. The fully fenced front yard provides approximately 5,200 square feet of outdoor storage or vehicle parking and is accessed through two 30-foot-wide gates, allowing easy circulation for trucks and equipment. An additional 1,360-square-foot fenced rear yard includes a 10-foot access gate. Additional yard space is also available, providing flexibility for businesses requiring expanded outdoor storage or fleet parking.



Lease Terms

Lease Rate: \$1.00 per square foot per month

Lease Type: Modified Gross

Lease Term: 3 to 5 years

Utilities: Tenant shall be responsible for the payment of all utilities serving the Premises, including, but not limited to, electricity, gas, water, sewer, trash, telecommunications, and any other utility services.

BUILDING INFORMATION

Building Type: Industrial

Year Built: 1971

Stories: 2

OFFERING SUMMARY

Lease Rate: \$1 SF/month (MG)

Available SF: 4,900 SF

Lot Size: 107,956 SF

Building Size: 7,151 SF

Zoning: GI

APN: 057160023000

Available: Immediately





About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.



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