

118 Dodd Court

American Canyon, CA

INDUSTRIAL | WAREHOUSE FOR LEASE



PROPERTY DETAILS

- **±11,850 SF**
 - **Office:** ±2,550 SF
 - (4) Private Offices
 - Bullpen Area
 - Conference Room
 - Kitchen / Break Room
 - (2) Restrooms
 - **Warehouse:** ±9,300 SF
 - (1) Grade Door (±12' wide x ±14' high)
 - (1) Dock Door (±12' wide x ±14' high)
- **POWER:** ±400 amps @ 277/480 volts, 3-Phase, 4-Wire
- **CLEAR HEIGHT:** ±20'
- **FIRE SPRINKLERS:** ±0.21 GPM / 1,500 SF
- **INSULATION:** Insulated ceilings in warehouse
- **MEZZANINE**

ABOUT PROPERTY



LEASE RATE
CONTACT BROKER



Available
July 1, 2026



SIZE
±11,850 SF



ZONING
General Industrial (GI)

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All information subject to change or withdrawal without notice.

For more information:

Eric Dakin

Managing Broker

707 392 5122

eric@dakinanddakinc.com

CA License No. 01816124

619 Buck Avenue, Suite B

Vacaville, CA 95688

707 200 2097

www.dakinanddakinc.com

Broker License No. 01816124

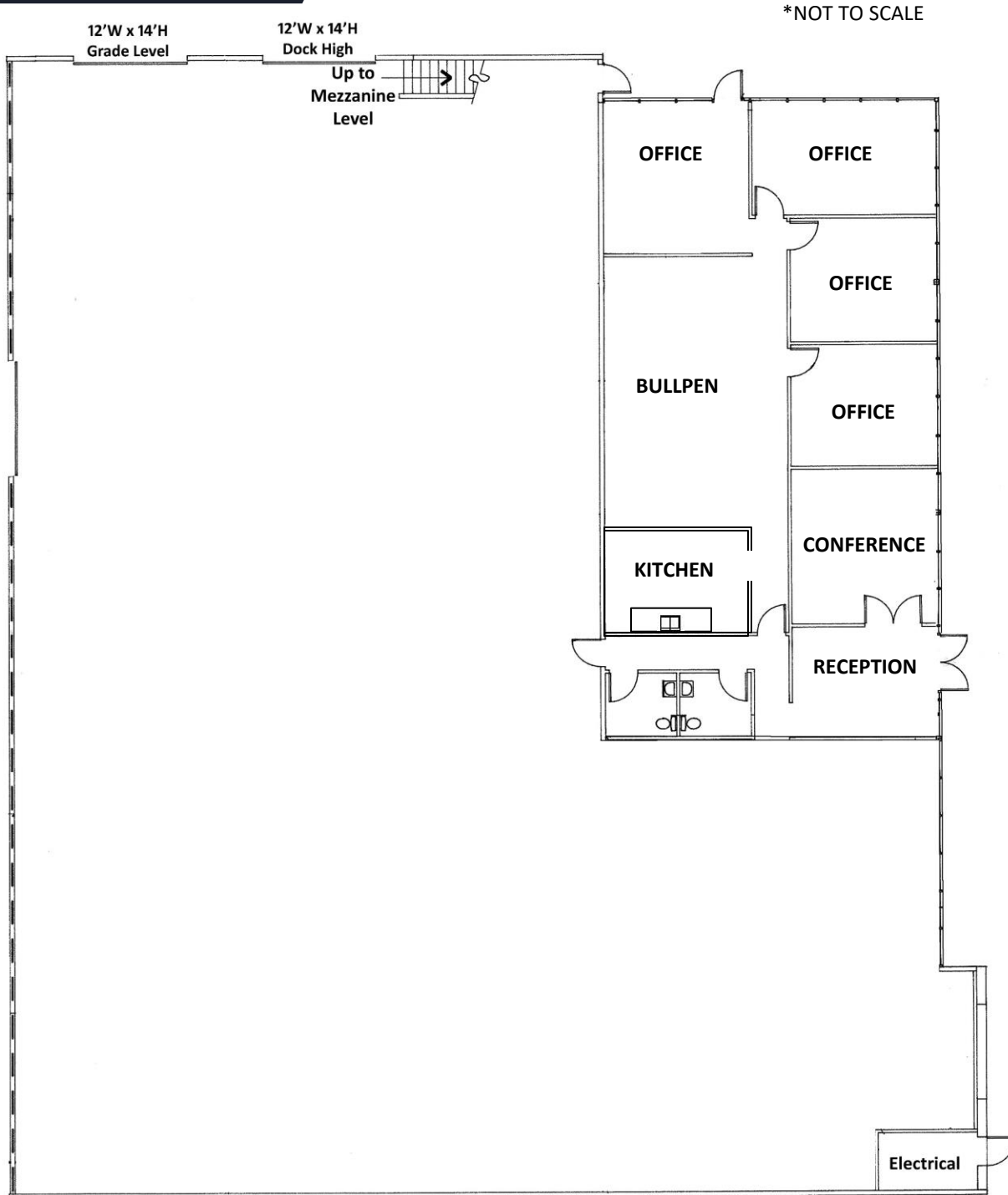


DAKIN & DAKIN
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