

FOR LEASE OR SALE

5555 BROADWAY ST

AMERICAN CANYON, CA | ±425 LINEAR FT OF HWY 29 FRONTAGE



±56,504 SQ. FT. AND ±1,855 SQ. FT W/ UP TO ±3 ACRES OF SECURED *RAIL-SERVED YARD!

* Rail Served Upon Activation

CBRE

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 **CUSHMAN &
WAKEFIELD**

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PROPERTY HIGHLIGHTS

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AMERICAN CANYON, CA



SIZE (BUILDING)

±86,366 Sq Ft. on 7.04 Acres
APN: 057-130-018



CONSTRUCTION

Concrete tilt construction
with metal roofing



POWER

Unit A: 1,000 amps @ 120 / 208 V
Unit B: 600 amps @ 277/480 V



LOCATION

±425 linear feet of HWY
29 frontage



SPRINKLERS

±.29/2000



CLEAR HEIGHT

Unit A: ±23' minimum
Unit B: ±18' minimum (Leased)



INSULATED WAREHOUSE



LOADING (BUILDING)

Seven (7) Docks (Front)
Five (5) Grades
- One (1) Front, Four (4) Rear



LAND

±7.04 Acre site
Yard: ±3 acres of
secured yard and
±1,855 sq. ft. Shop



SECURED YARD / UP TO THREE (3) ACRES

Improved with existing
base rock plus new layer of
compacted AB 1" to 4"

- ▶ ±56,504 sq. ft. and ±1,855 sq. ft. with up to ±3 acres of secured *rail serviced yard
- ▶ Cal Northern Rail. Rear spur can be refurbished and activated.
- ▶ Rail: Union Pacific.
- ▶ APN(s): 057-130-018
- ▶ Yard: ±3 Acres
- ▶ Column Spacing:
 - Unit A: ±23' D x ±83' W
 - Unit B: ±24' D x ±69' W (LEASED)
- ▶ Power:
 - Unit A: ±1,000 amps @ 120/208
 - Unit B: ±600 amps @ 277/480 (LEASED)
- ▶ Fire Sprinklers: ±.29/2000
- ▶ Additional Auto Parking/Yard: Unimproved 3 acres in the southwest corner of the site can likely be converted to trailer parking or approved yard functions
- ▶ Excellent visibility and access to HWY 29, 37, & 12.
- ▶ Lighting: Updating to LED in the warehouse
- ▶ Loading Docks & Equipment: ±30,000 lb levelers
 - Unit A:
 - Seven (7) Docks, Four (4) with mechanical pit levelers
 - Three (3) Grades
 - Unit B: (LEASED)
 - Two (2) Dock positions via recessed dock ramp with two (2) pit levelers
 - One (1) Grade
 - Unit C:
 - Two (2) Grades



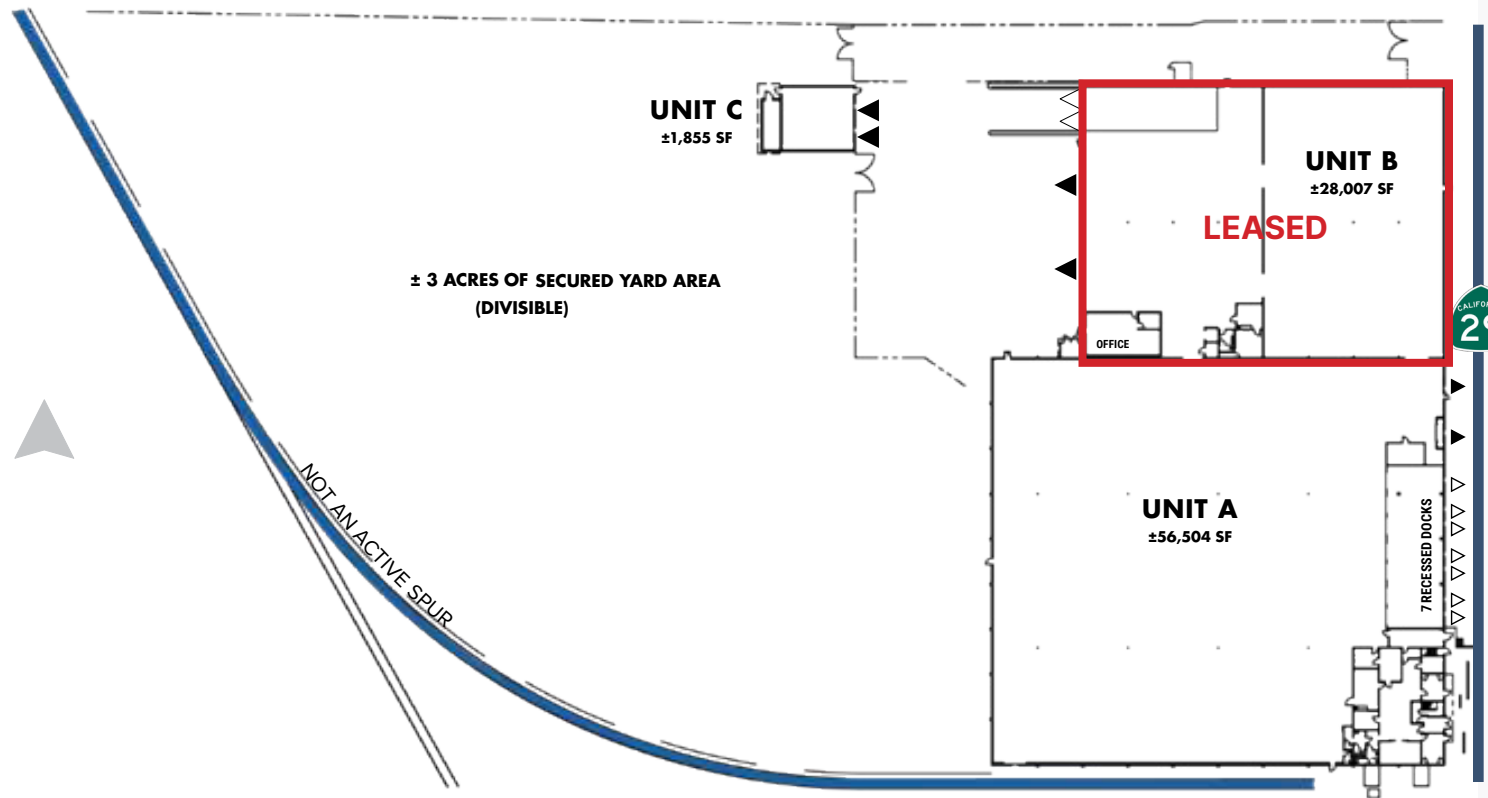
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±86,366 SQ. FT. ON ±7.04 ACRES



CAPITAL IMPROVEMENTS UNDERWAY

- Parking Lot/Asphalt
- Exterior Paint
- New Building Signage
- New Landscaping
- Roof Repairs
- Electric, Plumbing & HVAC

- Railroad Tracks
- △ Truck docks: 9'w x 10'h
- ▲ Grade-level doors: 12'w x 14'h



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THE AREA

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DOWNLOAD DEMOGRAPHICS



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