



# GREEN ISLAND LOGISTICS CENTER

[VIEW SITE ANIMATION](#)

- Available 1-Year from Lease Execution
- Shovel Ready
- Fully Entitled



ENTITLED FOR OVER ±2.4M SF | VARIOUS BUILDING SIZES

GREEN ISLAND ROAD AT HIGHWAY 29 | AMERICAN CANYON, CA

## NORTHERN CALIFORNIA'S PREMIER LARGE-SCALE INDUSTRIAL BTS OPPORTUNITY

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LOGISTICS CENTER

# PROPERTY OVERVIEW



<b>GROSS ACRES</b>	±208 AC
<b>NET DEVELOPMENT ACRES</b>	±157 <ul style="list-style-type: none"><li>Phase I - ±70 AC</li><li>Phase II - ±87 AC</li></ul>
<b>APPROVED BUILDING SF</b>	±2,400,000 SF <ul style="list-style-type: none"><li>Phase I - ±1,100,000 SF</li><li>Phase II - ±1,300,000 SF</li></ul>
<b>MAXIMUM BUILDING SIZE</b>	±1,000,000 SF
<b>MINIMUM LEASE SIZE</b>	±25,000 SF
<b>FRONTAGE ROADS</b>	Green Island Road and Devlin Road
<b>LOGISTIC PARK ACCESS</b>	State Highways 29, 12, 37, & 101, Interstate 80

<b>RAILROAD AVAILABILITY</b>	Phase I & II Union Pacific/California Northern
<b>BUILDING TYPE</b>	Concrete Tilt-Up
<b>UTILITIES</b>	To each building site with ability to accommodate high volume requirements
<b>PARKING</b>	High ratio of both vehicle and trailer
<b>ZONING</b>	<u>General Industrial allowing a wide range of uses</u>
<b>LEASE RATE</b>	Contact Exclusive Brokers
<b>AVAILABLE DATE</b>	One year from executed lease





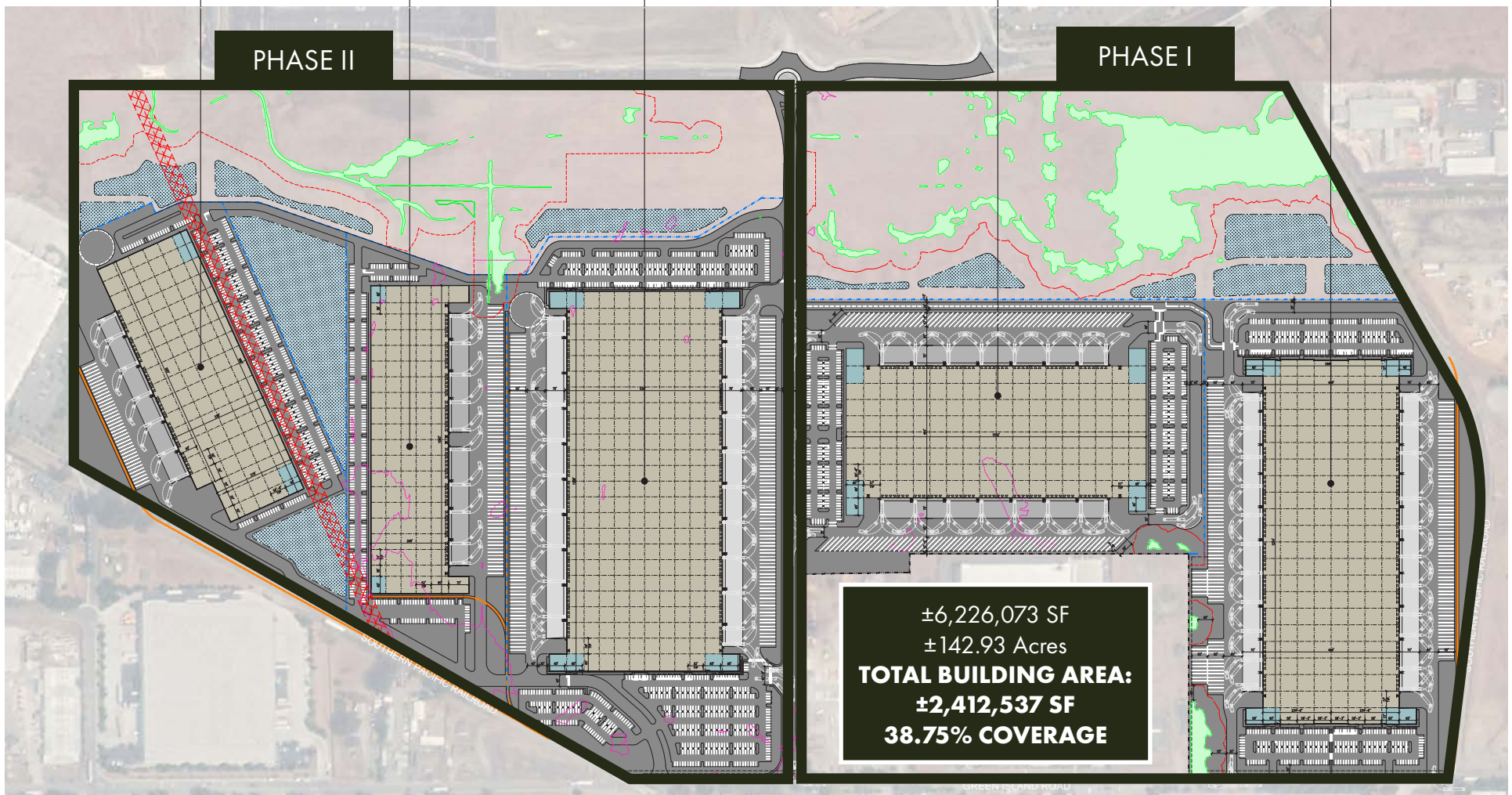
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# CONCEPTUAL PROJECT

## PHASE I & II SITE PLAN



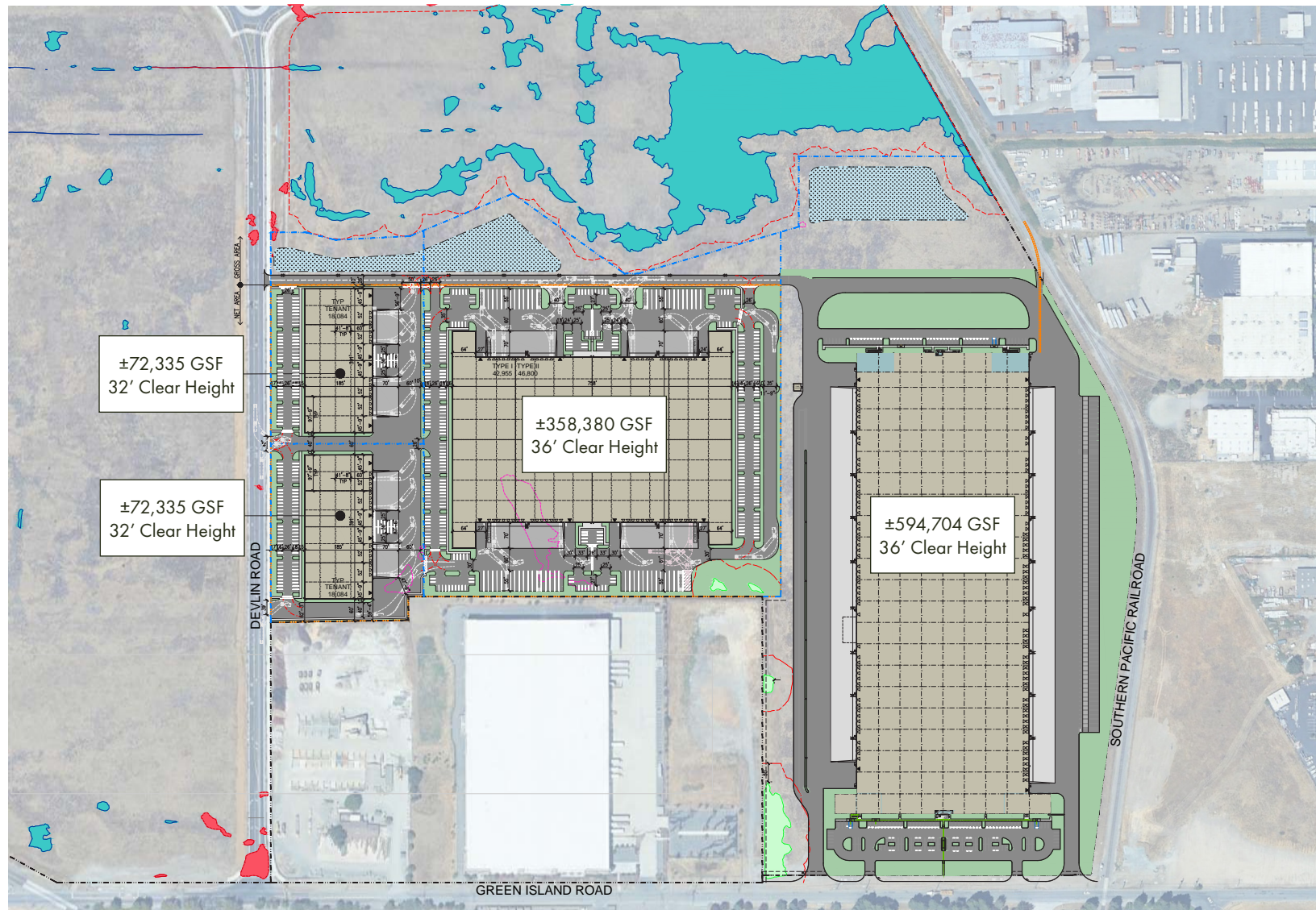
±322,240 GSF ±19.68 Acres 36' Clear Height 39 Dock Positions 4 Grade Level Roll Up Doors	±292,480 GSF ±17.81 Acres 36' Clear Height 54 Dock Positions 4 Grade Level Roll Up Doors	±715,489 GSF ±42.52 Acres 40' Clear Height 147 Dock Positions 4 Grade Level Roll Up Doors	±482,088 GSF ±28.45 Acres 36' Clear Height 100 Dock Positions 4 Grade Level Roll Up Doors	±600,243 GSF ±34.47 Acres 40' Clear Height 126 Dock Positions 4 Grade Level Roll Up Doors
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# PROPOSED PHASE I SITE PLAN

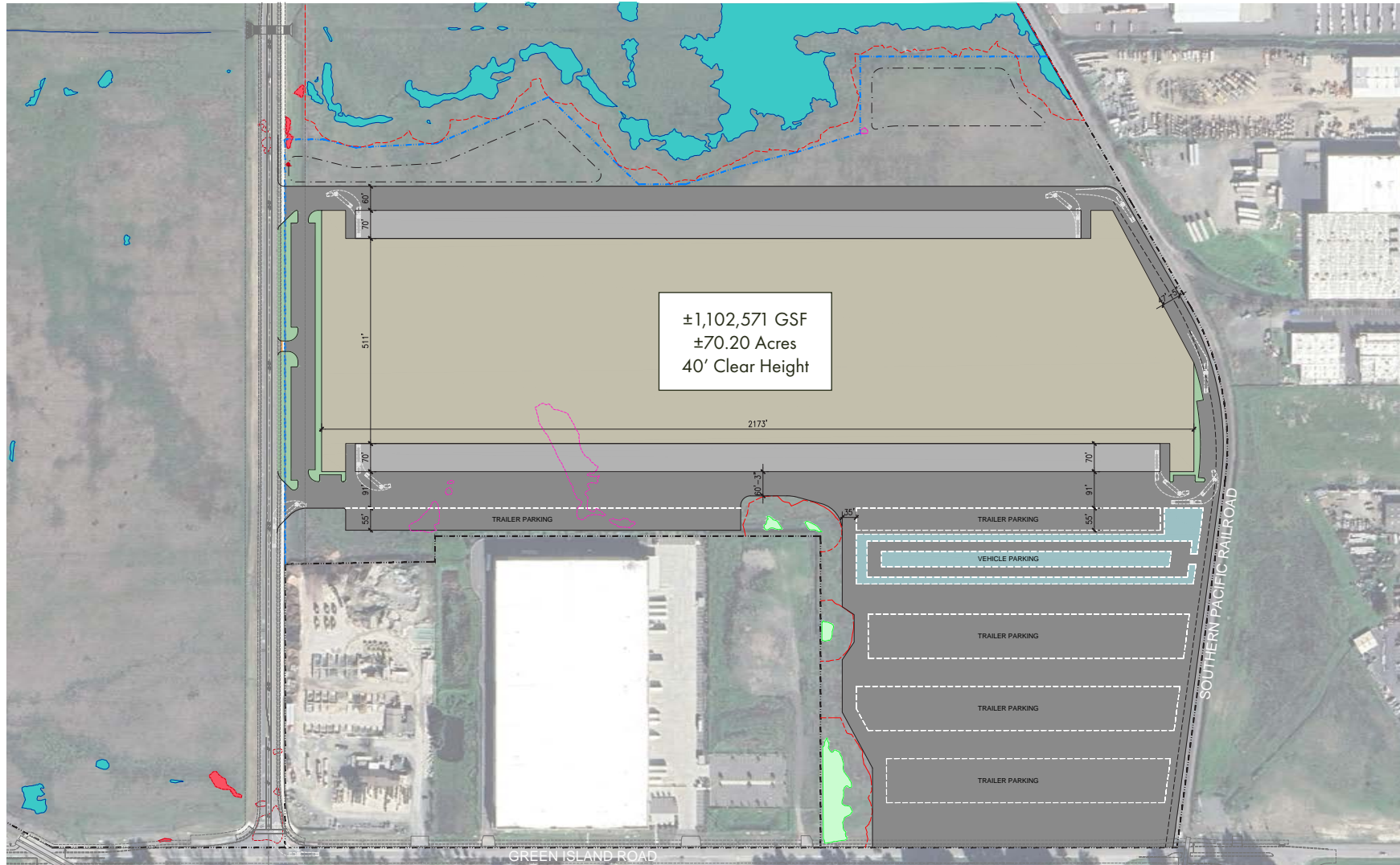






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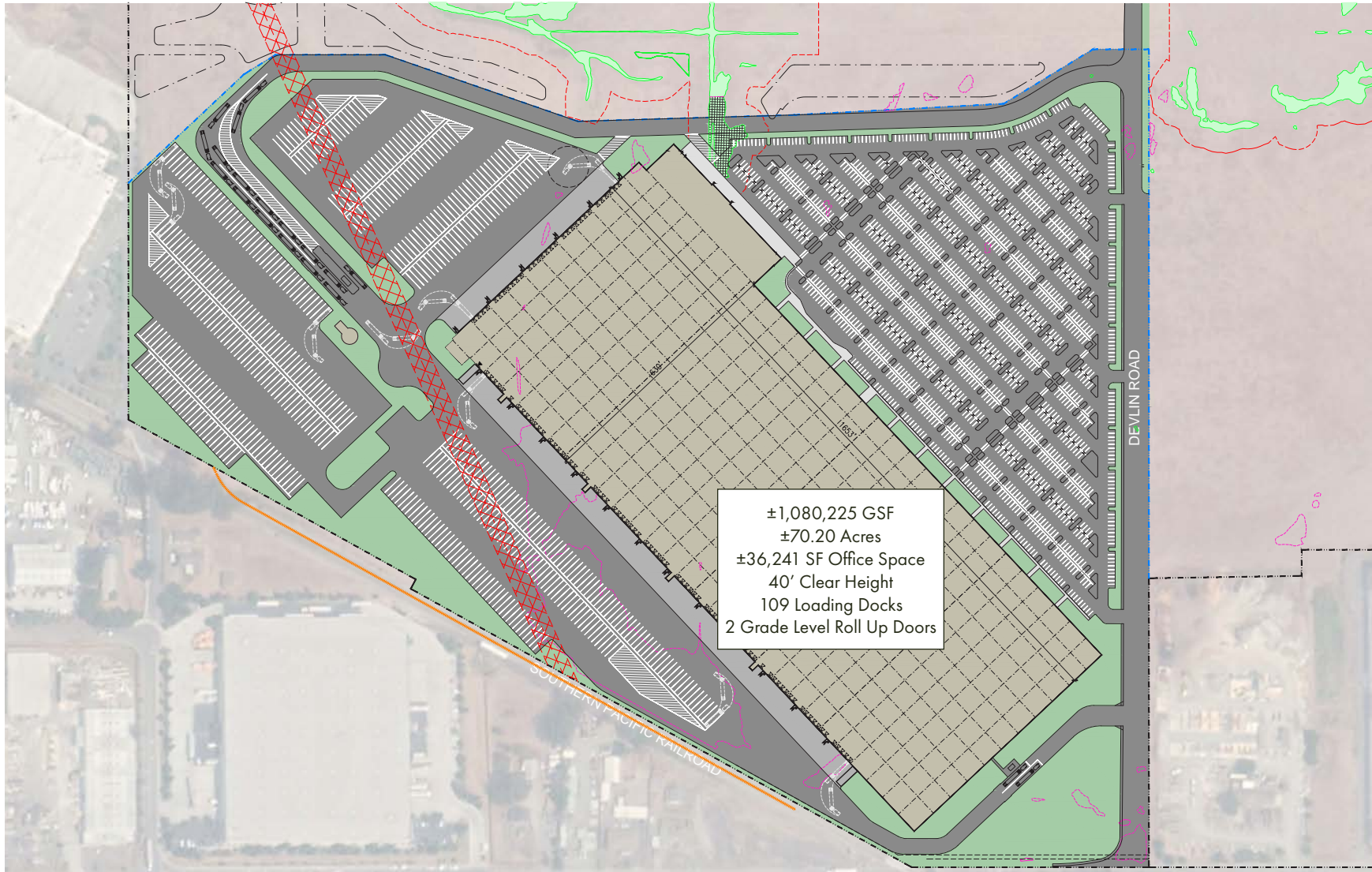
# MAXIMUM PHASE I BUILDING BUILDING A





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# MAXIMUM PHASE II BUILDING TRADITIONAL NON-SORT FACILITY







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# PROPOSED RENDERINGS





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# BUILT GREEN. BUILT TO LAST.



## MISSION STATEMENT

To redefine industrial development through a commitment to sustainability, innovation, and harmony with the natural environment—creating spaces that support progress while preserving the planet.



**All-electric/net zero energy use buildings.**



**Enhanced EV charging for autos and trucks.**



**No-VOC building coatings.**



**Recycled water for non-potable uses.**



**45-acre wetland preserve combined with stormwater treatment.**

**"MOST  
ENVIRONMENTALLY  
SUSTAINABLE  
LOGISTICS CENTER  
IN NAPA COUNTY  
AND NORTHERN  
CALIFORNIA."**





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LOGISTICS CENTER

# NEIGHBORING PROPERTIES



NAPA COUNTY AIRPORT

BIAGI BROTHERS TRUCKING

BIAGI BROTHERS TRUCKING

VALLEY WINE WAREHOUSE

AMAZON

KENDAL JACKSON WINES

WESTERN WINE

DEVLIN ROAD

DEVLIN ROAD

GREEN ISLAND ROAD

MEZZETTA FOODS

WINE DIRECT

SUTTER HOME

VALLEY WINE WAREHOUSE

LAST BOTTLE WINES



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# AMENITIES NEARBY



DOWNTOWN NAPA

NAPA COUNTY AIRPORT

EAGLE VINES GOLF CLUB

SOUTH KELLY GRILL



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WALMART SUPERCENTER  
AUTOZONE AUTO PARTS  
CHEVRON  
JAMBA JUICE  
STARBUCKS

CIRCLE K

HOLIDAY INN EXPRESS & SUITES  
ROUND TABLE PIZZA  
WINGSTOP  
BEL-KING INDIAN GRILL  
BANK OF AMERICA







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# 2-DAYS TO WESTERN MARKETS

STRATEGICALLY POSITIONED FOR TWICE-DAILY  
TRUCK SERVICE TO OAKLAND PORT.



Major Cities	Distance (mi.)
San Francisco, CA	49
Sacramento	61
Reno, NV	192
Los Angeles, CA	402
San Diego, CA	523
Las Vegas, NV	589
Portland, OR	608
Salt Lake City, UT	710
Phoenix, AZ	774
Seattle, WA	781
Denver, CO	1,224

Major Airports	Distance (mi.)
Sacramento (SMF)	60
San Francisco (SFO)	51
Oakland (OAK)	44
San Jose (SJC)	74

Nearby Ports	Distance (mi.)
Port of Oakland	45
Port of San Francisco	40
Port of West Sacramento	53

Major Highways	Distance (mi.)
Hwy 99	54
Hwy 101	29
I-80	8
I-5	52
I-680	13
I-880	37





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# AMERICAN CANYON, CA



## AMERICAN CANYON OVERVIEW

American Canyon, California is a small city located in southern Napa County, nestled at the southern edge of the Napa Valley and considered part of the greater San Francisco Bay Area. Known as the "Gateway to Napa Valley," it offers a mix of suburban living, light industry, and scenic open spaces. With a population of around 22,000, American Canyon is a family-friendly community that balances affordability with proximity to wine country, regional parks, and major highways connecting to San Francisco, Sacramento, and the rest of Northern California.

## DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
<b>TOTAL POPULATION</b>	45,642	259,240	933,618
<b>DAYTIME POPULATION</b>	43,667	242,275	865,558
<b>BACHELOR'S DEGREE OR HIGHER</b>	27%	33%	33%
<b>HOUSEHOLDS</b>	12,692	89,759	329,164
<b>HOUSEHOLD INCOME</b>	\$112,479	\$110,532	\$115,803
<b>POPULATION GROWTH</b>	1.1%	1.4%	2.0%





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# PRIDE OF OWNERSHIP



*BUILDING WITH EXCELLENCE & HUMILITY*

## **PRIDE OF OWNERSHIP – BUILT WITH EXCELLENCE AND HUMILITY**

Buzz Oates is a leading privately held commercial real estate investment firm with deep roots in California's Central Valley and growing presence across the Mountain West. Known for industrial and office expertise, Buzz Oates delivers properties with unmatched quality and service—grounded in humility with a build to hold mentality.

## **SEAMLESS, INTEGRATED EXPERIENCE**

From real estate investment to asset management, property management, development, and construction, Buzz Oates provides a fully integrated platform. Tenants benefit from spaces designed to support growth and exceed expectations.

## **OVER 1 MILLION SF OF TENANT IMPROVEMENTS**

Buzz Oates Construction brings industrial warehouses and office spaces to life—scaling projects to fit each tenant's exact needs. Combining large-scale efficiency with local attention, the team delivers spaces that work as hard as your business does.

## **TRUSTED BY INDUSTRY LEADERS**

Amazon • FedEx • Tesla • Whirlpool • UPS • Kraft Heinz • Honeywell • O'Reilly

## **EXPERIENCE THE BUZZ OATES DIFFERENCE**

Excellence, creativity, and true pride of ownership in every square foot.



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