



GREEN ISLAND LOGISTICS CENTER

[VIEW SITE ANIMATION](#)

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



ENTITLED FOR OVER \pm 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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GREEN ISLAND
LOGISTICS CENTER

PROPERTY OVERVIEW



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

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



GREEN ISLAND
LOGISTICS CENTER

CONCEPTUAL PROJECT PHASE I & II SITE PLAN



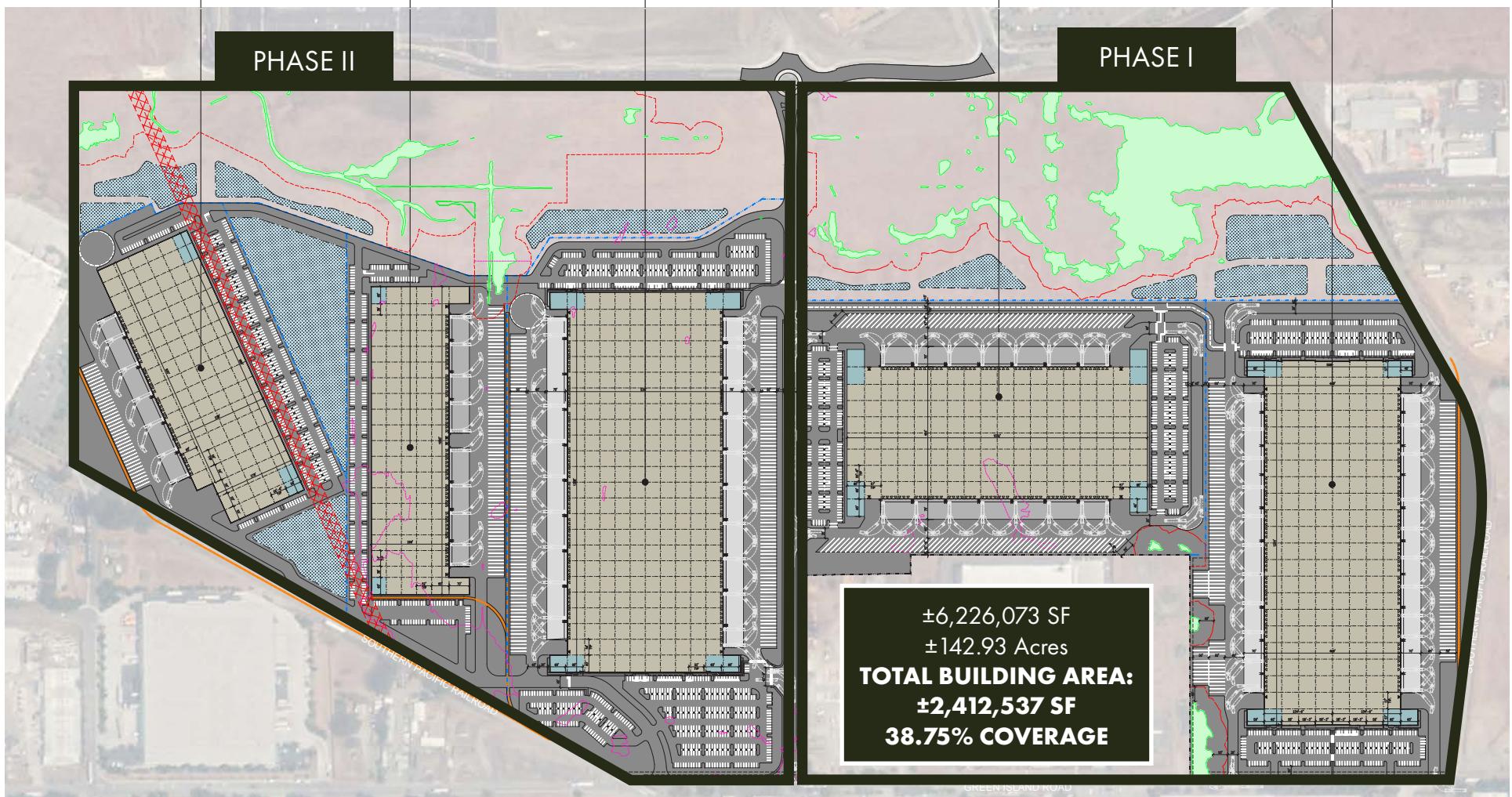
±322,240 GSF
±19.68 Acres
36' Clear Height
39 Dock Positions
4 Grade Level Roll Up Doors

±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

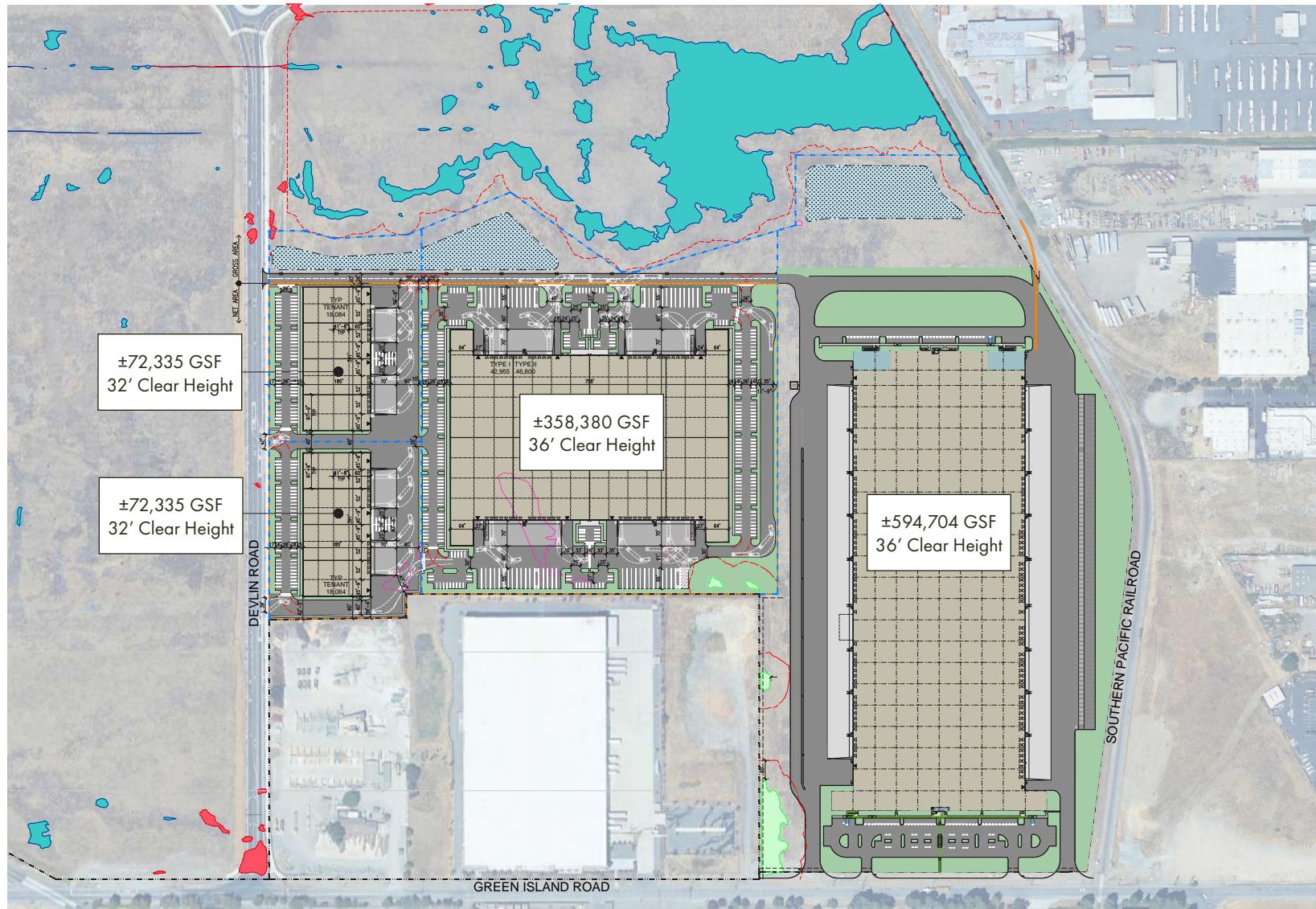
±600,243 GSF
±34.47 Acres
40' Clear Height
126 Dock Positions
4 Grade Level Roll Up Doors





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PROPOSED PHASE I SITE PLAN



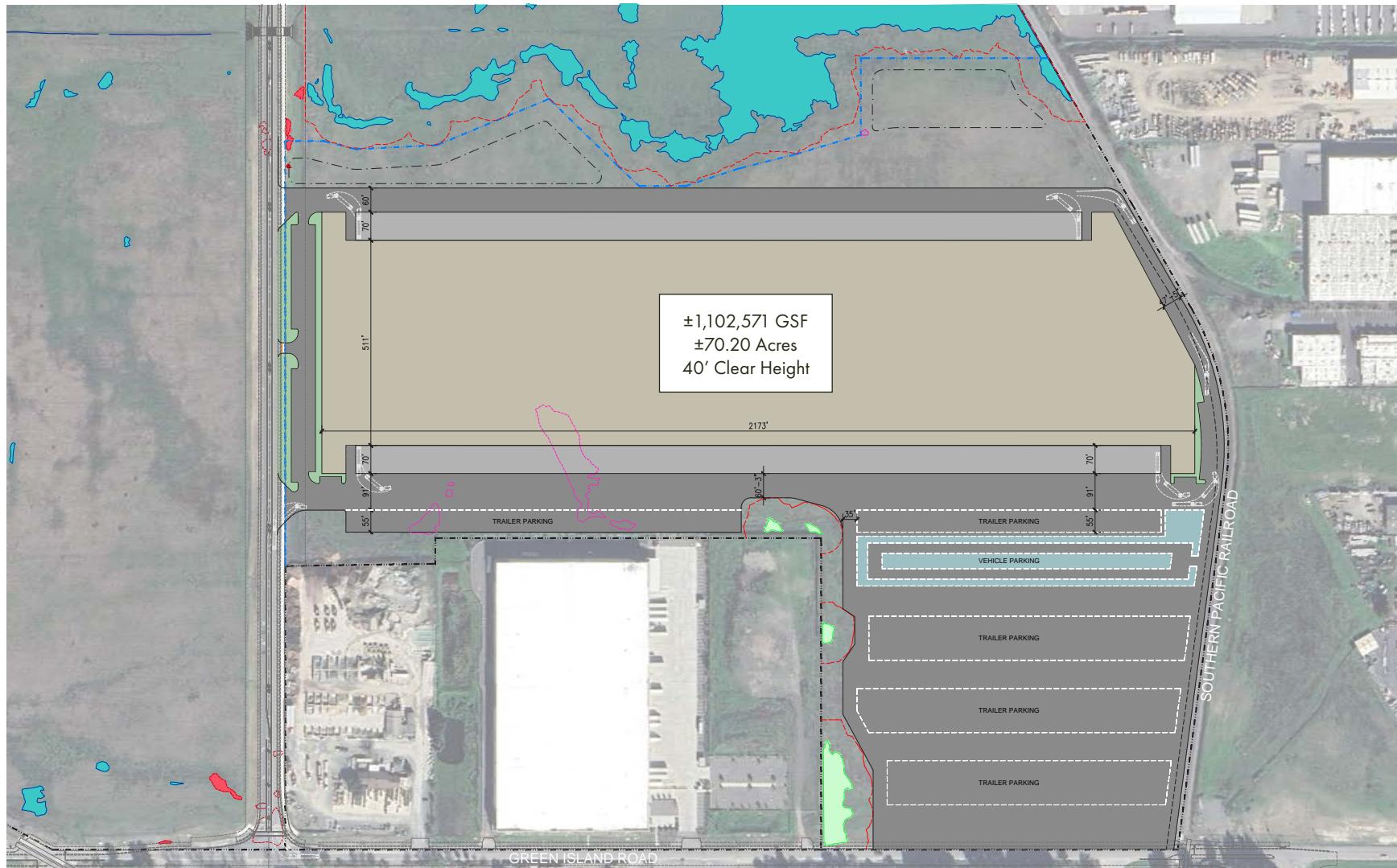


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MAXIMUM PHASE I BUILDING BUILDING A

BUZZ OATES

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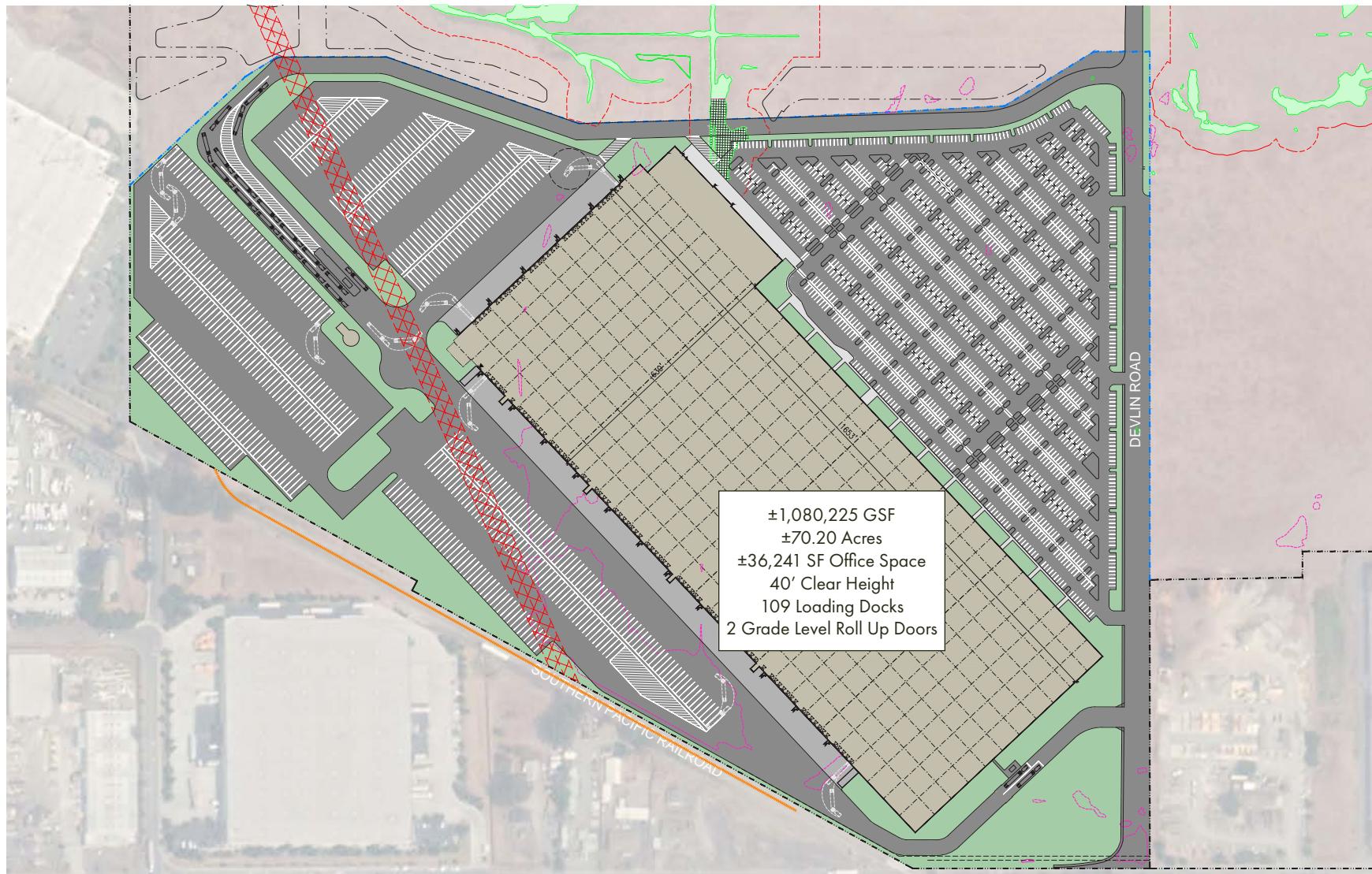
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MAXIMUM PHASE II BUILDING

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.



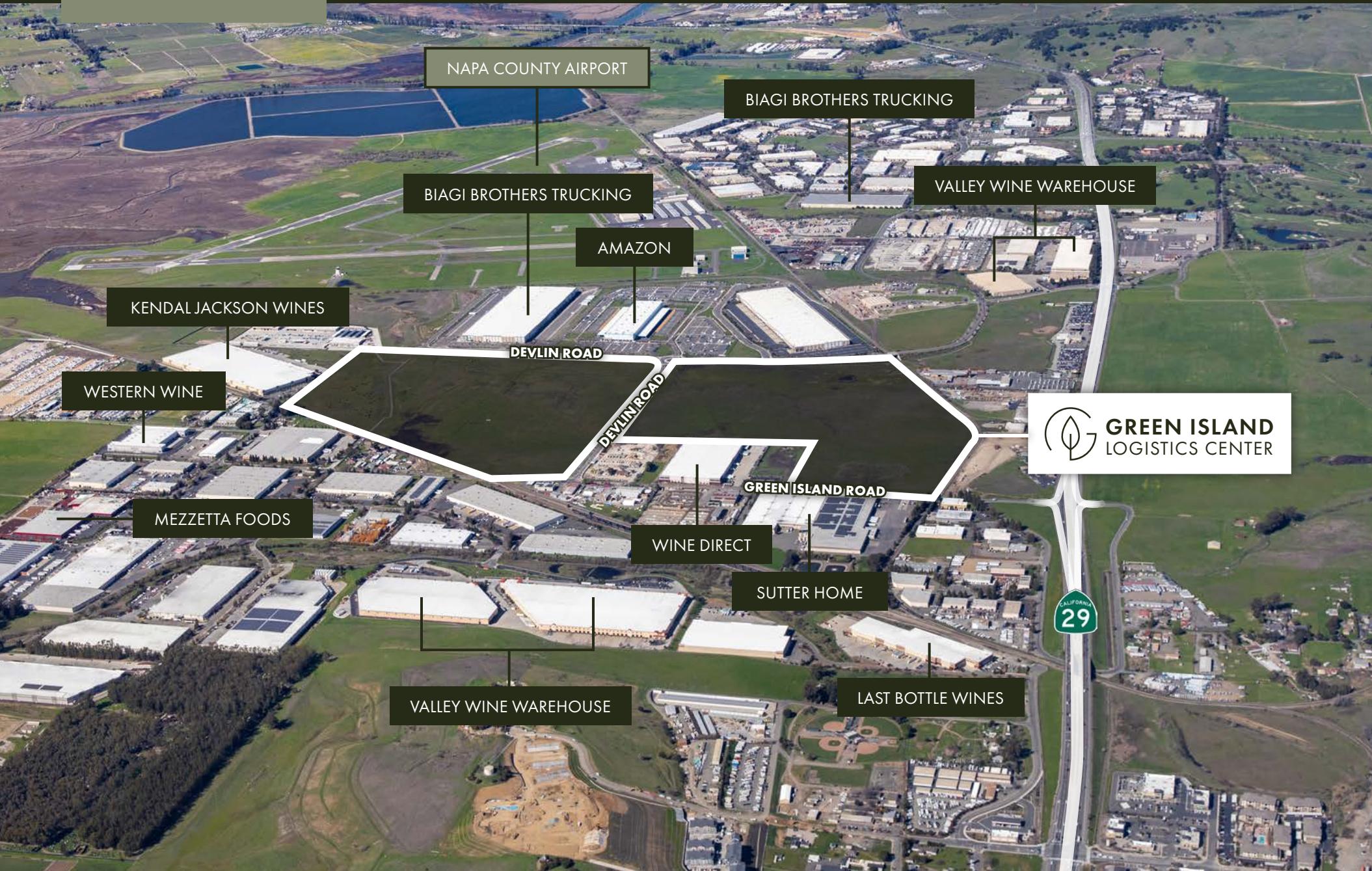
45-acre wetland preserve combined with stormwater treatment.

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



GREEN ISLAND
LOGISTICS CENTER

NEIGHBORING PROPERTIES





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AMENITIES NEARBY

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GREEN ISLAND
LOGISTICS CENTER

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

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



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LOGISTICS CENTER

PRIDE OF OWNERSHIP



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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