



# FOR LEASE

1400 Churchill Downs Avenue  
Woodland, CA

±570,000 SF  
Industrial Warehouse  
with Rail Service Access

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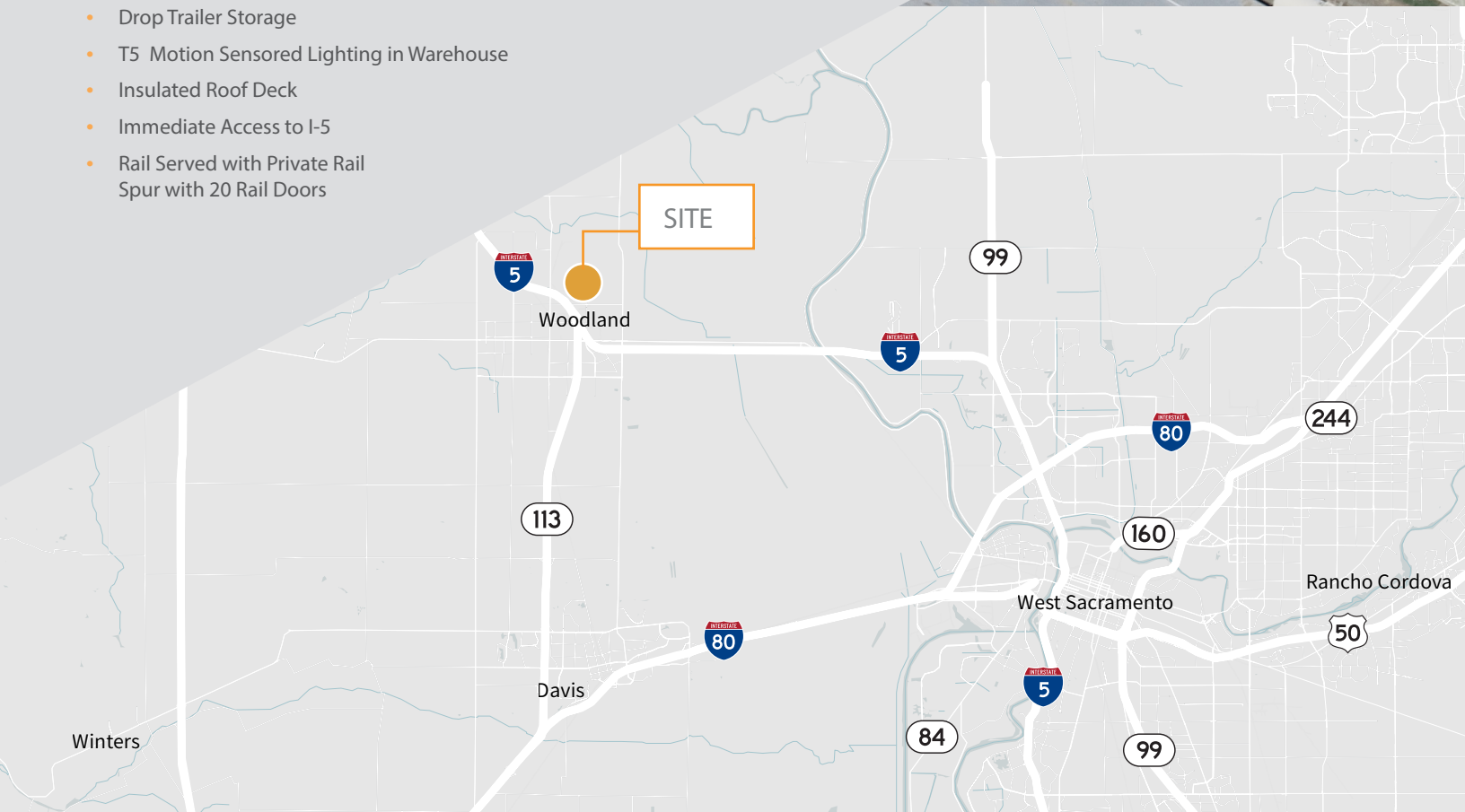
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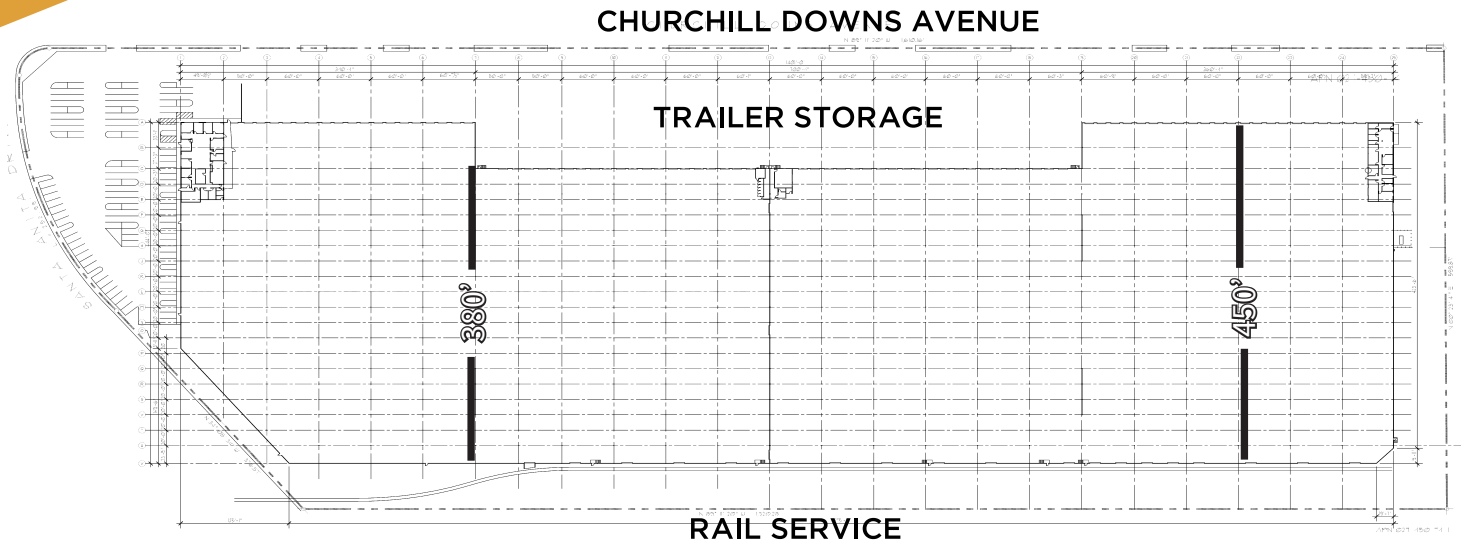
Jones Lang LaSalle Brokerage, Inc.  
Real Estate License #: 01856260

# PROPERTY HIGHLIGHTS

- ±570,000 SF Total Building Size
- Divisible to ±141,500 SF
- 3 Conditioned Office Pods
- ±21.48 Acre Parcel
- 80 Dock Doors Outfitted with Mechanical Dock Levelers
- 2 Grade Level Doors
- ±60' x 20' Column Spacing
- 27'-32' Clear Height
- Sprinklered
- Zoned Industrial
- Drop Trailer Storage
- T5 Motion Sensored Lighting in Warehouse
- Insulated Roof Deck
- Immediate Access to I-5
- Rail Served with Private Rail Spur with 20 Rail Doors



# SITE PLAN



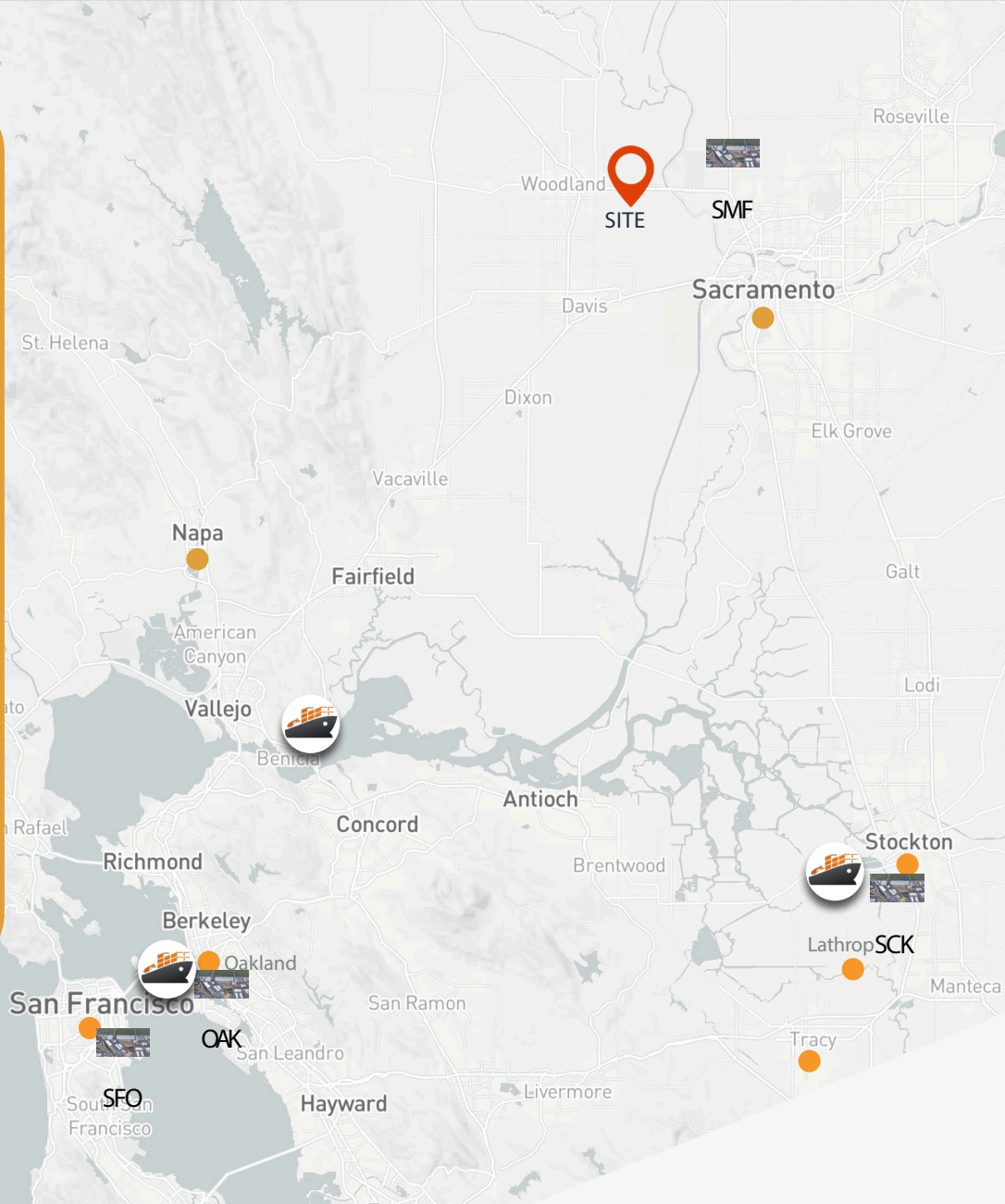
## DRIVE TIME

Major Cities	Miles
Sacramento	23
Stockton	67
Lathrop	76
Tracy	86
Napa	55
Oakland	79
San Francisco	85
San Jose	117

Ports & Airports	Miles
SMF Airport	12
OAK Airport	87
SFO Airport	94
SJC Airport	112
SCK Airport	74
Port of Stockton	69
Port of Benicia	58
Port of Oakland	79

### Within One Day's Drive to:

- o 6 ports
- o 8 Major Airports
- o 29 Intermodal Centers



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