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BAY AREA REAL ESTATE

Amazon Signs 201,950 SQFT Lease in American Canyon for Last-Mile Industrial Location

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With its explosive growth and continued ability to deliver the world's goods to every doorstep across the country, Seattle-based Amazon extended its footprint across the Bay Area with a recent lease in American Canyon. The company has agreed to lease a 201,950 square foot last-mile industrial development property in the North Bay city located at 300 Boone Drive, according to a statement in a public meeting where the project was given planning commission approval.

The developer of this project is Lafayette-based Orchard Partners who owns the property along with its financial partner, San Francisco-based DivcoWest Properties. Both of these firms declined to comment when contacted for this story. The goal for the developers is to have the new project completed roughly a year from now, in the summer of 2021.

The distribution warehouse will have room for 1,170 delivery vans, 409 employees, and it will be surrounded by nearly 800 planted trees. The expectation is that this location will provide for Amazon a regional distribution point that will enable the company to move products in American Canyon and the surrounding areas. This is likely to include a 15 to 20-mile radius of where the project is located.

Amazon is looking for additional last-mile type projects in the San Francisco Bay Area, as it continues to grow across the region. “We have 15 more space requirements for additional last-mile type locations in the Bay Area for Amazon,” says Marc de Bourbon, a senior program manager for Amazon during the public meeting. He is based in the San Francisco Bay Area.

In May of this year, Amazon had signed a lease for another last-mile location in the North Bay. This was for 250,000 square feet as part of the Victory Station project in the county of Sonoma. This asset is owned by Victory Station LLC and managing member Jose McNeill. Washington Capital Management and its partners are the equity capital partners on the project.

300 Boone Drive is located within the Napa Logistics Center. This is a 218 gross-acre development where other new industrial assets are under development. The lease with Amazon will represent another major tenant to come into the project. In October 2017, IKEA had signed a lease for 650,000 square feet to locate a regional fulfillment center there.

There is a second building in the project that is now under construction. This is a 702,000 square foot distribution warehouse. Around half of the space in the property is leased to Biagi Brothers, a wine logistics company. The plan is that a fourth building in Napa Logistics Center will be under construction soon. This building is located at 500 Boone Drive and will total 382,000 square feet.