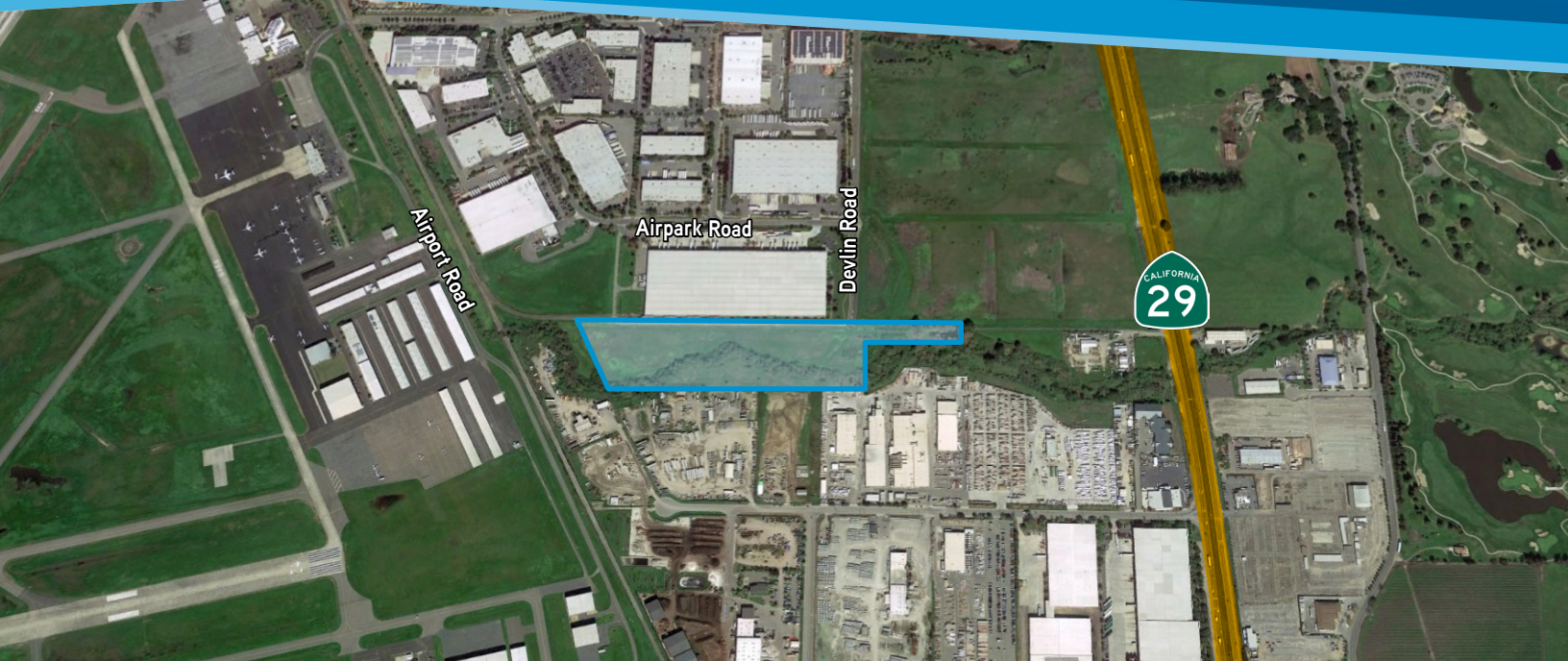


FOR SALE > ±12.85 GROSS ACRES WITH ±7.5 NET USEABLE ACRES

665 Napa Vallejo Highway

NAPA, CA



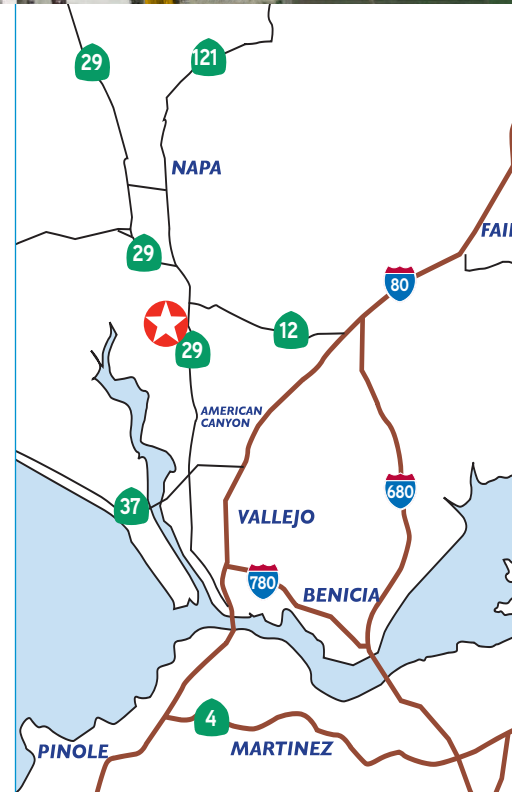
Site

Site is ±12.85 gross acres with ±7.5 net useable acres. The reduction in area reflects the loss of land from the extension of Devlin Road through the Property and the setbacks from Fagan Creek. The net site area was calculated by RSA Civil Engineers and Monk and Associates biologist.

The extension of Devlin Road will bisect the Property into two areas, a ±6 net acre piece on the west side of Devlin Road and ±1.5 net acres on the east side of Devlin Road. See attached site plan. The construction of Devlin Road is scheduled to begin in the spring of 2017. Both the west and east side shall be allowed to install driveway access on Devlin Road.

Property Features

- > The Property currently has an existing access easement to Highway 29. When Devlin Road is constructed, both the west and east side will have access to Devlin Road via new driveways. The east side will also have existing easement to Hwy 29.
- > Improvements: There is a home with a basement and detached garage. After Devlin Road is complete, the improvements will be on the east side portion.
- > Utilities: At or adjacent to site
- > Zoned: General Industrial, which is very limited supply in south Napa County and American Canyon.
- > APN 057-110-012
- > **Sale Price: \$1,800,000.00**



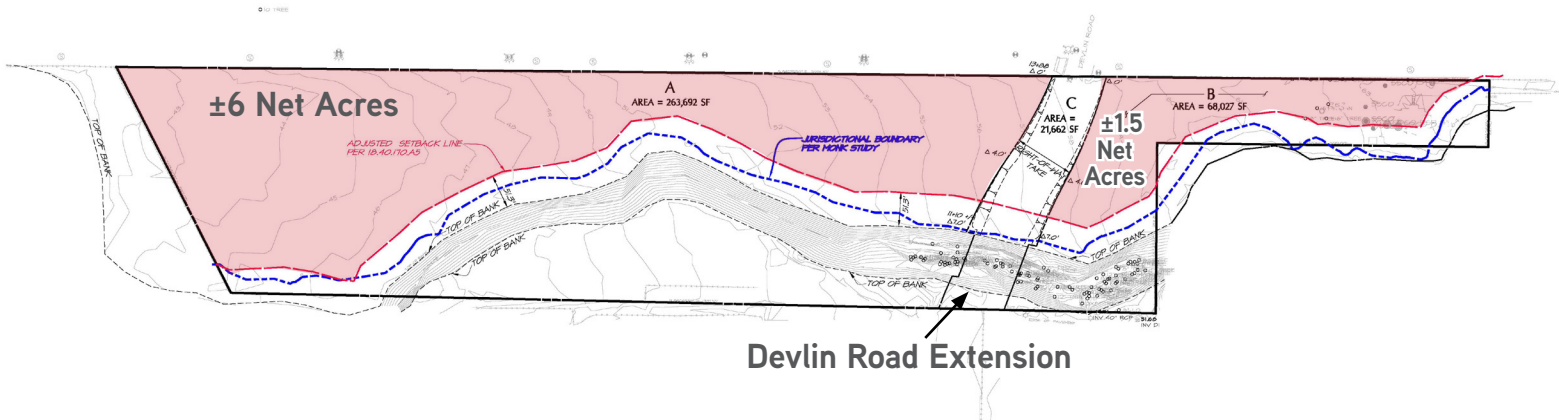
BILL KAMPTON
Tel +1 707 863 8377
bill.kampton@colliers.com
CA License No. 00960310

COLLIERS INTERNATIONAL
360 Campus Lane, Suite 101
Fairfield, CA 94534
www.colliers.com/fairfield

FOR SALE > ±12.85 GROSS ACRES WITH ±7.5 NET USEABLE ACRES

665 Napa Vallejo Highway

NAPA, CA



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.

BILL KAMPTON
Tel +1 707 863 8377
bill.kampton@colliers.com
CA License No. 00960310

COLLIERS INTERNATIONAL
360 Campus Lane, Suite 101
Fairfield, CA 94534
www.colliers.com/fairfield