

FOR LEASE > ±73,630 SF – AVAILABLE Q1 2019

# Gateway Road East

NAPA, CALIFORNIA



## Property Amenities

- > Building is located in the Napa Gateway Business Park, right in the commerce hub of Napa Valley.
- > Easy access from Highways 12 and 29.
- > Unique signage opportunity with ±493' of highway frontage near the busy intersections of highways 12 & 29.
- > ±73,630 SF concrete tilt up building (±384' wide x ±192' deep)
- > Building is divisible to ±18,000 SF
- > Office – to suit
- > Clear Height - ±28' - ±32'
- > Sprinklers – ESFR
- > Parking – ±81 stalls
- > Power – 2,000 amps, 3 phase @ 277/480 volts
- > Dock High Doors – 8 minimum
- > Grade Level Doors – 4 minimum
- > Column Spacing – ±60' x ±60'
- > ±4.36 Gross Acres (±493' x ±390')
- > Access: Devlin Road to Gateway Road East
- > Zoning: Industrial Park, Airport Compatibility (IP:AC)
- > Energy efficient lighting
- > *Leasing Rate: Contact Listing Broker*



**BRET DEMARTINI**  
+1 707 863 8397  
[bret.demartini@colliers.com](mailto:bret.demartini@colliers.com)  
CA License No. 00853110

**STEVE CROCKER**  
+1 707 863 8361  
[steve.crocker@colliers.com](mailto:steve.crocker@colliers.com)  
CA License No. 01476069

**COLLIERS INTERNATIONAL**  
360 Campus Lane, Suite 101  
Fairfield, CA 94534  
[www.colliers.com/fairfield](http://www.colliers.com/fairfield)

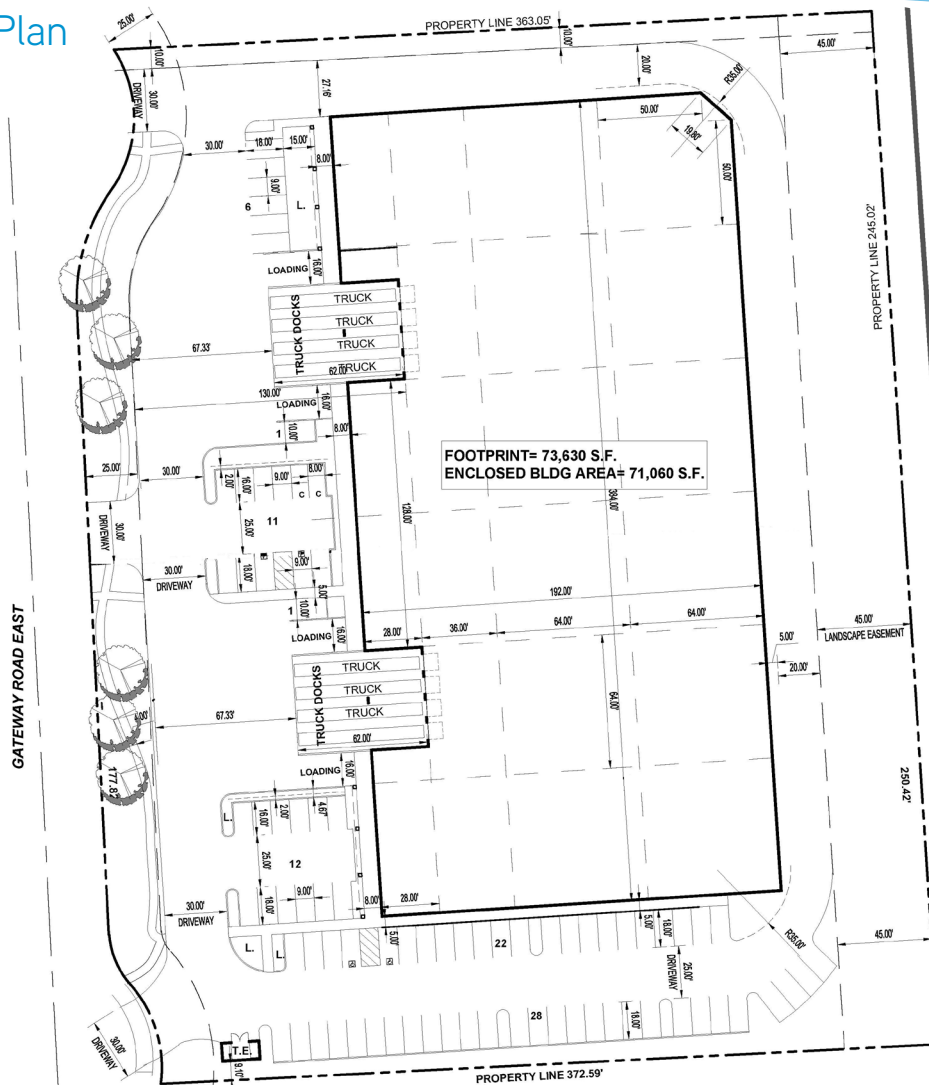
FOR LEASE > ±73,630 SF – AVAILABLE Q1 2019

# Gateway Road East

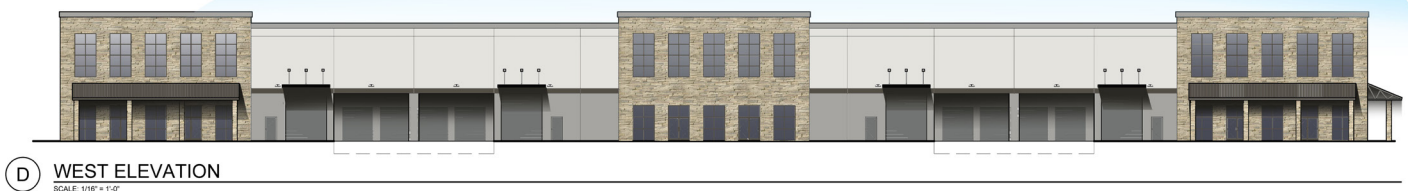
NAPA, CALIFORNIA



## Site Plan



## Elevation



**BRET DEMARTINI**  
+1 707 863 8397  
bret.demartini@colliers.com  
CA License No. 00853110

**STEVE CROCKER**  
+1 707 863 8361  
steve.crocker@colliers.com  
CA License No. 01476069

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



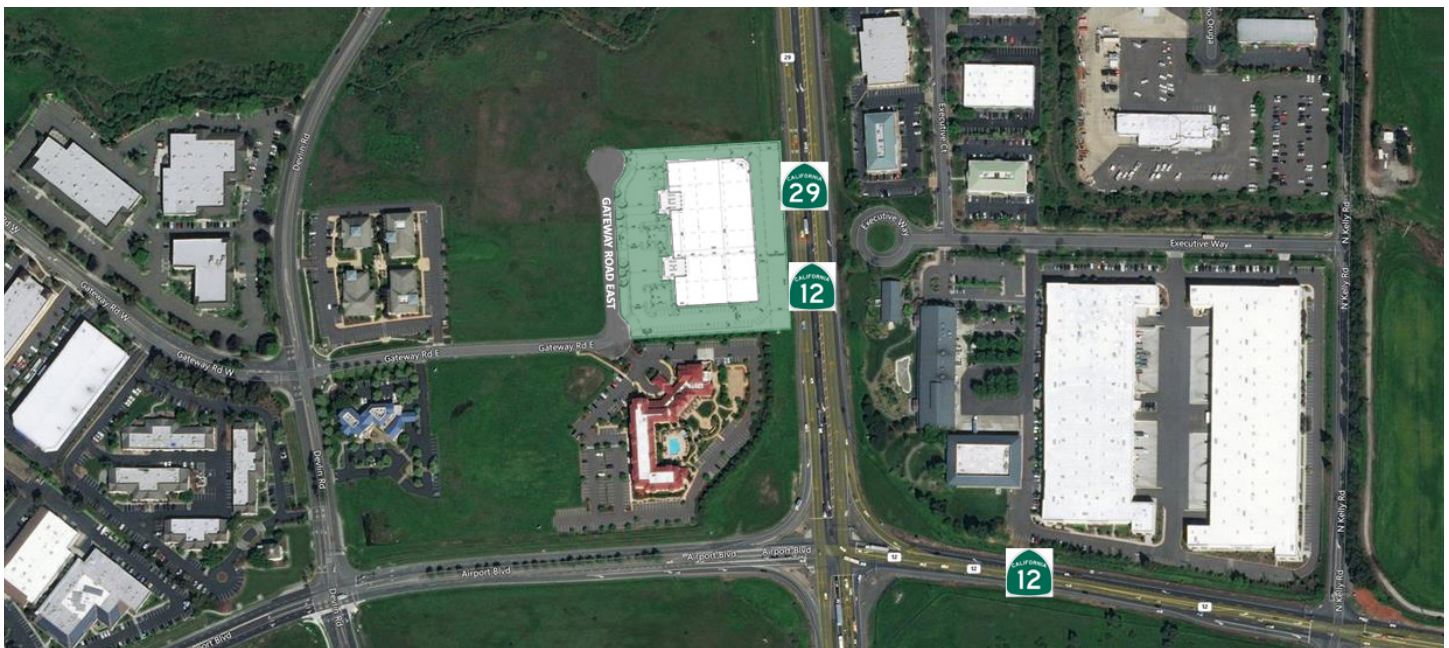
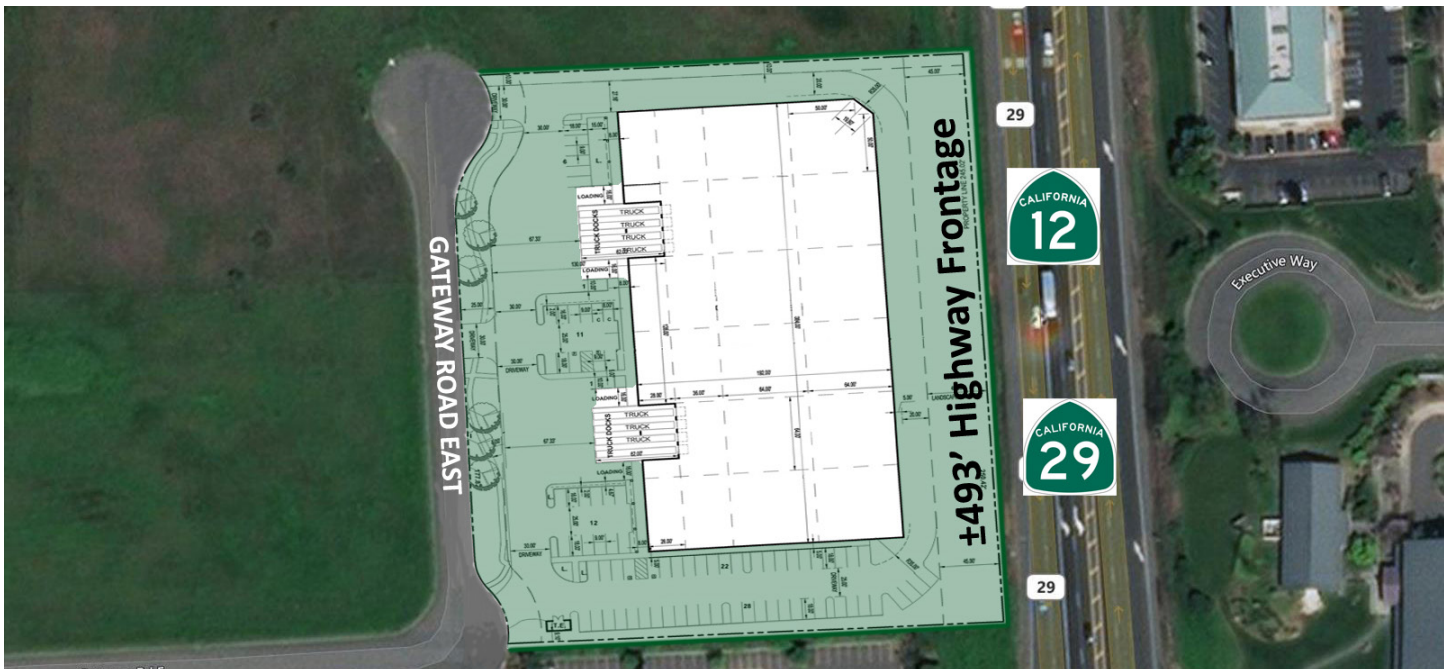
FOR LEASE > ±73,630 SF – AVAILABLE Q1 2019

# Gateway Road East

NAPA, CALIFORNIA



## Aerial Views



**BRET DEMARTINI**  
+1 707 863 8397  
[bret.demartini@colliers.com](mailto:bret.demartini@colliers.com)  
CA License No. 00853110

**STEVE CROCKER**  
+1 707 863 8361  
[steve.crocker@colliers.com](mailto:steve.crocker@colliers.com)  
CA License No. 01476069

Copyright © 2017 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification

**COLLIERS INTERNATIONAL**  
360 Campus Lane, Suite 101  
Fairfield, CA 94534  
[www.colliers.com/fairfield](http://www.colliers.com/fairfield)