

FOR LEASE > ±13,320 SF OFFICE/WAREHOUSE

40 Executive Court

NAPA, CA



Property Details

- > Great location near the junction of Hwy 12 & 29, right in the heart of Napa Valley and near the Napa Airport and numerous world class golf courses and wineries.
- > Property is currently 100% office, but easily converted to warehouse/production space with smaller office.

Current Office Configuration

- > ±13,320 s/f of office consisting of:
- > 6 private offices
- > Large conference room
- > Break room with kitchenette
- > Server room with fiber
- > Storage room
- > Reception area
- > Outdoor BBQ area
- > Large bull pen area with high ceilings

Office Warehouse Reconfiguration

- > Up to ±13,000 s/f of warehouse/production area
- > 1 Grade Level Door
- > ±20' to ±22' Clear Height
- > Tenant Improvements to suit
- > Parking: 3.83/1000 plus 6 motorcycle stalls
- > Power: 600A @ 240 volts.

Lease Rate: \$0.85 per SF NNN

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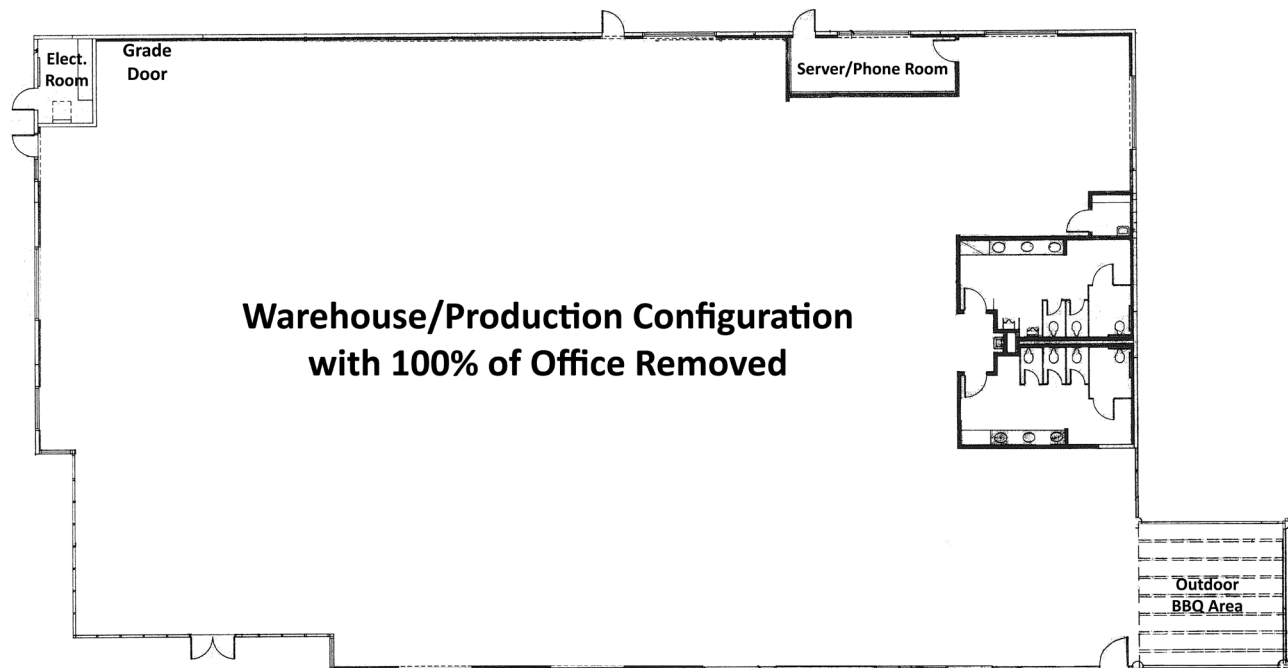
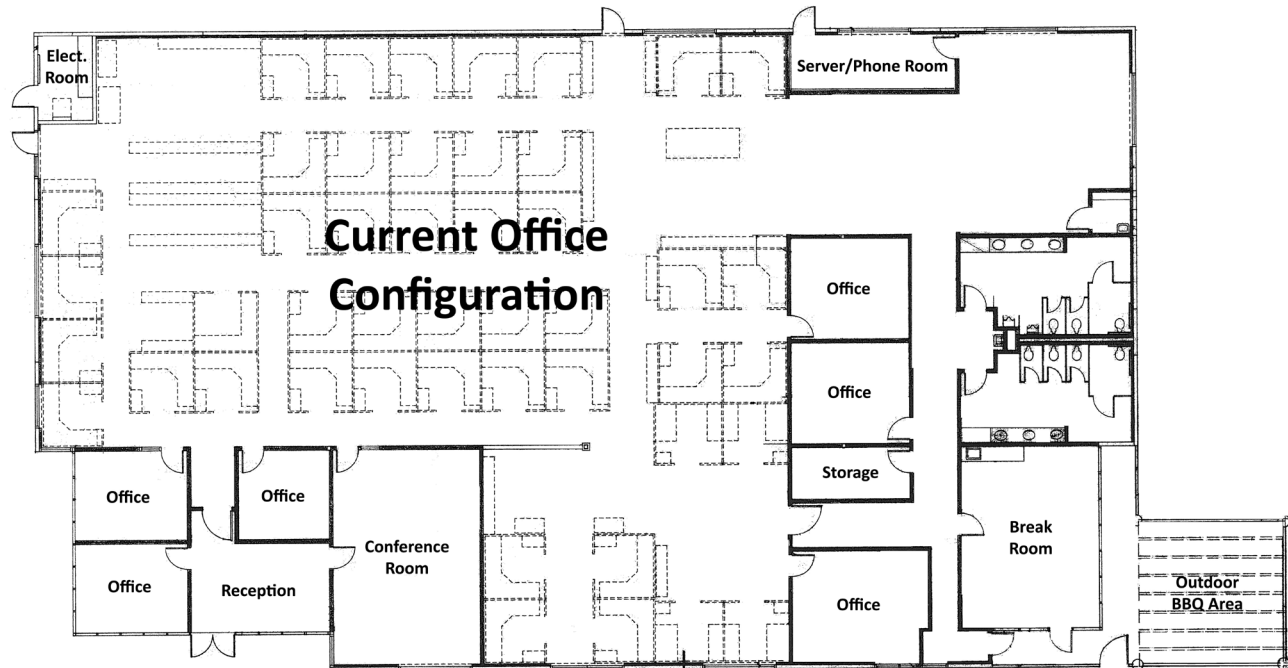
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