

FOR LEASE > ±73,630 SF – AVAILABLE Q1 2020

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*



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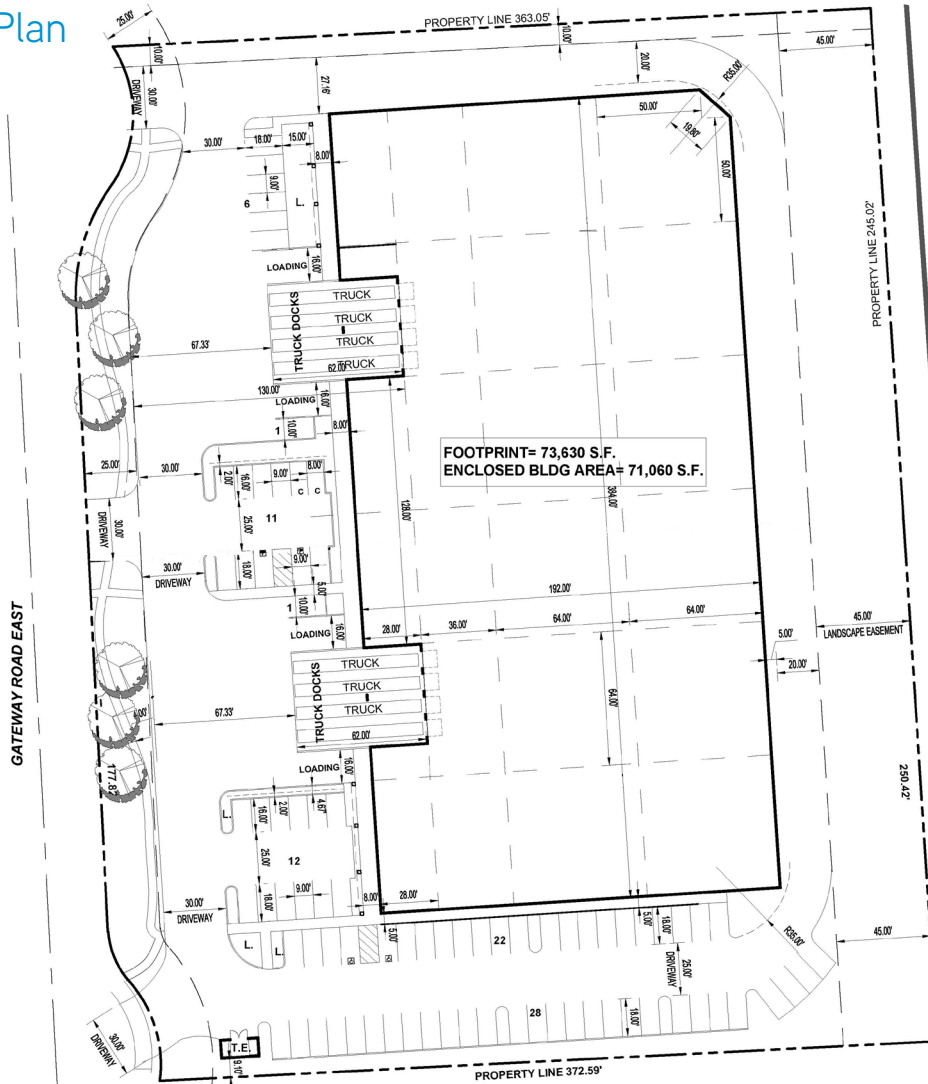
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Site Plan



Elevation



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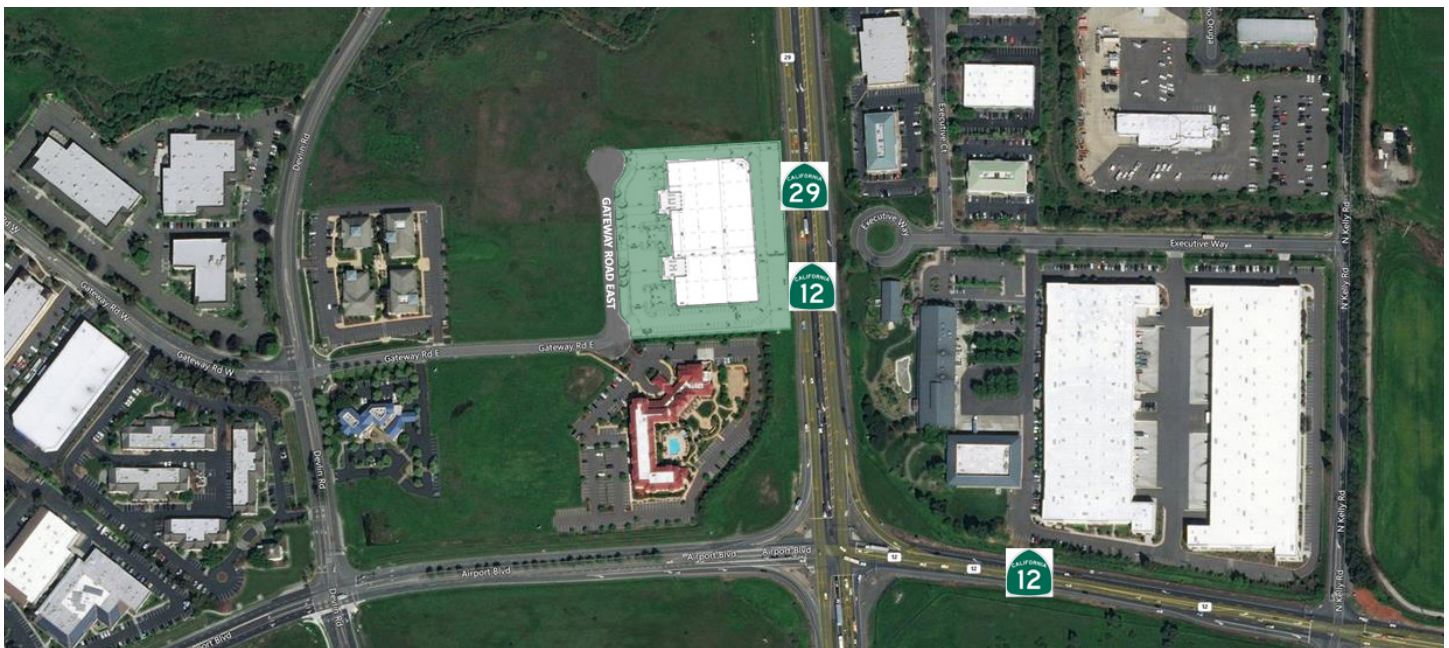
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Aerial Views



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