

# 560-562 Technology Way Napa, CA 94558



One month of free Base Rent for a 3-year lease and an additional month for each additional year term up to 5-years. (3 mos. free)

## ±42,336 SF Industrial Space for Lease ~ \$1.00/SF/Mo. NNN

- ±31,588 SF Warehouse
- ±10,748 SF Office\*
- Four (4) Dock-High Loading Doors
- Four (4) Grade-Level Roll-Up Doors
- 2 Oversized Restrooms w/Unisex Shower Between
- 2 Executive Restrooms
- 3 More Restrooms: 2 Warehouse & 1 Unisex
- Warehouse Conditioning (2021) w/Night-Air System
- HVAC Systems (2019 or Newer)
- Office Renovation (2019)
- Exterior Painted (2022)
- Roof Replacement (Half 2021/Half 2024)
- .33 GPM over 2,000 SF Sprinkler Density
- 1,600 amps, 277/480 Volt Electrical Service

Zoning: Industrial Park District (IP) - [Zoning Information](#)

**\*Office can be leased separately in whole or part at the same rate**

The building can accommodate a variety of use types: general warehouse, winery operation, winery-related users, storage and distribution, assembly users, etc.



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## PHOTOS



**Main Entrance  
to Leased Area**



**Executive Office with  
Private Restroom**



**Corner Conference Room**



**Interior Lounge**



**Executive Office**



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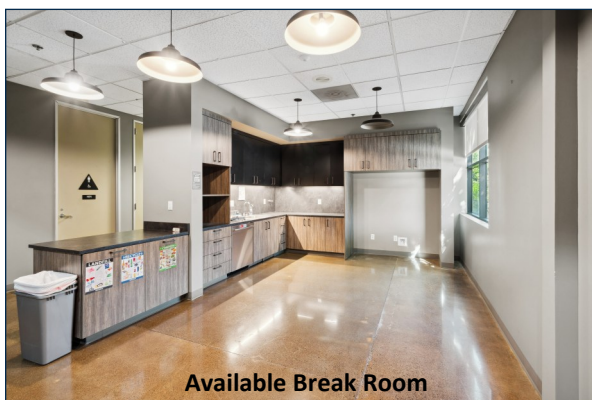
## PHOTOS



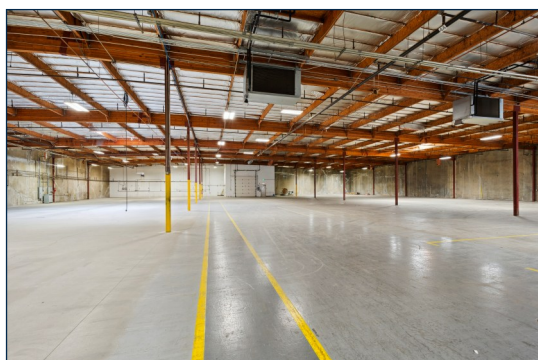
**Available Space**



**Available Private Office**



**Available Break Room**



**From Office Area to Building Rear**



**One of Two Exterior Dock Bays**



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## SITE PLAN



**Offices can be leased separately in whole or part as shown or in another configuration**



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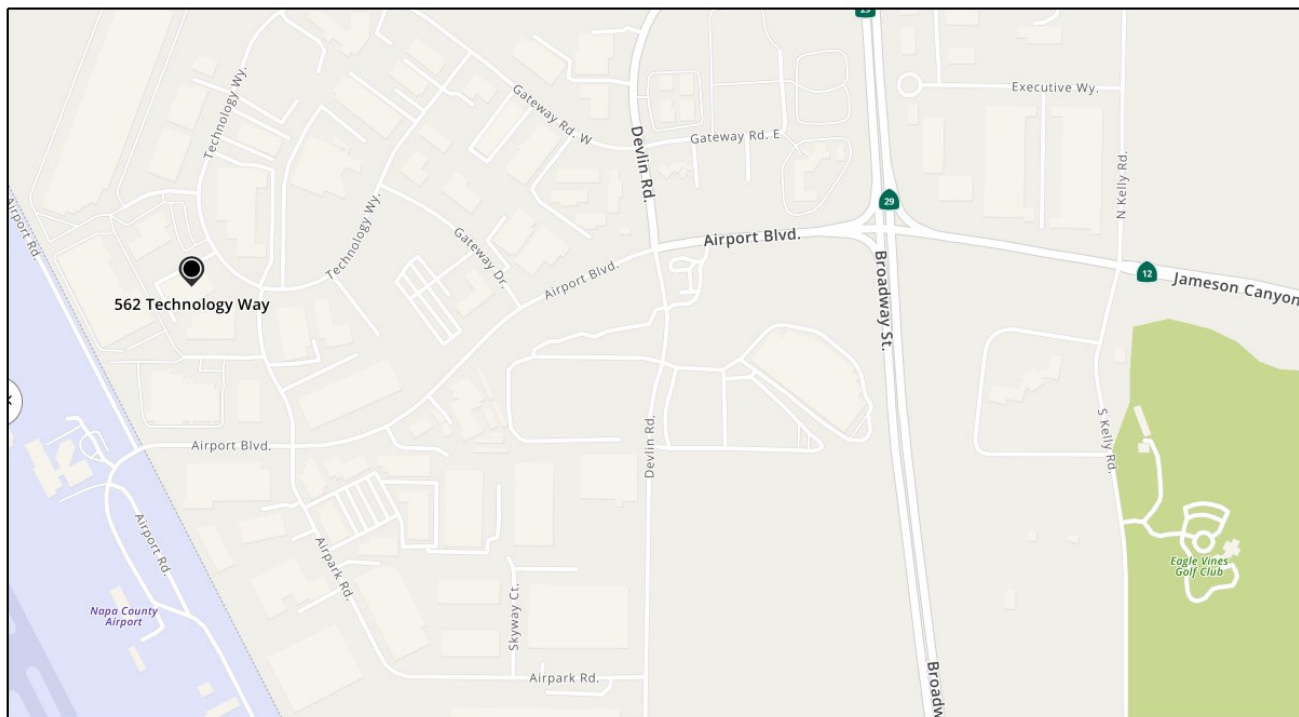
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## LOCATION

Downtown Napa  
6.5 Miles



### NEARBY CITIES

- **Vallejo:** 8 Miles
- **Fairfield:** 14 Miles
- **Sonoma:** 17 Miles
- **St. Helena:** 25 Miles
- **Petaluma:** 27 Miles
- **San Francisco:** 40 Miles
- **Santa Rosa:** 40 Miles
- **Oakland:** 45 Miles
- **Sacramento:** 55 Miles
- **San Jose:** 80 Miles

### NOTABLE NEIGHBORS

- Napa County Airport
- Wine Service Co-Op
- LG Electronics
- Laird
- Treasury Wine Estates
- Don Sebastiani & Sons
- Ramondin
- Advanced Pressure Tech
- Wineshipping
- Napa Sheriff Dept.



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