

# 770

**SKYWAY COURT**  
NAPA AIRPORT CENTRE

# ±101,200 SF WAREHOUSE FOR LEASE

## Night-Air Cooling System

770 Skyway Court | Napa, CA



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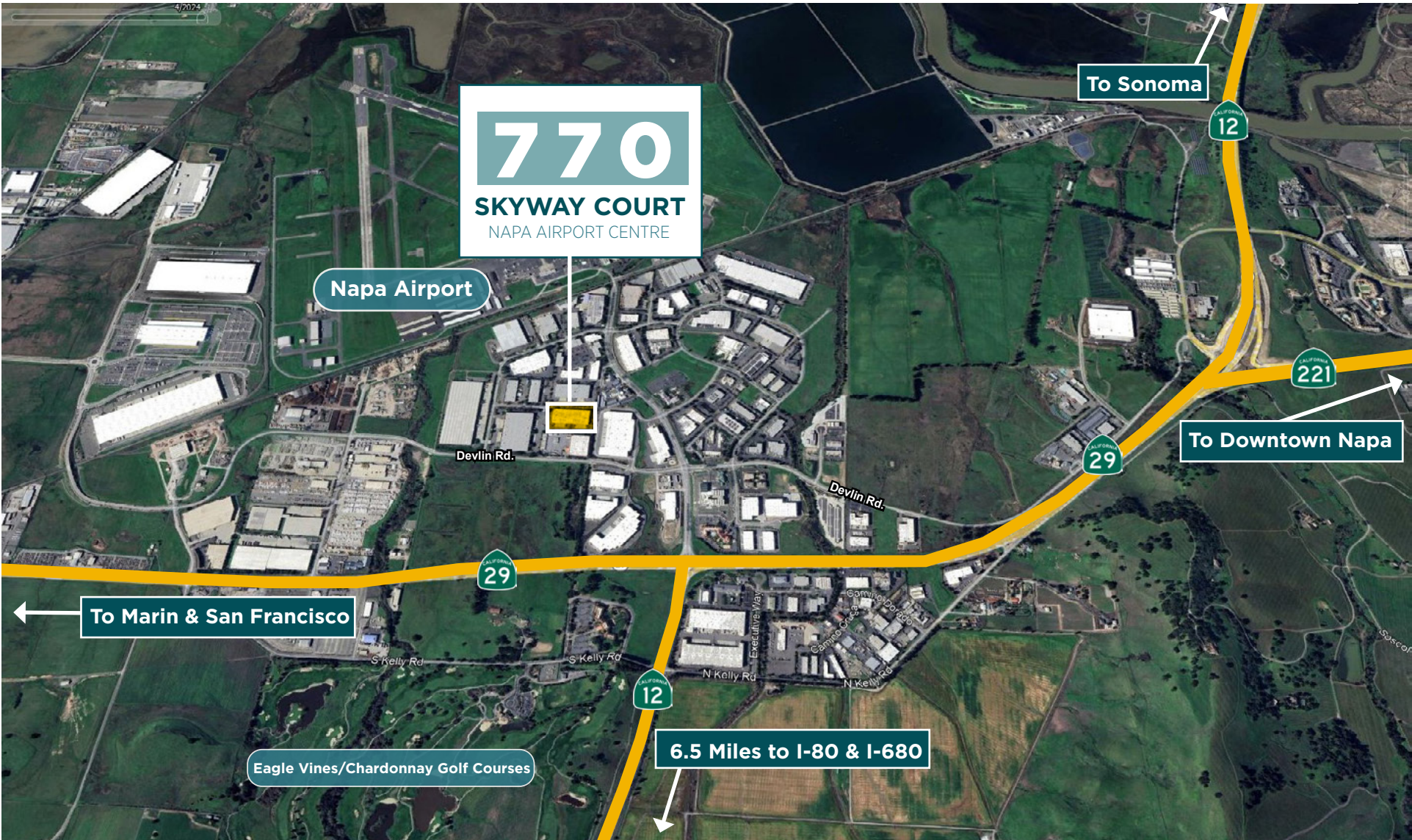
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Jones Lang LaSalle Brokerage, Inc.  
CA Real Estate License # 01856260

# Strategic Location - 6.5 Miles to I-80/I-680 Interchange



# Building Features

Available: January 1, 2025



±101,200 SF  
concrete tilt-up  
building



Night-Air Cooling  
System with back-up air  
conditioning



±60-64 degree  
temperature range



±3,000 SF of  
office area on ground  
floor, ±3,000 SF on 2nd  
floor



460'-220'  
approximate building  
dimensions



(15) dock-high doors  
(8) hydraulic 25,000 lb levelers  
(6) edge of dock levelers



(4) grade-level  
doors



50' x 55' typical  
column spacing



26'-28'  
clear height



.33 GPM over  
2,000 SF sprinkler  
density



130' dock staging area,  
60' concrete dock  
apron



T-8 motion sensor  
warehouse  
lighting



±45 parking stalls

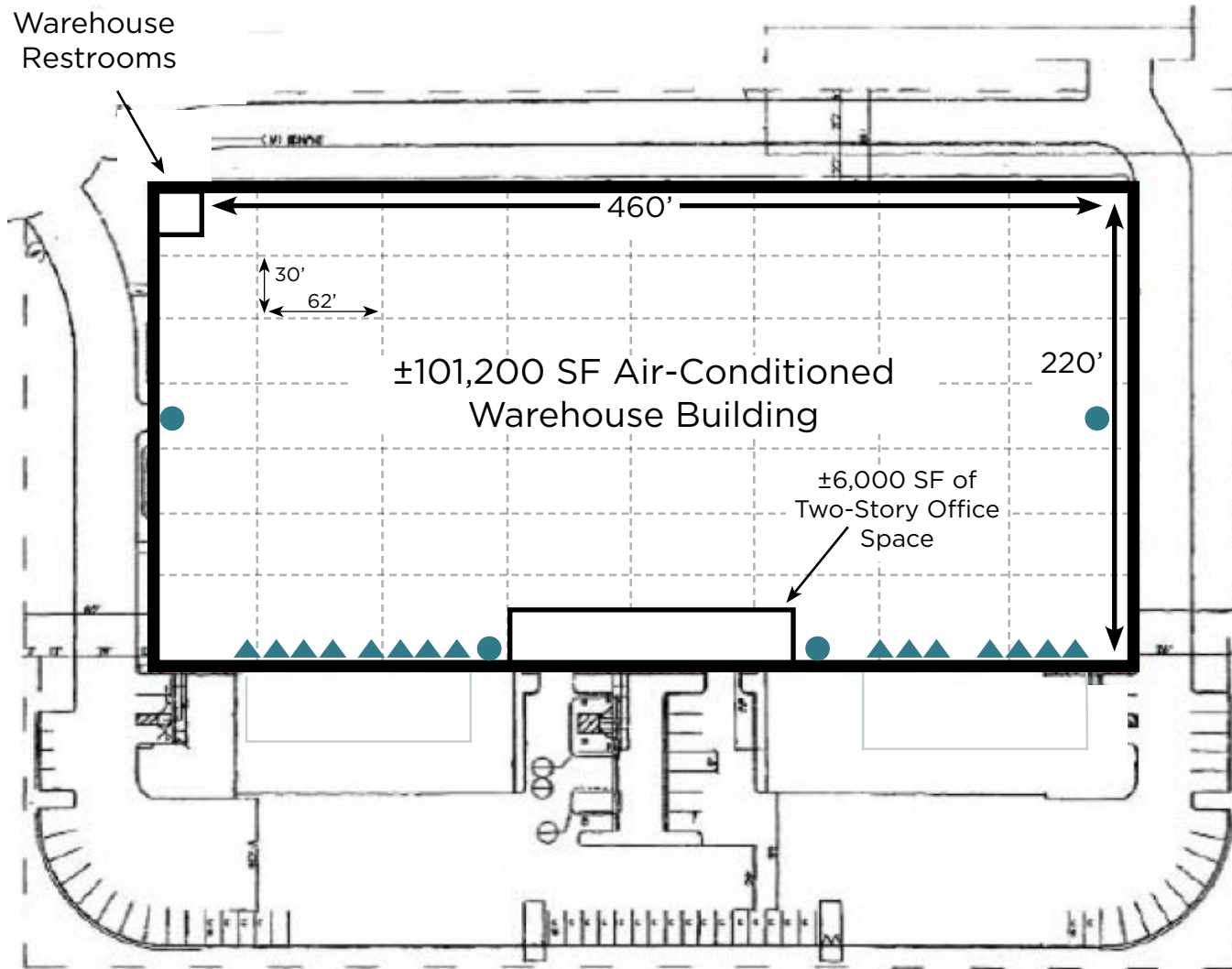


1600 Amps,  
227/480 V,  
3-phase power

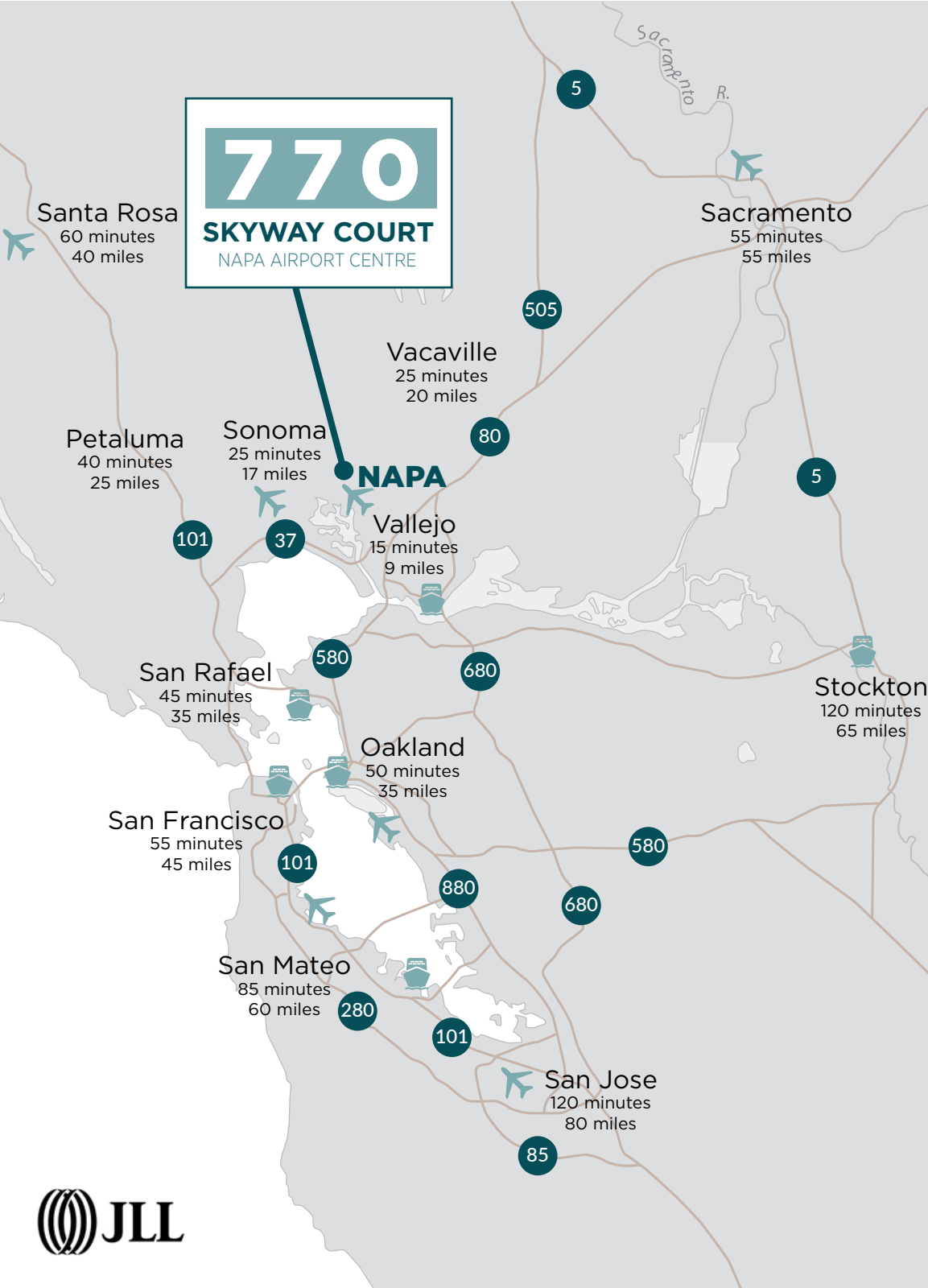


Fully insulated  
interior walls and under  
roof deck

# Site Plan



- ▲ Dock-High Loading Door
- Grade-Level Loading Door



# Ideal access to the Bay Area...

Vallejo	8 miles
Sonoma	17 miles
Vacaville	20 miles
San Rafael	35 miles
Oakland	35 miles
San Francisco	45 miles
Santa Rosa	40 miles
Sacramento	55 miles
San Mateo	60 miles
Stockton	65 miles
San Jose	80 miles

*770 Skyway Court is located at the gateway to the world-renowned Napa Valley Wine Region, home to over 475 wineries. Ideally positioned in American Canyon along Highway 29, Napa Airport Corporate Center is just 7 miles south of downtown Napa and has great access to the entire North Bay and greater Bay Area.*

# Demographics



## 2024 Key Statistics - 45-minute Drive



1,889,219

Total population



\$101,599

Average  
disposable income



24.77%

Millennial  
population



51,862

Manufacturing  
employees



811,948

Employees



19,962

Warehouse &  
Distribution  
Employees

## 2024 Labor Market Statistics

	Stocker and Order Filler	Industrial Truck/Tractor Operator	Warehouse Worker	Warehouse Supervisor	Light Truck Driver	Tractor Trailer Truck Driver
<b>Napa</b>	\$17.34	\$21.36	\$17.57	\$28.15	\$22.44	\$26.24
<b>Fremont</b>	\$16.88	\$21.01	\$18.88	\$28.25	\$20.13	\$27.54
<b>Fairfield</b>	\$16.26	\$18.94	\$17.47	\$26.55	\$19.25	\$23.76
<b>Oakland</b>	\$16.89	\$21.02	\$18.89	\$28.26	\$20.13	\$27.56
<b>Sacramento</b>	\$16.01	\$18.40	\$17.84	\$28.38	\$19.09	\$25.25
<b>San Francisco</b>	\$20.45	\$24.73	\$22.88	\$33.30	\$24.21	\$31.27
<b>San Jose</b>	\$18.35	\$22.07	\$20.83	\$30.10	\$22.15	\$28.49
<b>South San Francisco</b>	\$19.66	\$23.90	\$22.55	\$30.85	\$20.14	\$28.58
<b>Stockton</b>	\$18.25	\$22.39	\$18.09	\$29.72	\$19.32	\$23.87
<b>Tracy</b>	\$18.25	\$22.39	\$18.09	\$29.73	\$19.32	\$23.88

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## SKYWAY COURT

NAPA AIRPORT CENTRE

### Ideal Location at the Entrance to Napa Valley



Napa Airport

Downtown Napa



For more information,  
please contact:

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