

# For Sale or Lease

## 5 Entitled Industrial Buildings

American Canyon, Napa County, CA



**BUILDING A: ±24,397 SF**  
**BUILDING B: ±22,668 SF**  
**BUILDING D: ±90,799 SF**  
**BUILDING E: ±52,956 SF**  
**BUILDING G: ±93,720 SF**

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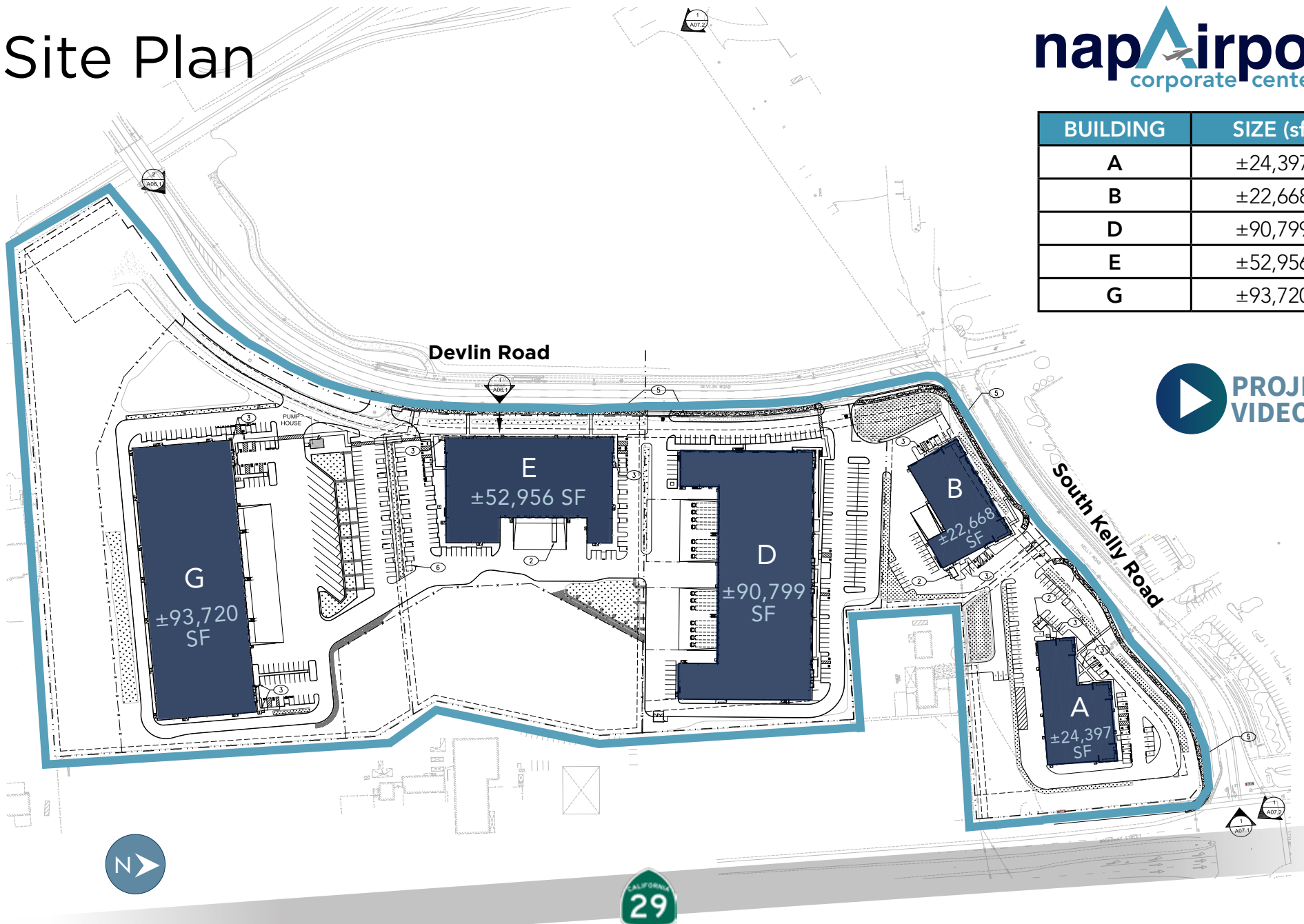


Five Buildings Totaling: ±284,540 SF

# Site Plan

**nap**airport  
corporate center

BUILDING	SIZE (sf)
A	±24,397
B	±22,668
D	±90,799
E	±52,956
G	±93,720





# Strategic Location - 7 Miles to I-80/I-680 Interchange



- |                          |                          |                        |                           |
|--------------------------|--------------------------|------------------------|---------------------------|
| 1. Biagi                 | 7. Marriott Napa Valley  | 13. Sutter Home Winery | 19. Coca-Cola Enterprises |
| 2. Rombauer Vineyards    | 8. West Lake Royal Stone | 14. Wine Direct        | 20. Western Carriers      |
| 3. Treasury Wine Estates | 9. Valley Wine Warehouse | 15. Ikea               | 21. Barry Callebaut       |
| 4. Fior Di Sole          | 10. G3 Enterprises       | 16. Amazon             | 22. Infinity Bottling     |
| 5. AP Tech               | 11. Hess Persson Estates | 17. Biagi              |                           |
| 6. Wine Service Coop     | 12. Mezzetta             | 18. Kendall Jackson    |                           |



# Ideal access to the Bay Area...

Vallejo	8 miles
Sonoma	17 miles
Vacaville	20 miles
San Rafael	30 miles
Oakland	45 miles
San Francisco	40 miles
Santa Rosa	40 miles
Sacramento	55 miles
San Mateo	60 miles
Stockton	65 miles
San Jose	80 miles

*Napa Airport Corporate Center is located at the gateway to the world-renowned Napa Valley Wine Region, home to over 700 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

2023 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

## 2023 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>	\$19.50	\$23.34	\$19.33	\$31.01	\$22.58	\$28.15
<b>Fremont</b>	\$19.31	\$24.01	\$20.58	\$31.26	\$23.26	\$30.32
<b>Fairfield</b>	\$18.94	\$22.52	\$19.04	\$30.25	\$23.78	\$27.22
<b>Oakland</b>	\$19.32	\$19.32	\$20.59	\$31.27	\$23.22	\$30.27
<b>Sacramento</b>	\$18.92	\$22.00	\$19.51	\$29.99	\$23.20	\$27.51
<b>San Francisco</b>	\$23.36	\$27.80	\$24.98	\$36.04	\$26.67	\$32.98
<b>San Jose</b>	\$21.43	\$24.36	\$22.66	\$33.91	\$25.08	\$30.65
<b>South San Francisco</b>	\$22.56	\$27.21	\$24.60	\$33.80	\$23.30	\$31.13
<b>Stockton</b>	\$19.82	\$22.45	\$19.83	\$30.81	\$24.07	\$27.52
<b>Tracy</b>	\$19.81	\$22.46	\$19.83	\$30.77	\$24.07	\$26.56

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