




# For Sublease

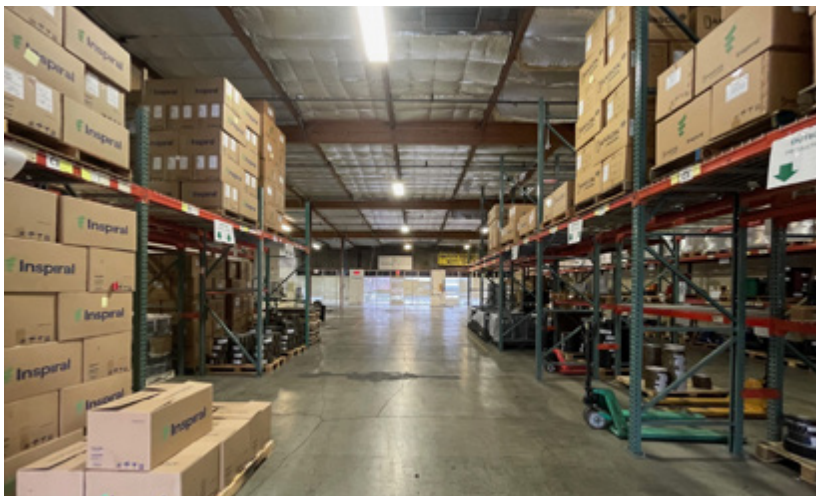
840 Latour Court | Suite A | Napa, CA  
±18,946 SF Warehouse / Office Suite Available

 **JLL** SEE A BRIGHTER WAY

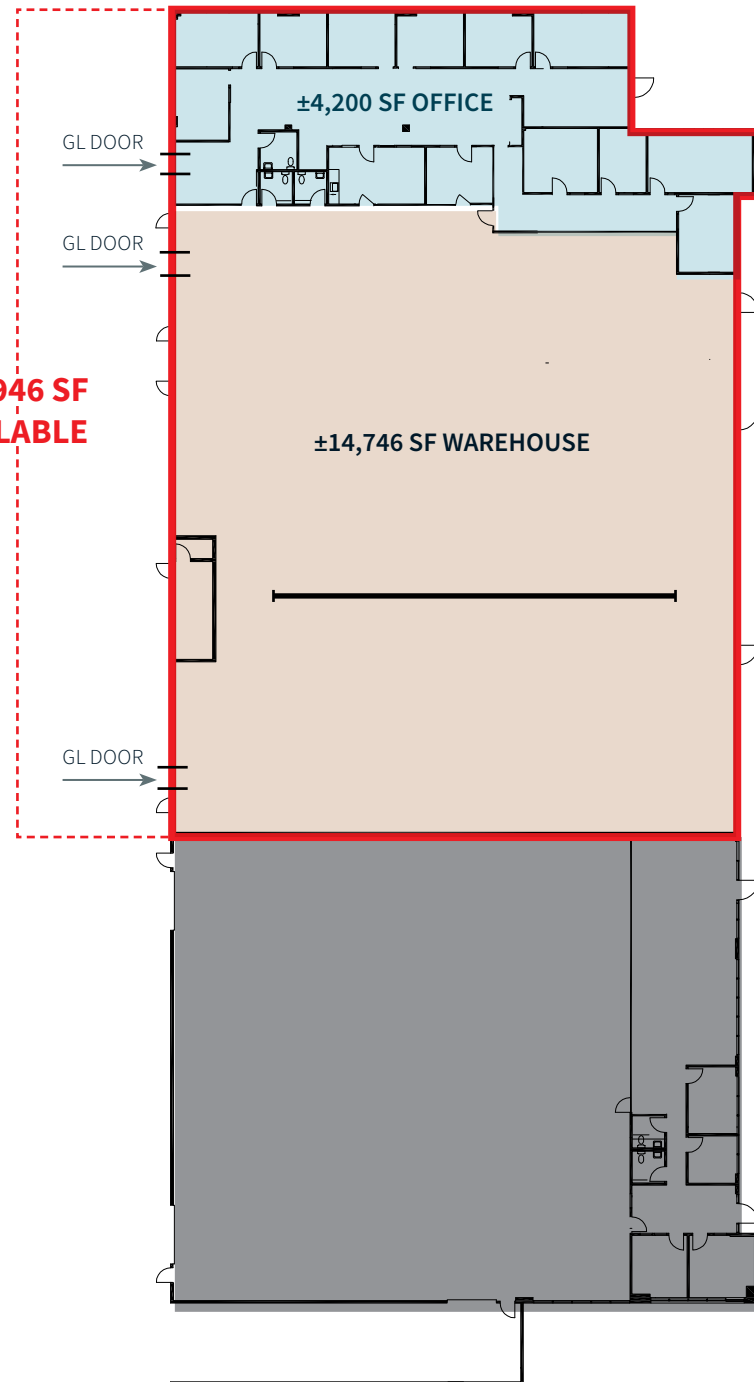
# Sublease highlights

## 840 Latour Court | Suite A

- ±18,946 SF available
- Option for space to be demised to ±5,500 SF (contact broker for details)
- Includes ±4,200 SF office & ±14,746 SF warehouse
- ±18' clear height
- 3 grade-level doors (10' H x 12' W)
- Potential to add one loading dock door
- .21 GPM / 1,500 SF sprinkler density
- Warehouse ceiling insulation (R19)
- 277/480 volt, 3-phase electrical service
- Mobile dock platform available
- Signage opportunity
- City of Napa location



**±18,946 SF AVAILABLE**



# Corporate Neighbors

840 Latour Court is uniquely well-positioned at the North end of Napa Valley Commons Business Park. It is surrounded by major wineries and wine production or storage facilities in Napa Valley Commons.



1. The Appellation Trading Company
2. The Wine Foundry
3. Lloyd Cellars
4. Napa Valley Catering
5. Royal Limousine
6. Morenita Foods
7. Holman Cellars
8. Mi Sueno Winery
9. Chiron
10. Suncru Wines
11. AvinoDos Wines
12. Theoni Collection
13. The Father's House
14. K&M Chocolate
15. Independent Electric
16. Atlas Vineyard Mgmt
17. Bespoke Collection
18. Ca' Momi Winery
19. Falcor Winery
20. Kaiser
21. Wine Trade Network
22. Spelletich Family Wine
23. Cooperages 1912
24. BBJ La Tavola
25. Grape Culture
26. Bouchard Cooperages
27. Top It Off Bottling
28. JAQK Cellars
29. Vino Bello Resort
30. Meritage Resort & Spa
31. Grand Reserve at Meritage
32. Napa Vault

# Location



**FOR MORE INFORMATION, PLEASE CONTACT:**

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