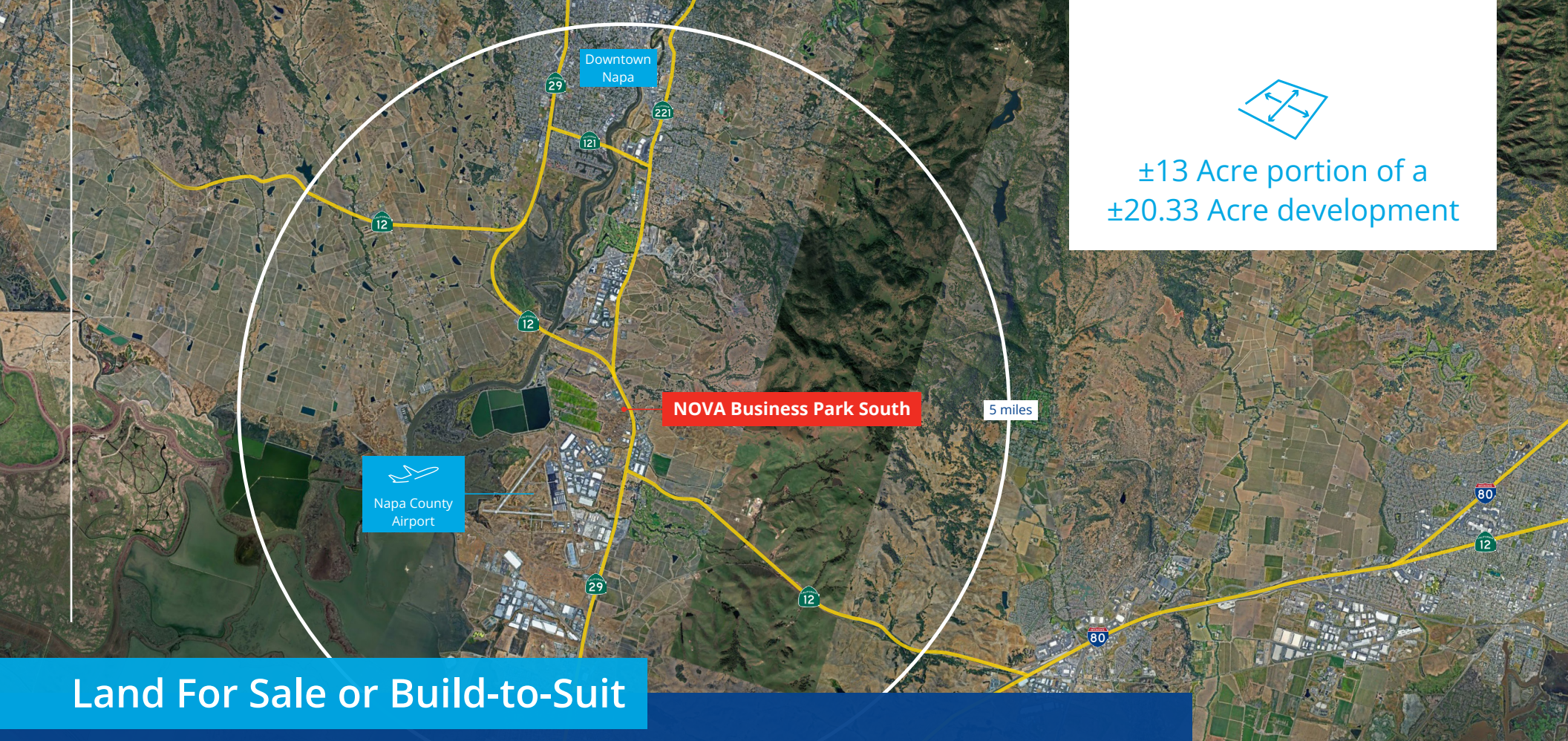




±13 Acre portion of a
±20.33 Acre development



Land For Sale or Build-to-Suit

NOVA Business Park South

Devlin Road | Napa, CA

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NOVA Business Park South | Napa, CA

Project Overview

NOVA Business Park South is a prime Napa Valley development suitable for warehouse, distribution, office, research and development. A hotel and conference center is proposed adjacent to this site, which benefits from a traffic count in excess of 67,000 cars per day on Hwy 12 / Hwy 29.

Available for Sale or Build-to-Suit, the property is ± 8 miles away from I-80, and adjacent to the Napa County Airport, the City of Napa, numerous other hotels, restaurants, golf courses, and retail services.

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Highlights



± 13 Acre portion of a ± 20.23 Acre
NOVA Business Park South



Land For Sale and
or Build-to-Suit



Runs parallel
to Hwy 29



Devlin Road
frontage

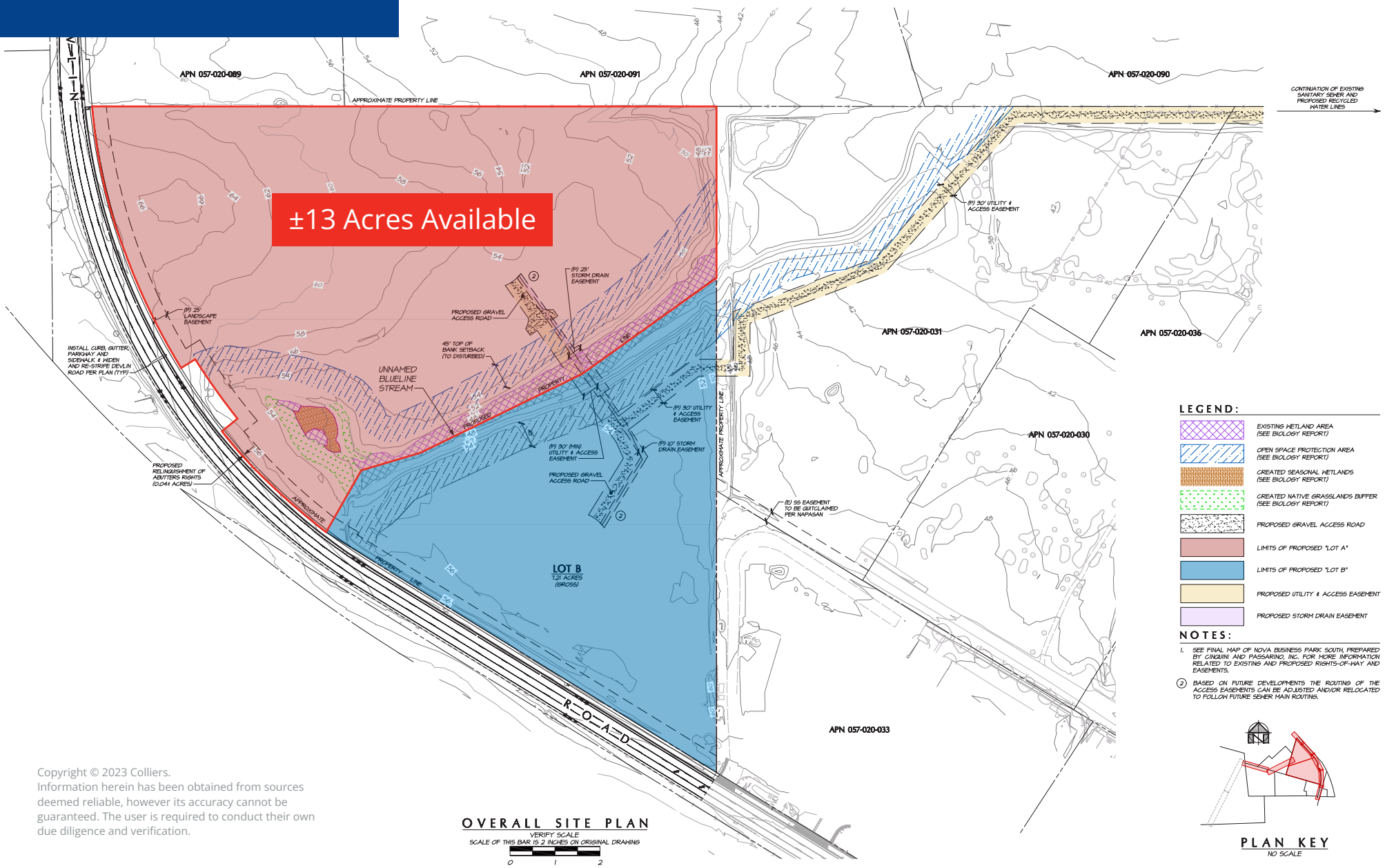
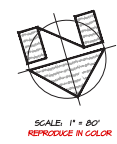


Near Napa
County Airport



Industrial Park
(IP) Zoning

Site Plan

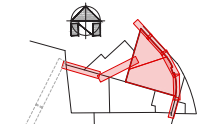


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OVERALL SITE PLAN
VERIFY SCALE
SCALE OF THIS BAR IS 2 INCHES ON ORIGINAL DRAWING
0 1 2

- LEGEND:**
- EXISTING WETLAND AREA (SEE BIOLOGY REPORT)
 - OPEN SPACE PROTECTION AREA (SEE BIOLOGY REPORT)
 - CREATED SEASONAL WETLANDS (SEE BIOLOGY REPORT)
 - CREATED NATIVE GRASSLANDS BUFFER (SEE BIOLOGY REPORT)
 - PROPOSED GRAVEL ACCESS ROAD
 - LIMITS OF PROPOSED "LOT A"
 - LIMITS OF PROPOSED "LOT B"
 - PROPOSED UTILITY & ACCESS EASEMENT
 - PROPOSED STORM DRAIN EASEMENT

- NOTES:**
- SEE FINAL MAP OF NOVA BUSINESS PARK SOUTH, PREPARED BY GUNNIN AND PASSARINO, INC. FOR MORE INFORMATION RELATED TO EXISTING AND PROPOSED RIGHTS-OF-WAY AND EASEMENTS.
 - BASED ON FUTURE DEVELOPMENTS THE ROUTING OF THE ACCESS EASEMENTS CAN BE ADJUSTED AND/OR RELOCATED TO FOLLOW FUTURE SEWER MAIN ROUTINGS.



PLAN KEY
NO SCALE

NOVA Business Park South | Napa, CA

Aerial Overview

