

±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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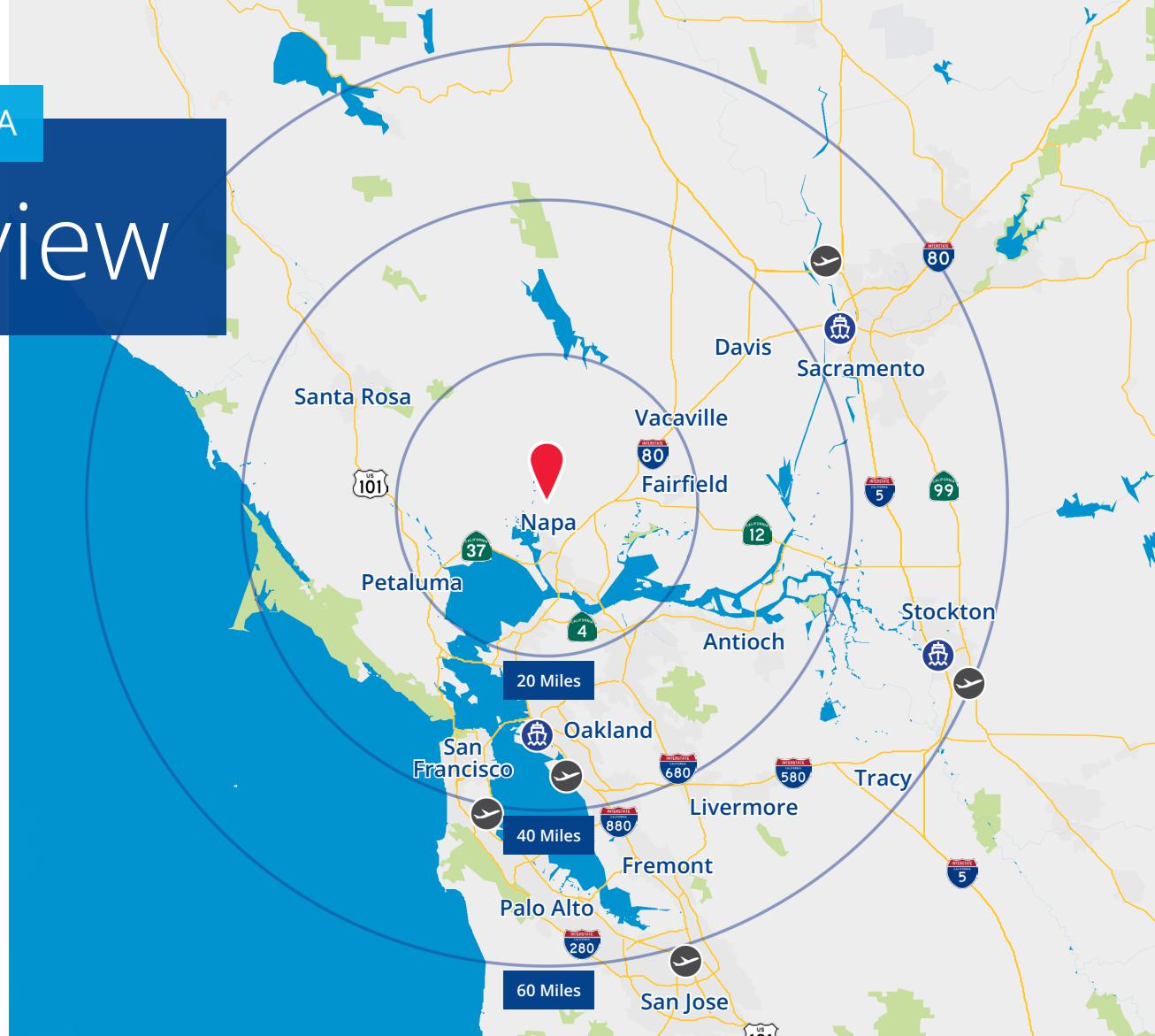
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Project Overview

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

±13 Acres Available

INSTALL CURB GUTTER

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OVERALL SITE PLAN

VERIFY SCALE

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CONTINUATION OF EXISTING
SANITARY SEWER AND
PROPOSED RECYCLER

LEGEND:

- EXISTING WETLAND AREA (SEE BIOLOGY REPORT)** (purple diamond pattern)
- OPEN SPACE PROTECTION AREA (SEE BIOLOGY REPORT)** (blue diagonal line pattern)
- CREATED SEASONAL WETLANDS (SEE BIOLOGY REPORT)** (brown horizontal line pattern)
- CREATED NATIVE GRASSLANDS BUFFER (SEE BIOLOGY REPORT)** (green dotted pattern)
- PROPOSED GRAVEL ACCESS ROAD** (black dotted pattern)
- LIMITS OF PROPOSED "LOT A"** (red solid pattern)
- LIMITS OF PROPOSED "LOT B"** (blue solid pattern)
- PROPOSED UTILITY & ACCESS EASEMENT** (yellow solid pattern)
- PROPOSED STORM DRAIN EASEMENT** (pink solid pattern)

NOTES:

- SEE FINAL MAP OF NOVA BUSINESS PARK SOUTH, PREPARED BY CINGUINI AND PASSARINO, INC. FOR MORE INFORMATION RELATED TO EXISTING AND PROPOSED RIGHTS-OF-WAY AND EASEMENTS.

② BASED ON FUTURE DEVELOPMENTS THE ROUTING OF THE ACCESS EASEMENTS CAN BE ADJUSTED AND/OR RELOCATED TO FOLLOW FUTURE SEWER MAIN ROUTING.



Aerial Overview

