Colliers

For Lease | Class A Cross Dock Facility

±100,125 SF Available

NOVA Business Park North | 115 Devlin Road, Suite B, Napa, CA

Developed By: SCANNELL PROPERTIES

Contact Brokers

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NOVA Business Park North

Property Overview

Property Specs

Available SF	**±100,125 SF**
Sprinklers	ESFR fire suppression
Wine Cooling Package	100 ton cooling package with 5 temperature zones, Pelican system controls, designed for ±58-62 degrees, R-30 above deck insulation, insulated dock and grade doors
Dock High Doors	8 (±9′ x ±10′) with 40K lb levelers
Grade Level Doors	2 (±12′ x ±14′)
Canopy Overhang	±3′ 11″ metal canopy overhang at docks
Truck Court	±148′ east, ±129′ west
Auto/Trailer Parking	62 auto / 6 trailer (prorata share)
Office	±2,900 SF, 5 private offices, 1 conference, reception, bullpen, kitchen, server, restrooms, janitor's closet
Power	1,200 amps @ 277/480 volts, 3 phase
Column Spacing	55′ x 56′
Speed Bays	60′
Delivery	Available Now
Clear Height	±28′

Building Type	Cross Loader
Business Park	±130 acre master planned business park
Construction Type	Concrete tilt up building
Building Dimensions	±557′ wide x ±450′ deep
Concrete Apron	70′
Acres	±16.2 Gross Acres
Slab	7″ minimum reinforced concrete
Water	City of American Canyon
Sewer	Napa Sanitation
Gas & Electric	PG&E and solar available
Access	Highway 29 to Devlin Road
Zoning	Industrial Park, Airport Compatibility (IP:AC)
Other/Improvements	AT&T fiber and other improvements to suit

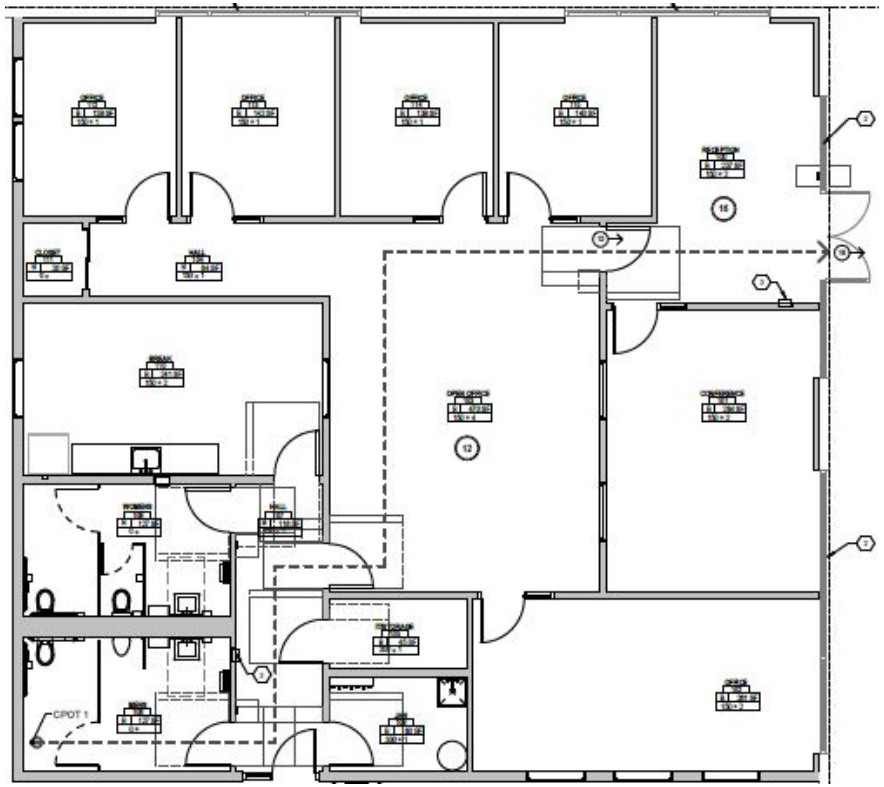
NOVA Business Park North

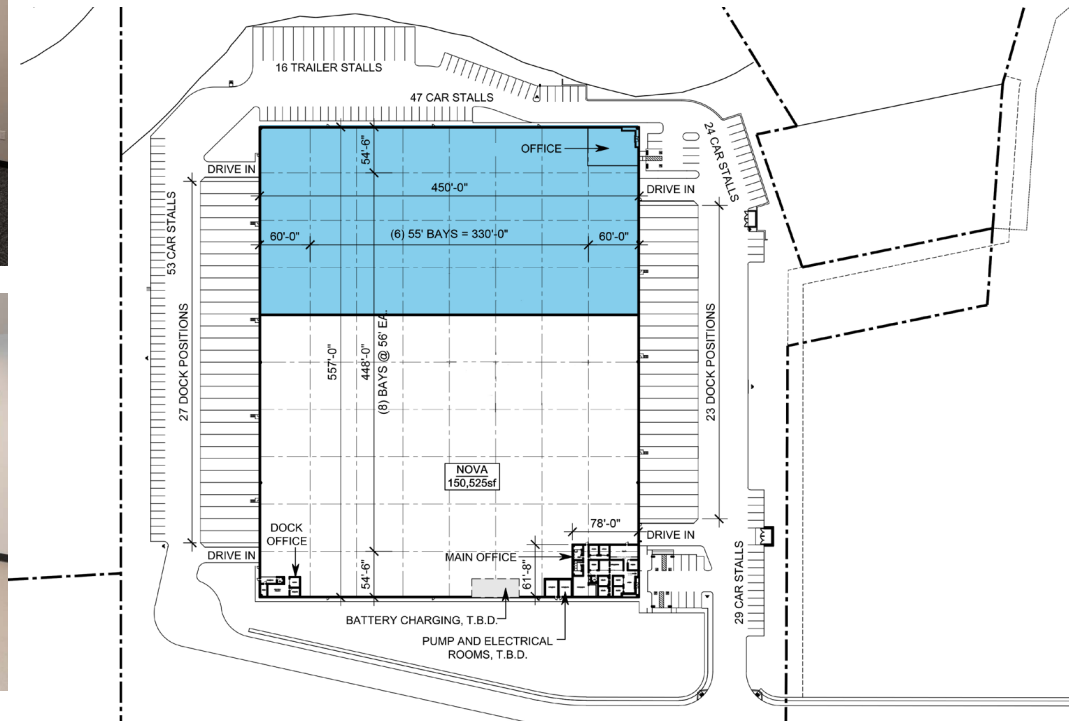
Site Plan

Advantages & Amenities

- Building is located in the NOVA Business Park off Devlin Road, right in the commerce hub of Napa Valley
- Building drive around capability
- Class A new construction cross dock facility
- Fully built out as turnkey wine storage space

±2,900 SF New Office Space





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Aerial Overview

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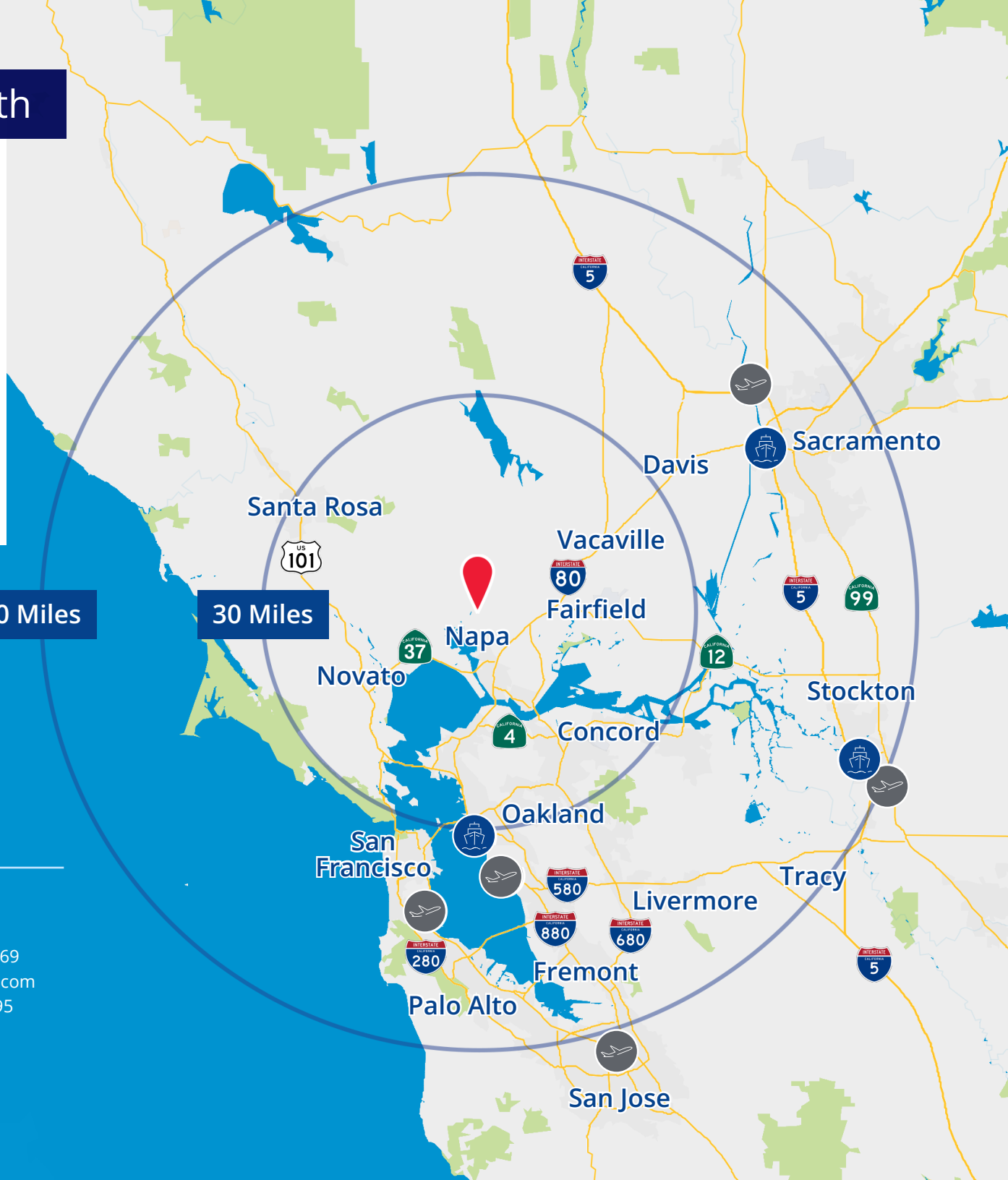
NOVA Business Park North

Location Highlights

- Great central location for warehousing, manufacturing, and distribution to the Counties of Napa, Solano, Sonoma, Marin and Contra Costa, as well as the greater Bay Area and Sacramento
- Easy access from Hwy 12 and Hwy 29, and in close proximity to major transit routes I-80 and Hwy 37
- Access to the Port of Oakland, Port of Stockton & Port of Sacramento



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Regional Distribution

Major Ports

Port of Oakland	38 Miles
Port of W. Sacramento	52 Miles
Port of San Francisco	42 Miles
Port of Stockton	68 Miles
Port of Long Beach/LA	421 Miles
Port of Seattle	776 Miles
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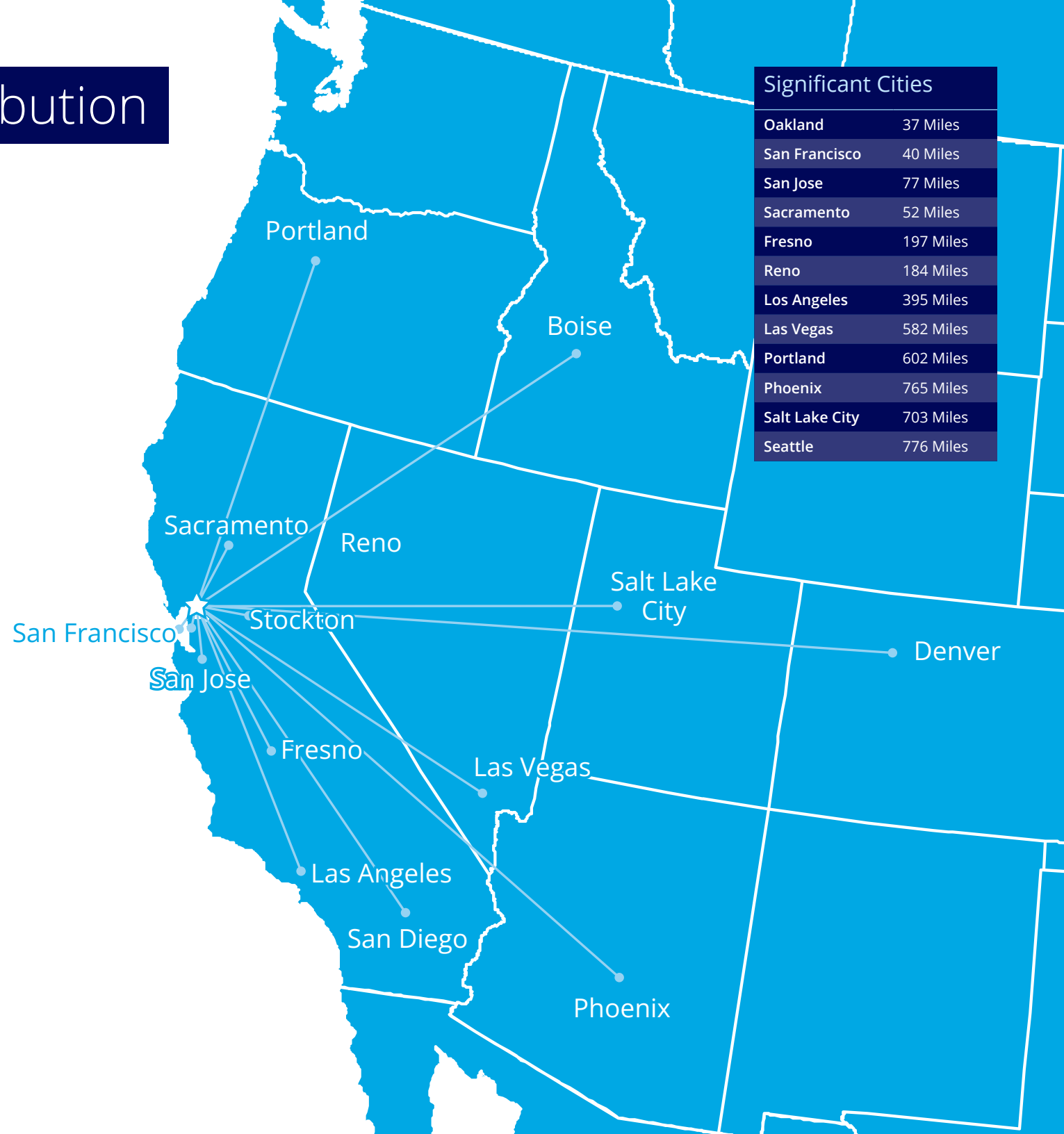
Major Airports

Napa County	1 Mile
Oakland Intl'	47 Miles
San Francisco Intl'	54 Miles
Sacramento Intl'	58 Miles
San Jose Intl'	80 Miles

Major Freeways

Highway 12	1 Mile
Highway 29	1 Mile
Interstate 80	8 Miles
Highway 37	7 Miles
Interstate 680	8 Miles
Highway 101	23 Miles
Interstate 5	53 Miles



Significant Cities

Oakland	37 Miles
San Francisco	40 Miles
San Jose	77 Miles
Sacramento	52 Miles
Fresno	197 Miles
Reno	184 Miles
Los Angeles	395 Miles
Las Vegas	582 Miles
Portland	602 Miles
Phoenix	765 Miles
Salt Lake City	703 Miles
Seattle	776 Miles