



**COLDWELL BANKER  
COMMERCIAL**  
BROKERS  
OF THE VALLEY

# 1774 Industrial Way Napa, CA 94558



**±6,294 SF Suite for Lease in North Napa**

## **Suite C : ±3,142 SF**

- Shell Warehouse with Insulation
- Heat
- Roll-Up Door & Man Door
- Owner Willing to Install New Restroom

## **Suite D : ±3,152 SF**

- Insulated & Heated Warehouse
- Large Office with HVAC
- Two Restrooms
- Roll-Up Door & Man Door

*~ Owner is Willing to Divide as Shown ~*

**Zoning: Industrial Light (IL) ~ \$1.85 SF/Mo. MG**



**Michael Moffett**

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## REAR VIEW



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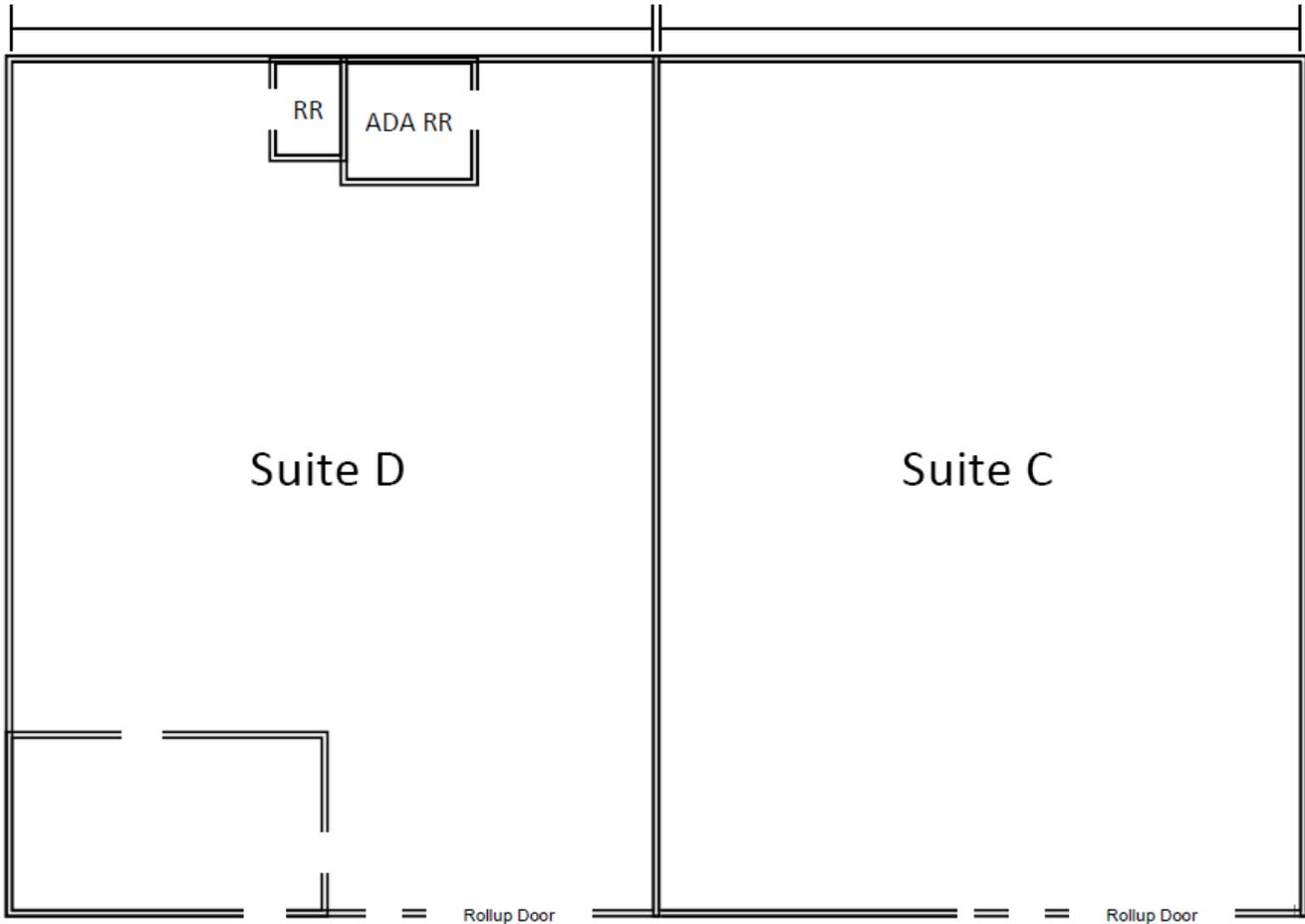




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## FLOORPLAN



Not to Scale



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