 **JLL** SEE A BRIGHTER WAY

For lease

±22,075 SF industrial
space available

2557 Napa Valley
Corporate Drive
Suite A | Napa, CA

Jones Lang LaSalle Brokerage Inc.
RE Lic #01856260



Property Highlights



Rare availability and location in the city of Napa



Excellent visibility within the Napa Valley Commons; Napa's premier business park



Excellent space for winery production and processing use types

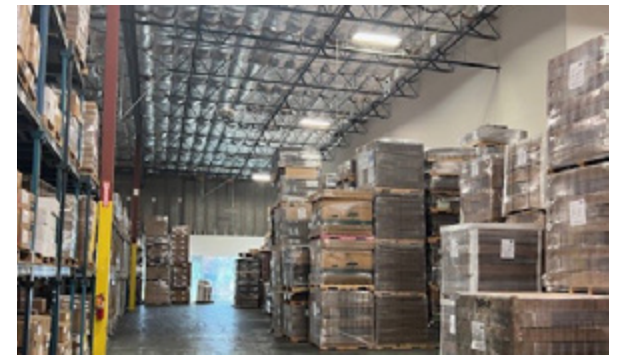
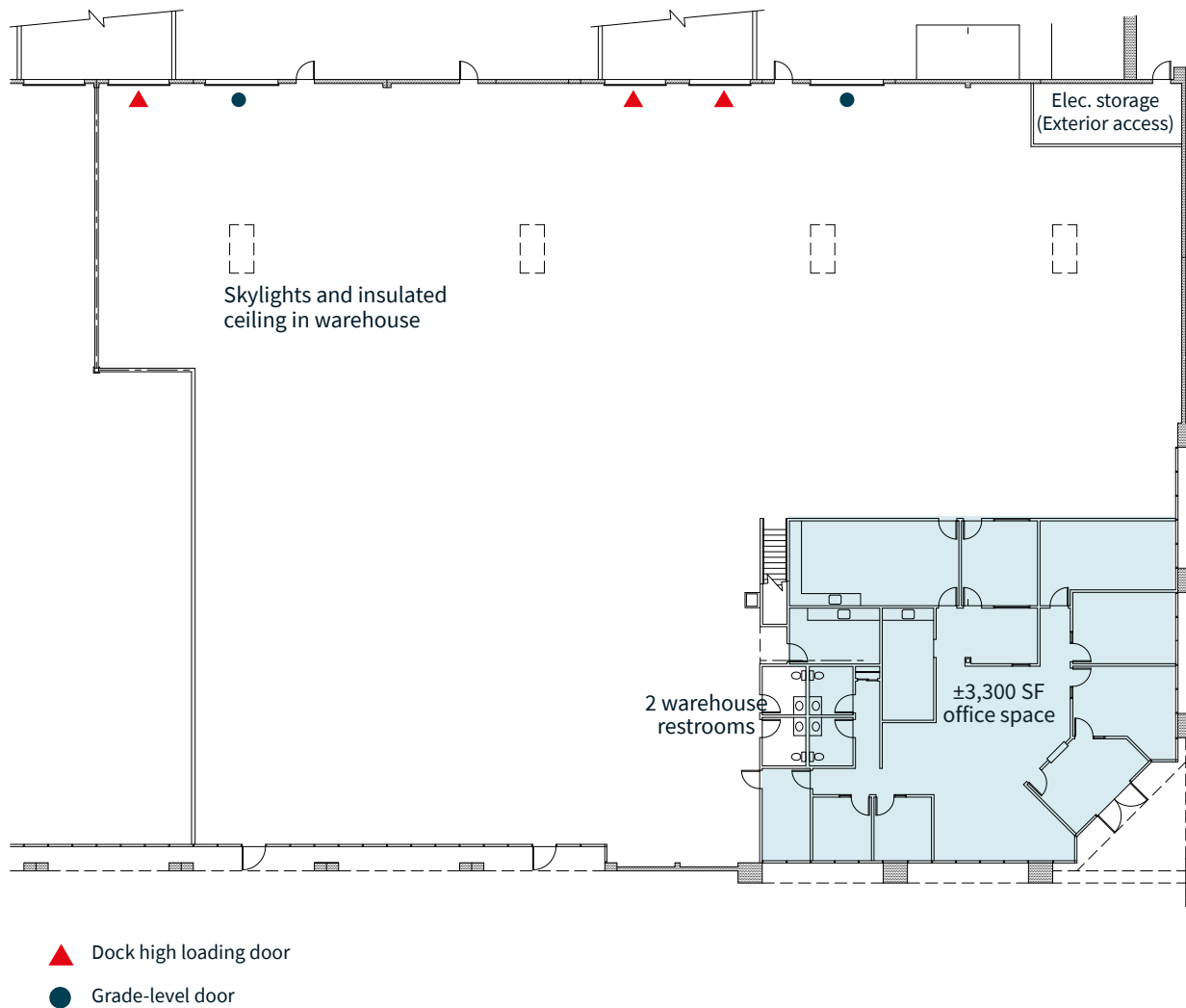


Space specifications

- ±22,075 SF in a ±63,596 SF building
- Includes ±3,300 SF office area
- Lab space in office area
- 24' clear height
- 3 dock doors (2 with mechanical levelers)
- 2 grade-level loading doors
- 800a, 270/480v, 3-phase electrical service
- Ceiling insulation in warehouse
- Skylights in warehouse
- Restrooms in office space and warehouse
- City of Napa location

Floor plan

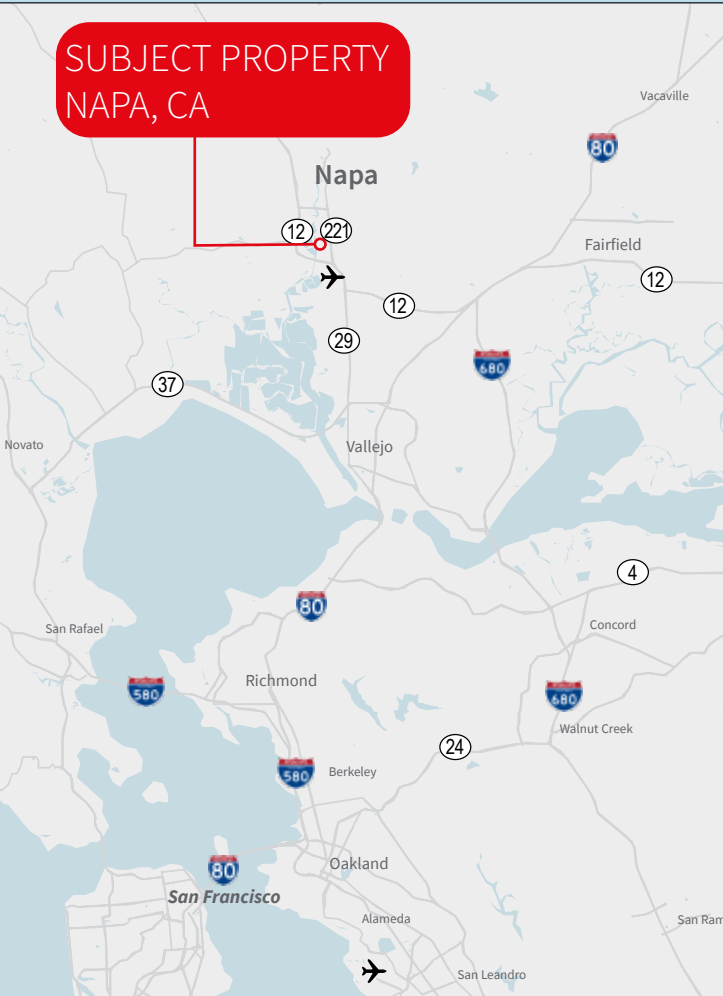
Suite A



Ideal Location

2557 Napa Valley Corporate Drive is located within the City of Napa along Highway 221 with easy access to Highways 29 & 12. Within minutes of downtown Napa and close proximity to over 700 wineries in the Napa Valley.

LOCATION MAP



CORPORATE NEIGHBORS



2557 Napa Valley Corporate Drive



Chris Neeb
RE Lic# 01324612
+1 707 495 7777
chris.neeb@jll.com

Matt Bracco
RE Lic# 01185434
+1 925 200 3537
matt.bracco@jll.com

Glen Dowling
RE Lic# 00890450
+1 707 227 7800
glen.dowling@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc. RE Lic# 01856260