

978

KAISER ROAD
NAPA, CALIFORNIA

STANDALONE BUILDING AVAILABLE (DIVISIBLE)



FOR LEASE: $\pm 1,750$ - $\pm 9,800$ SF

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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INDUSTRIAL SPACES AVAILABLE FOR LEASE

978 KAISER RD, NAPA, CA



PROPERTY HIGHLIGHTS

• Entire Building:

- $\pm 9,800$ RSF (140' x 70')
- Four (4) grade-level doors (12'W x 10'H)
- 20% Office / 80% Warehouse
- Office can be reconfigured or partially demo'd
- Power: 600A, 240V, 3-Phase (To Be Verified)
- 13' - 15' Clear Height
- Sprinkled
- Asking Rate: Please Call

• Unit A:

- $\pm 4,550$ RSF
- One (1) grade-level door (12'W x 10'H)
- 50% Office / 50% Warehouse
- Office can be reconfigured or partially demo'd
- Power: 200A, 240V, 3-Phase (To Be Verified)
- 13' - 15' Clear Height
- Sprinkled
- Asking Rate: \$1.65/SF Gross

• Unit C:

- $\pm 1,750$ RSF
- One (1) grade-level door (12'W x 10'H)
- 3 Private Offices, Restroom
- Power: 125A, 240V, 3-Phase (To Be Verified)
- 13' - 15' Clear Height
- Sprinkled
- Asking Rate: \$1.75/SF Gross

• Unit D:

- $\pm 1,750$ RSF
- One (1) grade-level door (12'W x 10'H)
- 1 Private Office, Restroom
- Power: 125A, 240V, 3-Phase (To Be Verified)
- 13' - 15' Clear Height
- Sprinkled
- Asking Rate: \$1.75/SF Gross

PRESENTED BY:

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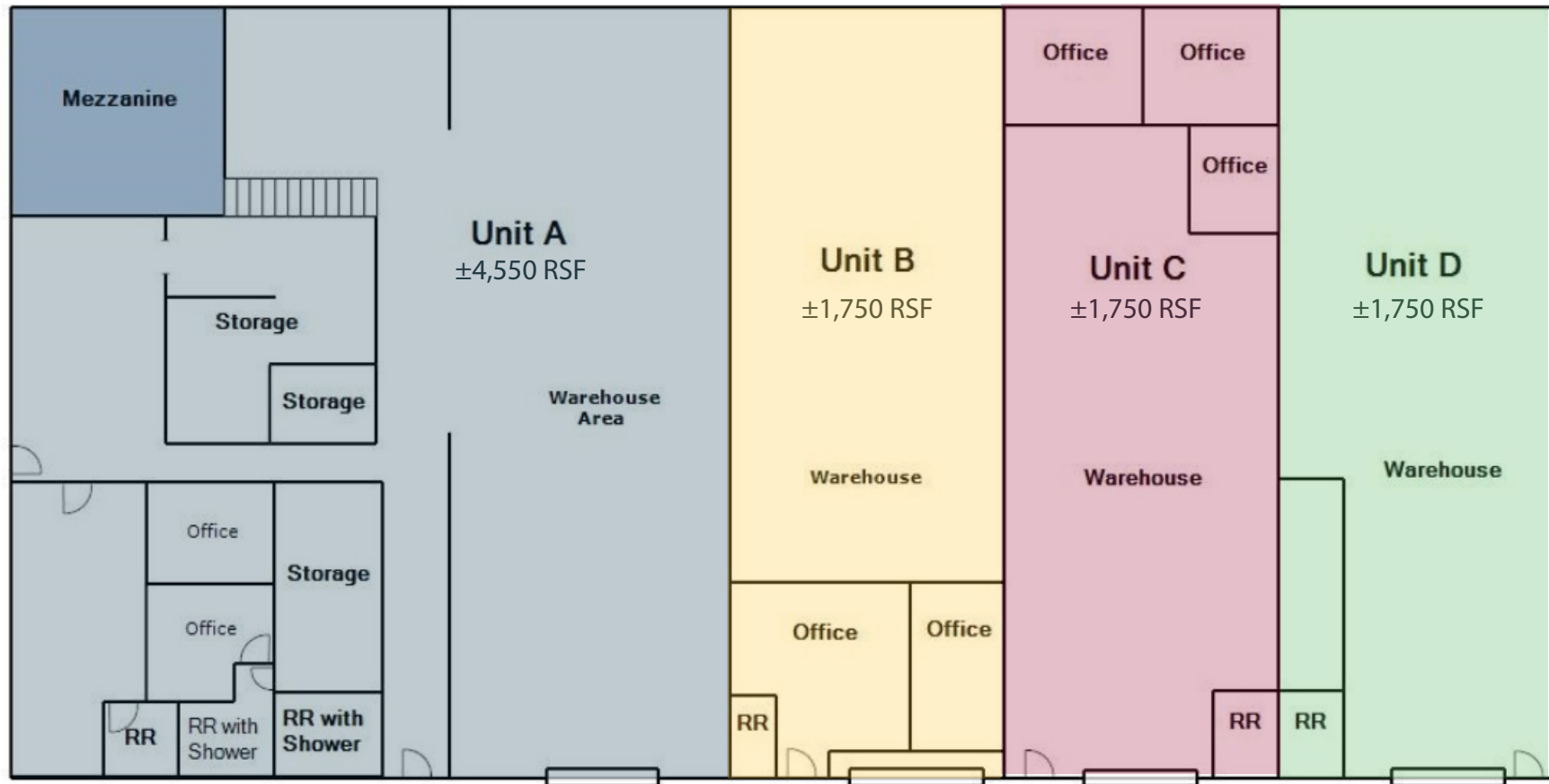
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FLOOR PLAN:



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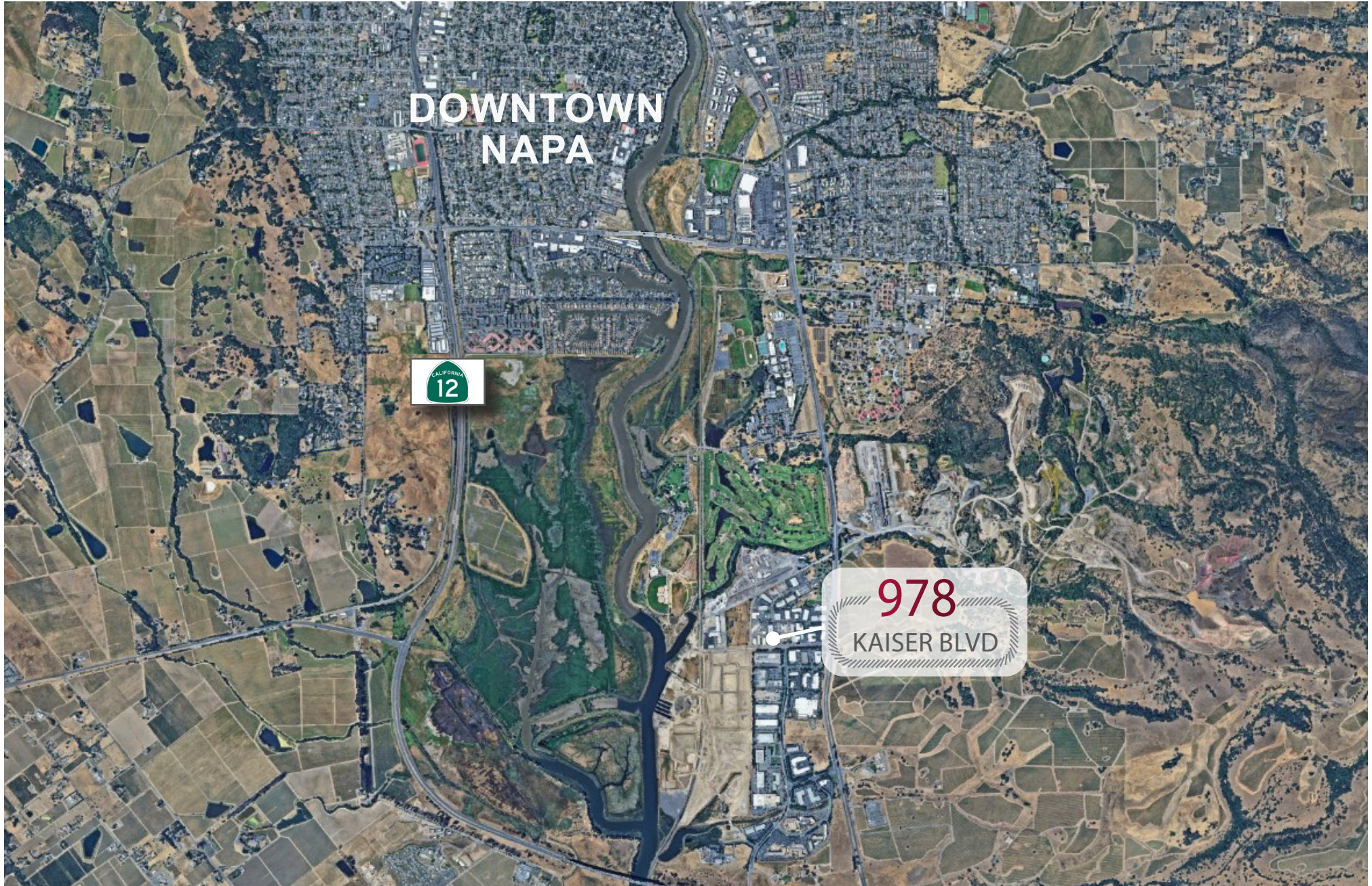
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LOCATION OVERVIEW:



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NEARBY DEVELOPMENTS:



DEVELOPMENT

1. **Subject Project** - 978 Kaiser Rd, Napa
2. **Costco Napa** - 154,000 SF warehouse plus fuel open
3. **RiverSound Homes** - about 945 at buildout phases under construction
4. **RiverSound Hotel** - 150 rooms planned
5. **RiverSound Neighborhood Retail** - about 40,000 SF planned
6. **CMC Rebar steel supplier**

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