



2480B OAK STREET

2480B OAK STREET, NAPA, CA 94559

1700 SOSCOL AVE, STE 3 | NAPA, CA 94559 | WCOMMERCIALRE.COM

INDUSTRIAL PROPERTY FOR LEASE



FOR MORE INFORMATION:

PATRICK GLEESON

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PGLEESON@WREALESTATE.NET

CALBRE #01212486

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Centrally located industrial warehouse space near downtown Napa. The ~1,900sf open warehouse space: includes a small gated side yard for additional parking and/or outdoor storage. Private bathroom. Zoned (IL) the uses offer a prospective tenant flexibility in meeting their business needs: Carpentry, Cabinet, Storage, Warehouse Distribution, General Contractor and many other uses. Space has a large rollup door. 14' clear height. 4 dedicated parking spots. Rent is \$2.10 sq. ft. for the warehouse space. The side yard can be rented for an additional \$500.00 per month.

OFFERING SUMMARY

Lease Rate:	\$2.10 SF/month (Gross)
Available SF:	1,900 SF
Building Size:	3,800 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	516	2,250	7,489
Total Population	1,434	6,293	20,530
Average HH Income	\$89,587	\$88,028	\$94,413



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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ADDITIONAL PHOTOS



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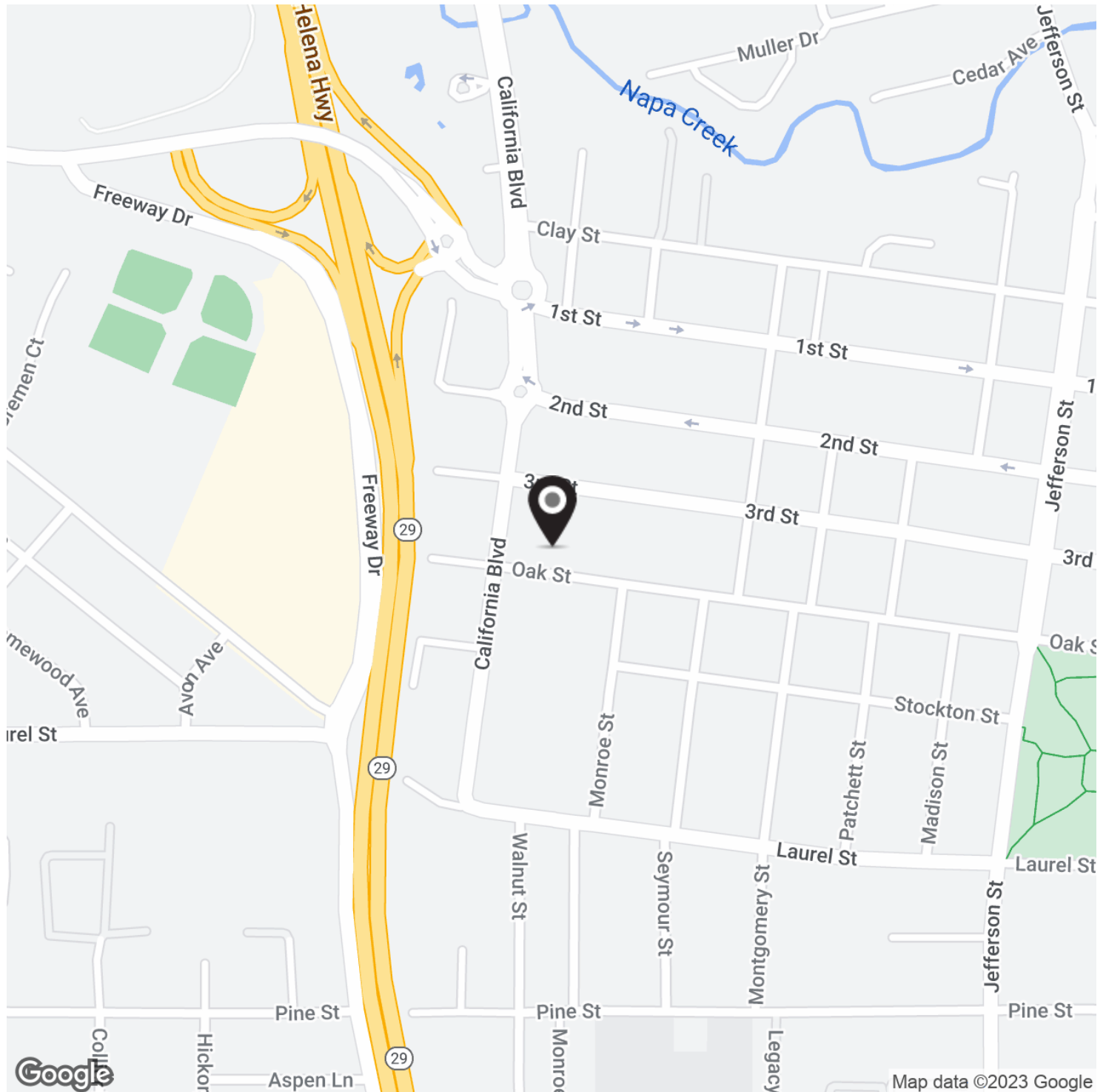
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LOCATION MAP



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