



**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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CALDRE #01212486

# 2480B OAK STREET

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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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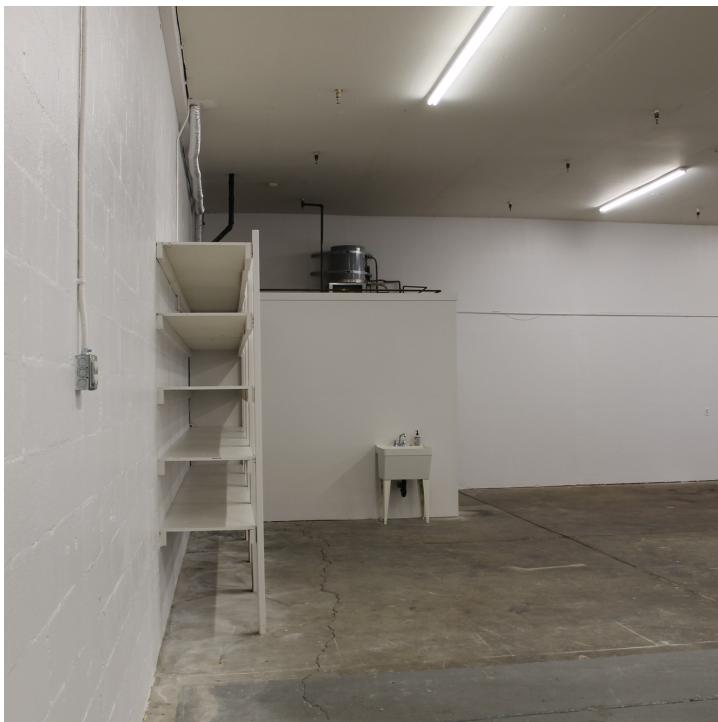
CALDRE #01212486

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## ADDITIONAL PHOTOS



**PATRICK GLEESON**

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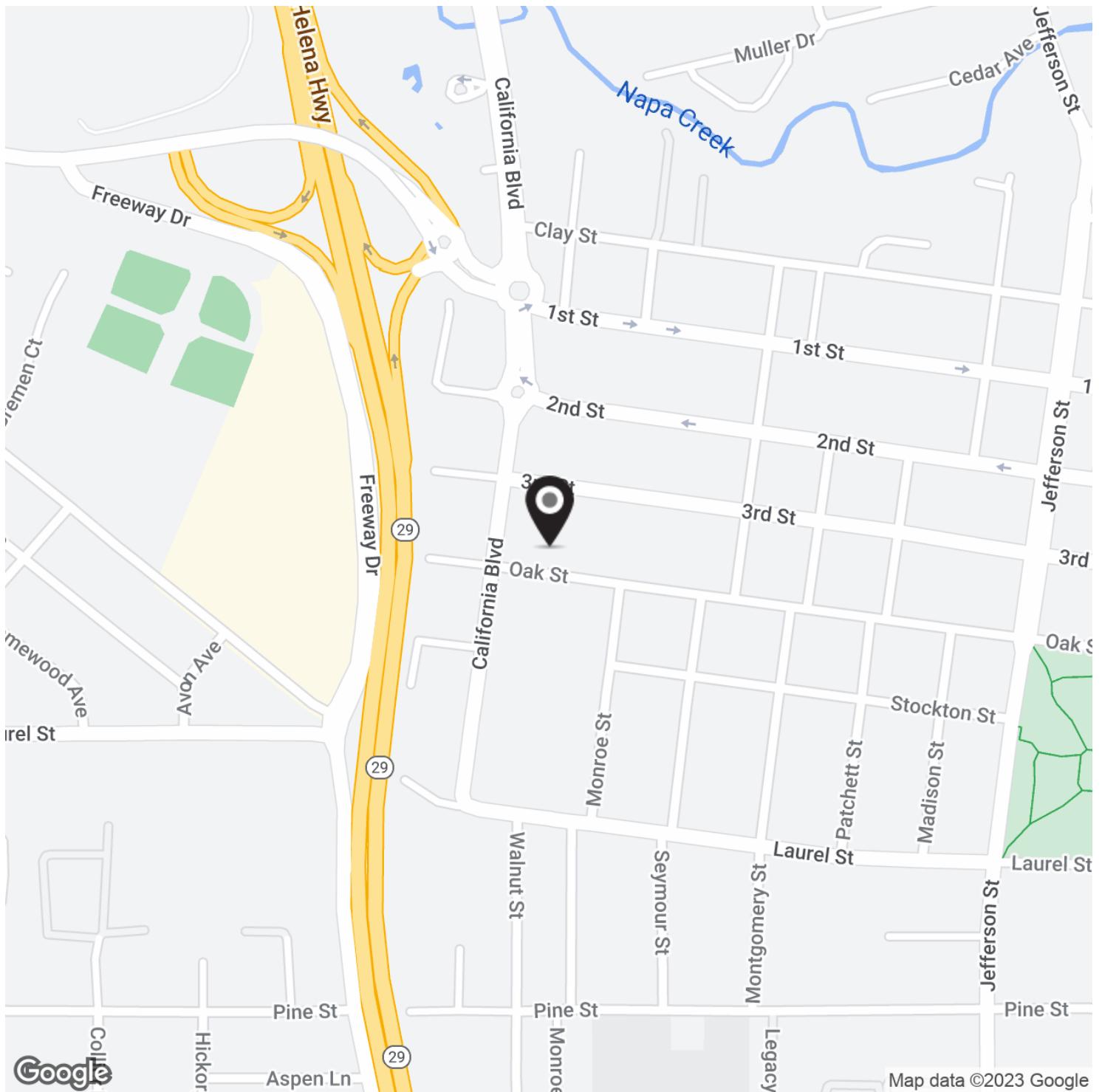
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## LOCATION MAP



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