

# 560-562 Technology Way Napa, CA 94558



±33,083 SF Industrial Space for Lease ~ \$1.29/SF/Mo. NNN

### AVAILABLE SPACE

- Complete Office Renovation 2019
- ±30,008 SF of Warehouse Area
- ± 3,075 SF Office
- Four (4) Dock-High Loading Doors
- Three (3) Grade-Level Loading Doors - Bldg has 4
- New Climate Control System in 2021 / Night-Air Cooling in Warehouse

### PROPERTY HIGHLIGHTS

- ±42,336 SF Built in 1997 (Office: ±10,748)
- Exterior Painted in 2022
- Roof Replacement for Half of Building Area 2021
- HVAC Systems in Office 2019 or Newer
- 1,600 amps, 277/480 Volt Electrical Service
- Four (4) Dock-High Loading Doors
- Four (4) Grade-Level Loading Doors
- .33 GPM over 2,000 SF Sprinkler Density

Zoning: Industrial Park District (IP) - [Zoning Information](#)

The building can accommodate a variety of use types: general warehouse, winery operation, winery-related users, storage and distribution, assembly users, etc. *NOTE: The whole building can be delivered as an option.*



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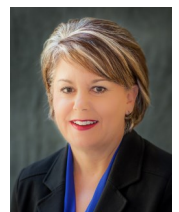
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**COLDWELL BANKER  
COMMERCIAL**  
BROKERS  
OF THE VALLEY

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## PHOTOS



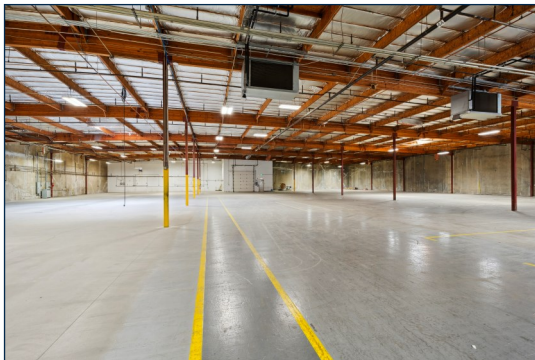
**Available Space**



**Available Private Office**



**Available Break Room**



**From Office Area to Building Rear**



**One of Two Exterior Dock Bays**



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## LEASED AREA PHOTOS



**Main Entrance  
to Leased Area**



**Executive Office with  
Private Restroom**



**Corner Conference Room**



**Interior Lounge**



**Executive Office**



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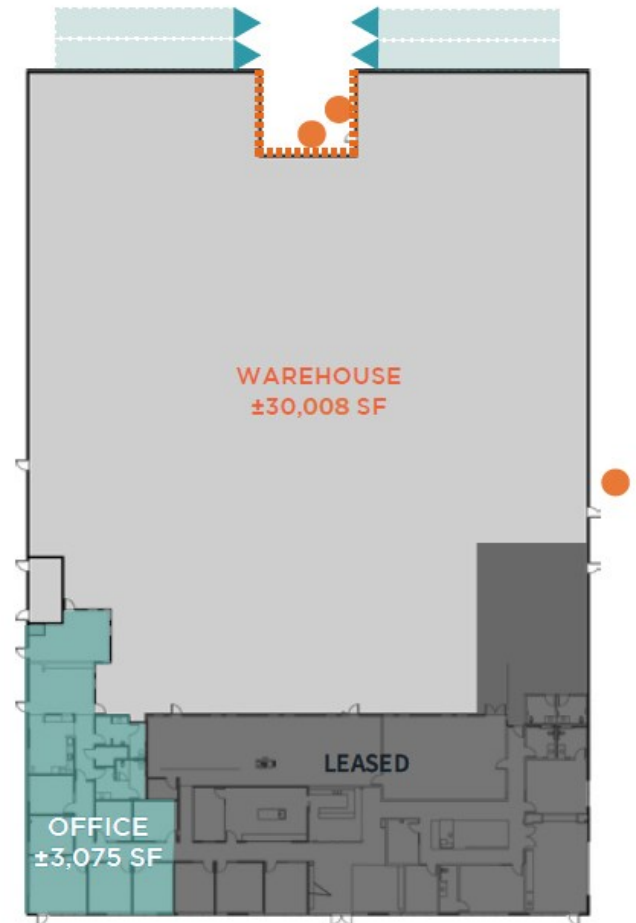
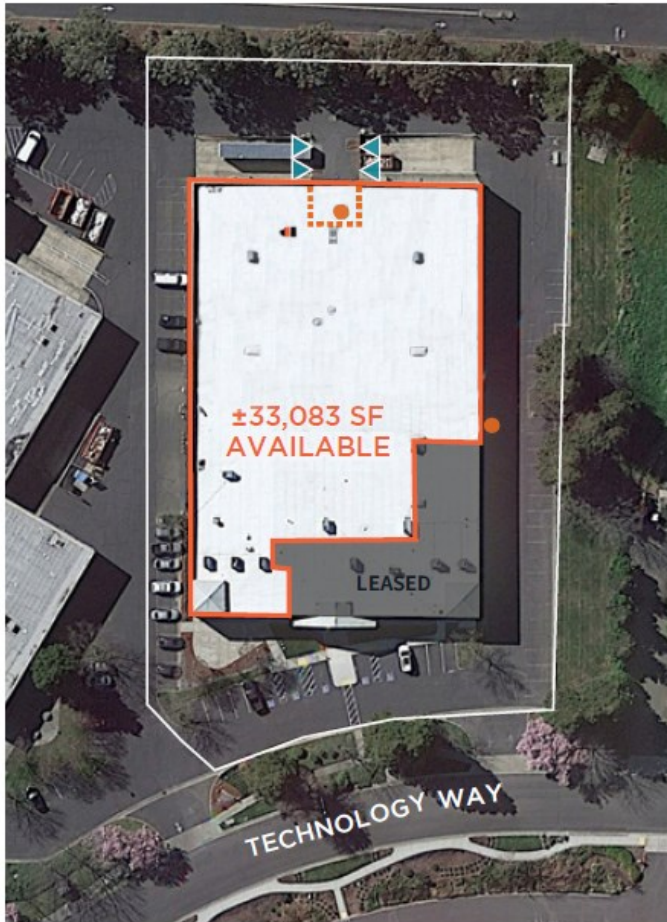




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## SITE PLAN



 DOCK DOOR  
 GRADE LEVEL DOOR



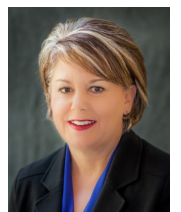
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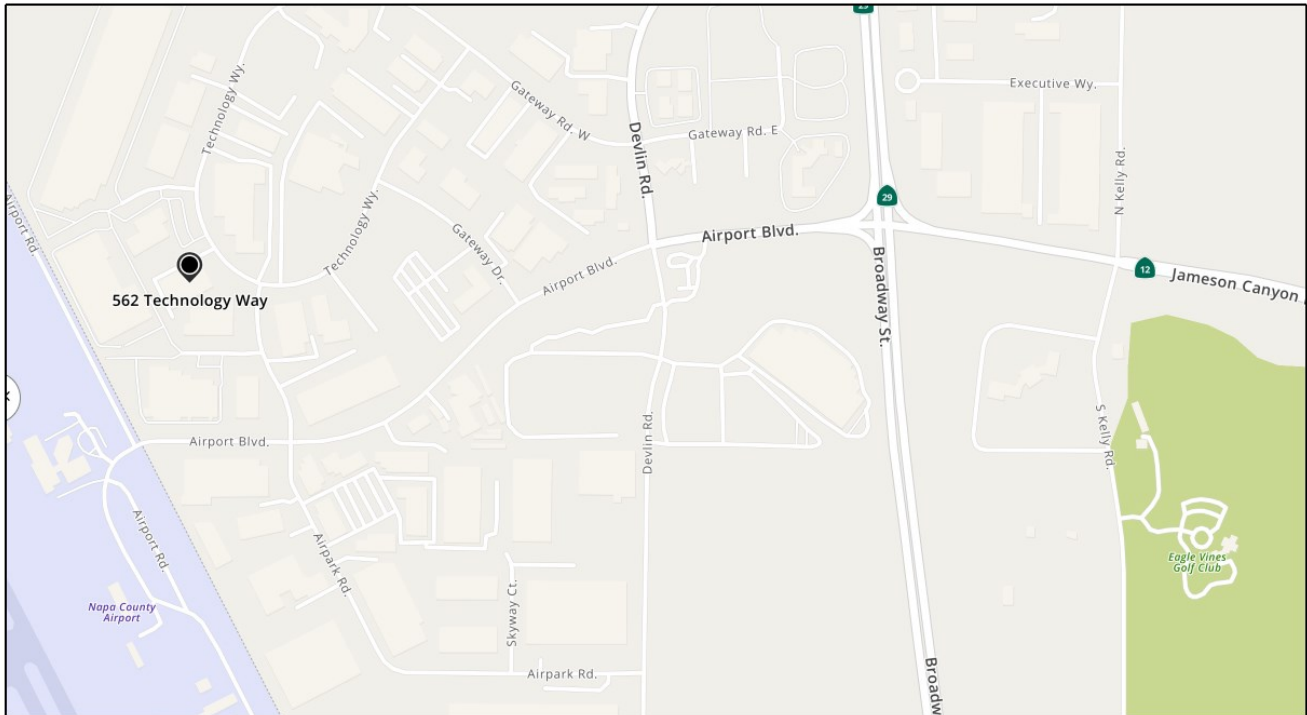
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## Napa, CA 94558

### LOCATION

Downtown Napa  
6.5 Miles 



#### NEARBY CITIES

- **Vallejo:** 8 Miles
- **Fairfield:** 14 Miles
- **Sonoma:** 17 Miles
- **St. Helena:** 25 Miles
- **Petaluma:** 27 Miles
- **San Francisco:** 40 Miles
- **Santa Rosa:** 40 Miles
- **Oakland:** 45 Miles
- **Sacramento:** 55 Miles
- **San Jose:** 80 Miles

#### NOTABLE NEIGHBORS

- Napa County Airport
- Wine Service Co-Op
- LG Electronics
- Laird
- Treasury Wine Estates
- Don Sebastiani & Sons
- Ramondin
- Advanced Pressure Tech
- Wineshipping
- Napa Sheriff Dept.



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