

# FOR SALE OR LEASE

## 445 DEVLIN ROAD NAPA, CALIFORNIA



### **±39,687 SF Industrial/Office Building**

- **±20,784 SF Industrial/Office Space Available for Lease**
- 3.16 acres (APN: 057-210-048)
- 48% (±18,903 SF) currently leased
- Prominent location in the Napa Valley Gateway Business Park



445 Devlin Road / Napa

## Building Highlights

- ±39,687 SF industrial / office building
- Constructed in 2001
- Fully sprinklered
- Abundant parking (2.5 / 1,000 SF)
- Two (2) long-term leases for 48% (±18,903 SF) of building



### Tenant Info



**Space Leased:** 13,000 SF

**Type:** Office space

**Lease Expiration:** December 12, 2028



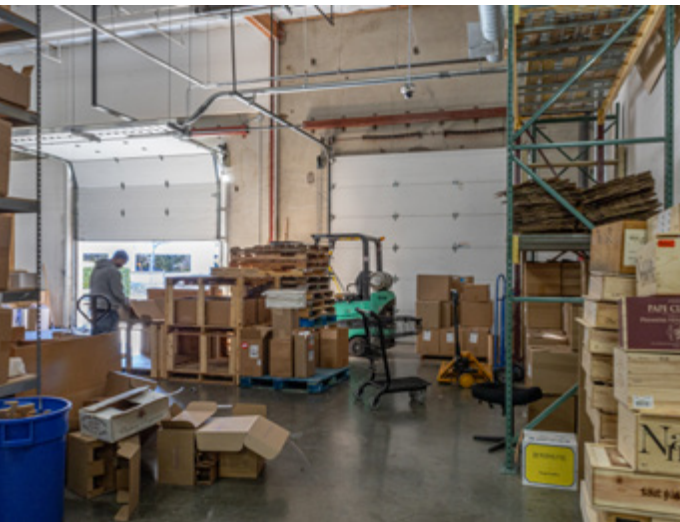
**Space Leased:** 5,903 SF

**Type:** Office space

**Lease Expiration:** May 30, 2029

## Space Highlights

- ±20,784 SF industrial suite for lease
- Includes ±8,961 SF office space
  - Flexible layout options to convert office to more warehouse space
  - Large break room / kitchen / lab space
- Dock high & grade-level loading
- ±550 amps, 277/480v service  
*(tenant to confirm)*
- ±18' clear height
- Climate controlled warehouse



445 Devlin Road / Napa

**±20,784 SF SPACE  
AVAILABLE FOR LEASE**

# Building Floorplan

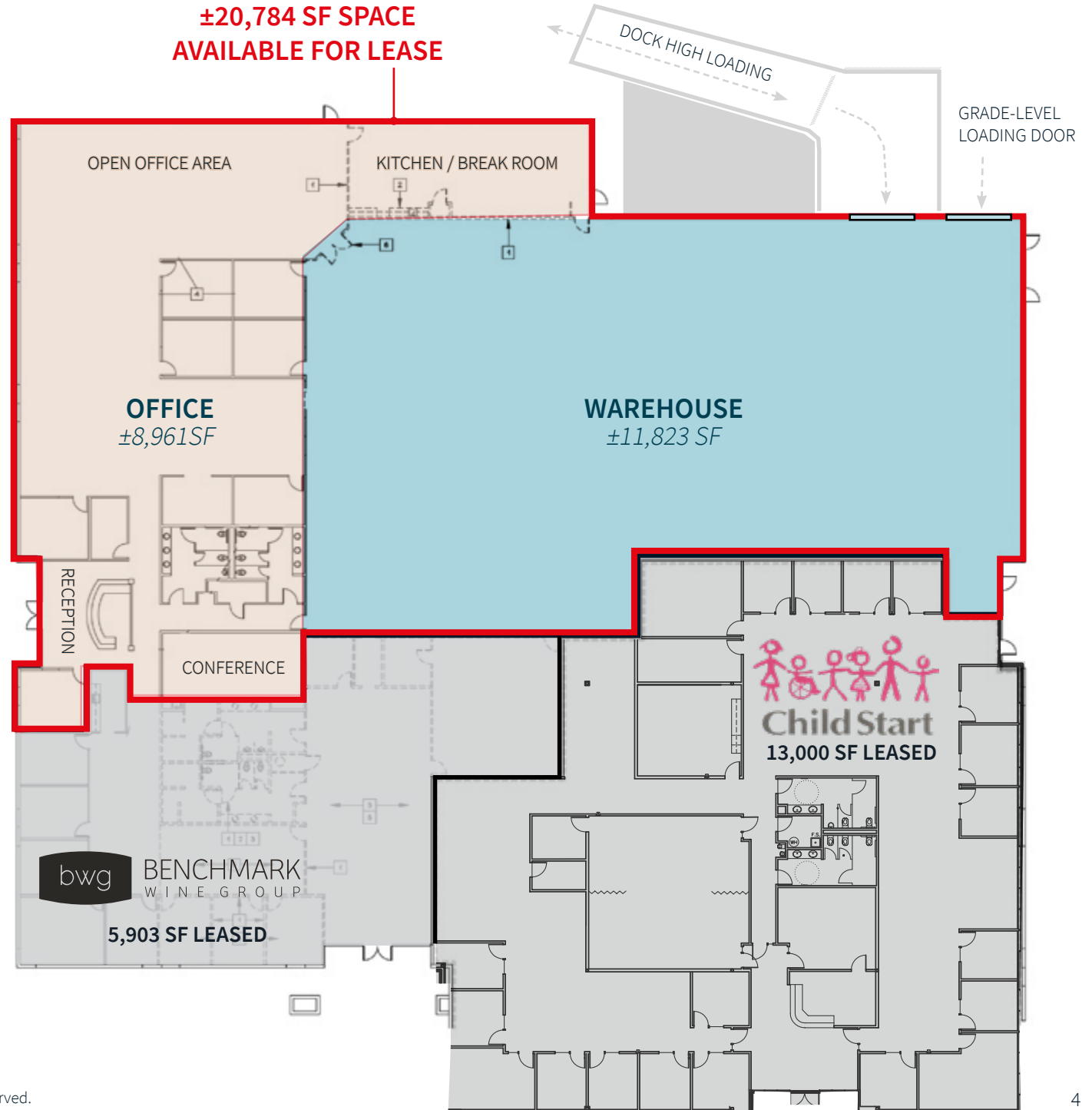
AS-BUILT PLAN

## AVAILABLE SPACE

- ±11,823 SF warehouse area
- ±8,961 SF office area
- Includes dock high and grade-level loading area
- Flexible layout options to convert office to more warehouse space

## LEASED SPACE

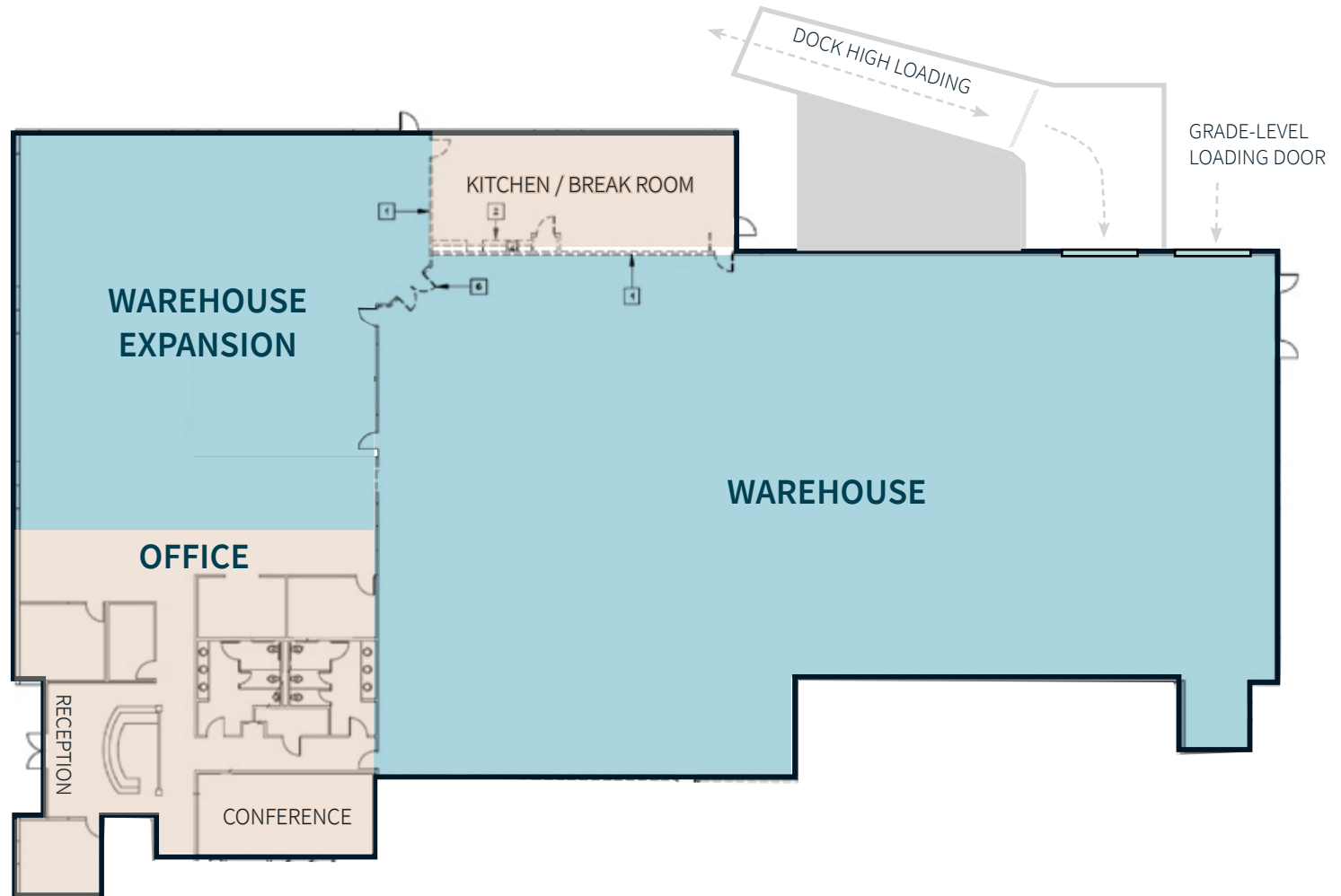
- ±13,000 SF office space leased to Child Start, Inc.
- ±5,903 SF office space leased to Benchmark Wine Group



# Floorplan

## CONCEPTUAL PLAN FOR AVAILABLE SPACE

- Flexible layout options
- Option to convert open office area to warehouse space
- Revised square footage for office and warehouse spaces TBD



# Corporate neighbors



# Location



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