

Property Summary

SAWYER TANNERY | NAPA



Property Description

Welcome to Sawyer Tannery, a distinguished mixed-use industrial/creative campus located in the heart of Napa. This property offers an exceptional opportunity for businesses, artists, makers, and visionaries to locate within a unique, historically informed setting, with convenient access, character, and flexibility.

DEMOGRAPHICS 5 MILES 10 MILES 15 MILES

Total Households	31,887	45,680	147,845
Total Population	85,551	127,877	418,047
Average HH Income	\$141,120	\$149,299	\$132,590

Property Highlights

- Iconic Sawyer Tannery Campus – a historic mixed-use property with industrial character and creative energy
- Zoned MU-T (Mixed Use – Tannery) – allows for light industrial, artisan, office, showroom, retail, and maker uses
- Flexible spaces available – from small creative lofts to larger warehouse/production suites
- Ample parking and circulation within a campus-style layout

OFFERING SUMMARY

Lease Rate:	\$0.00 - 27.00 SF/yr (NNN; MG)
Available SF:	146 - 30,000 SF
Lot Size:	45.19 Acres

Lease Spaces

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Lease Information

Lease Type: NNN; MG Lease Term: Negotiable
Total Space: 146 - 30,000 SF Lease Rate: \$0.00 - \$27.00 SF/yr

Available Spaces

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 68 S Coombs A4	Available	146 SF	NNN	\$5.00 SF/yr	-
■ 68 S Coombs Suite D5	Available	556 SF	NNN	\$2.25 SF/month	Office Artist Loft Space, High ceilings, open space
■ 68 S Coombs Suite D6	Available	500 SF	NNN	\$2.25 SF/yr	-
■ 68 S Coombs L2	Available	462 SF	NNN	\$2.25 SF/month	Open floor plan. small warehouse workshop
■ 68 S Coombs, L6	Available	2,100 SF	NNN	\$2.25 SF/yr	-
■ 68 S Coombs Bldg F	Available	1,000 - 2,000 SF	NNN	\$1 per month	Open warehouse space
■ 68 S Coombs Yard Space	Available	3,500 - 30,000 SF	Modified Gross	\$0 per month	Gated -outside yard space

Additional Photos

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