



For Lease | Class A Cross Dock Facility

±100,125 SF Available

NOVA Business Park North | 115 Devlin Road, Suite B, Napa, CA

Contact Brokers

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Developed By:



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NOVA Business Park North

Property Overview

*Not to scale, all images are provided without guarantee, for illustration purposes only.



Property Specs

Available SF	±100,125 SF
Sprinklers	ESFR fire suppression
Clear Height	±28'
Dock High Doors	8 (±9' x ±10') with 40K lb levelers
Grade Level Doors	2 (±12' x ±14')
Canopy Overhang	±3' 11" metal canopy overhang at docks
Truck Court	±148' east, ±129' west
Auto/Trailer Parking	62 auto / 6 trailer (prorata share)
Office	±2,900 SF
Power	1,200 amps @ 277/480 volts, 3 phase
Column Spacing	55' x 56'
Speed Bays	60'
Delivery	Available Now

Building Type	Cross Loader
Business Park	±130 acre master planned business park
Construction Type	Concrete tilt up building
Building Dimensions	±557' wide x ±450' deep
Concrete Apron	70'
Acres	±16.2 Gross Acres
Slab	7" minimum reinforced concrete
Water	City of American Canyon
Sewer	Napa Sanitation
Gas & Electric	PG&E and solar available
Access	Highway 29 to Devlin Road
Zoning	Industrial Park, Airport Compatibility (IP:AC)
Other/Improvements	AT&T fiber, wine cooling TI package available and other improvements to suit

NOVA Business Park North

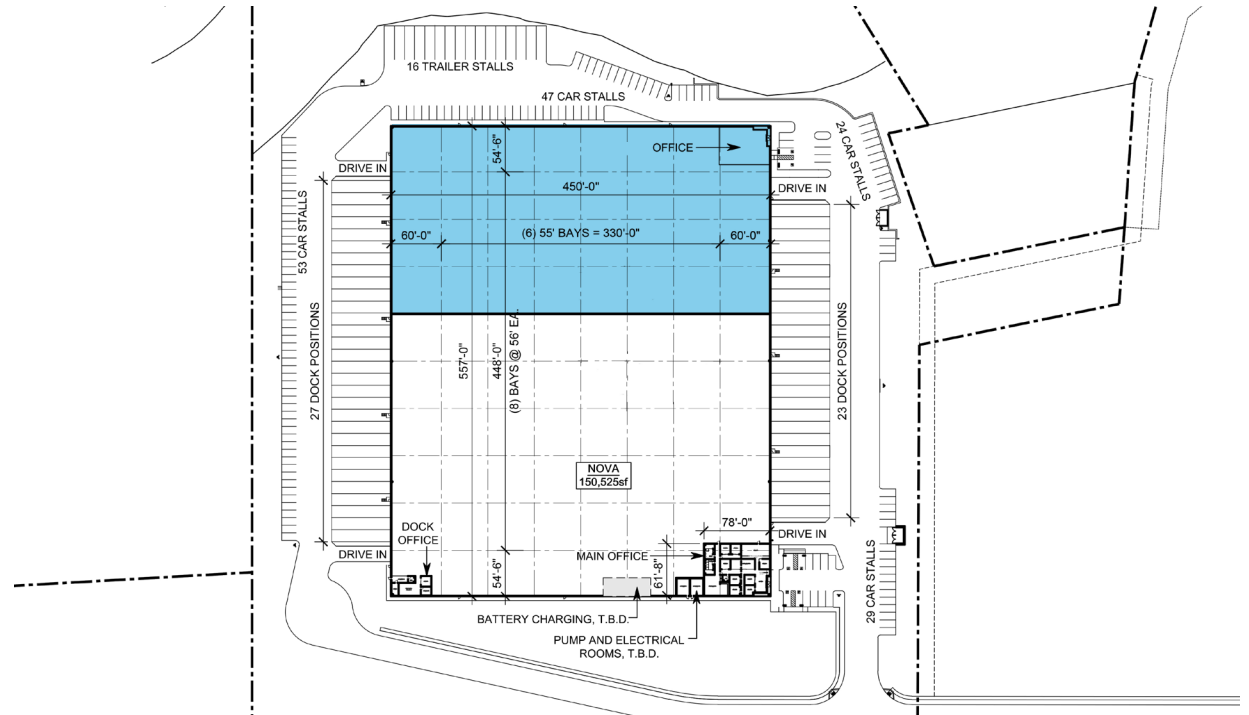
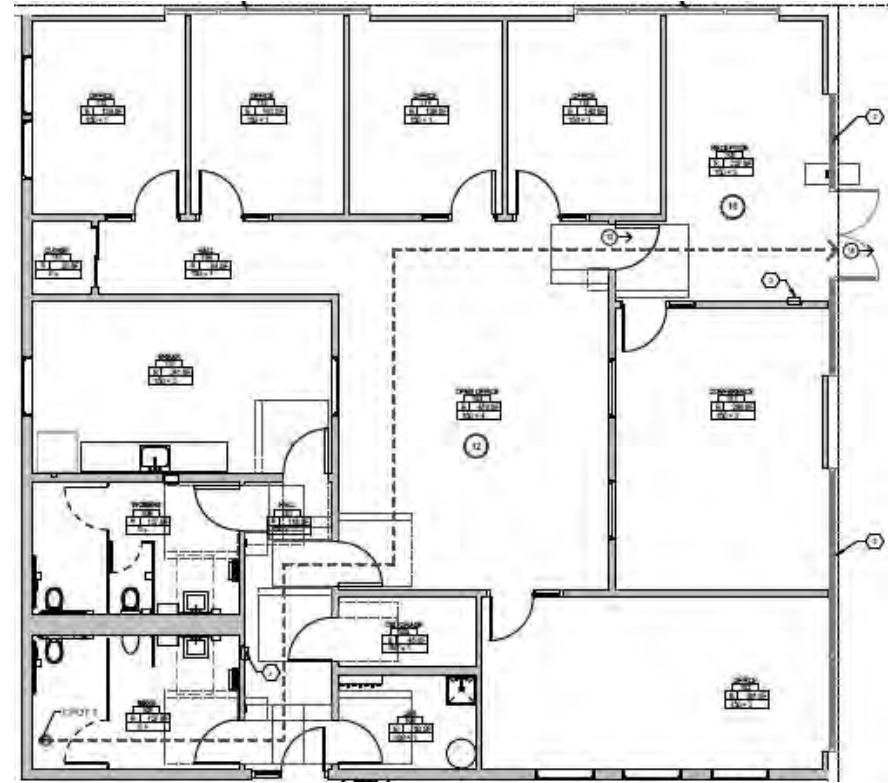
Site Plan

Advantages & Amenities

- Building is located in the NOVA Business Park off Devlin Road, right in the commerce hub of Napa Valley
- Building drive around capability
- Class A new construction cross dock facility



Spec Office To Be Completed ±12/2/24



NOVA Business Park North

Aerial Overview

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Downtown
Napa

NOVA Business Park North

Wine Service
Co-op

wineshipping

BERGIN
SPECIALTY PRODUCE & VINEYARDS

DELICATO
WINE & FOOD

AMORIM
CORK AMERICA

EUROSTAMPA
PRINTING

East to I-80 →

BRONCO WINE CO

PRESTIGE

Biagi
BROS.

Wine Service
Co-op

Eagle Vines
Golf Club

Valley Wine
Warehouse

Napa County
Airport

ROMBAUER
VINEYARDS

Biagi
BROS.

amazon

IKEA

South to
Hwy 37 and 101
↓

NOVA Business Park North

Location Highlights



Great central location for warehousing, manufacturing, and distribution to the Counties of Napa, Solano, Sonoma, Marin and Contra Costa, as well as the greater Bay Area and Sacramento



Easy access from Hwy 12 and Hwy 29, and in close proximity to major transit routes I-80 and Hwy 37



Access to the Port of Oakland, Port of Stockton & Port of Sacramento

60 Miles

30 Miles

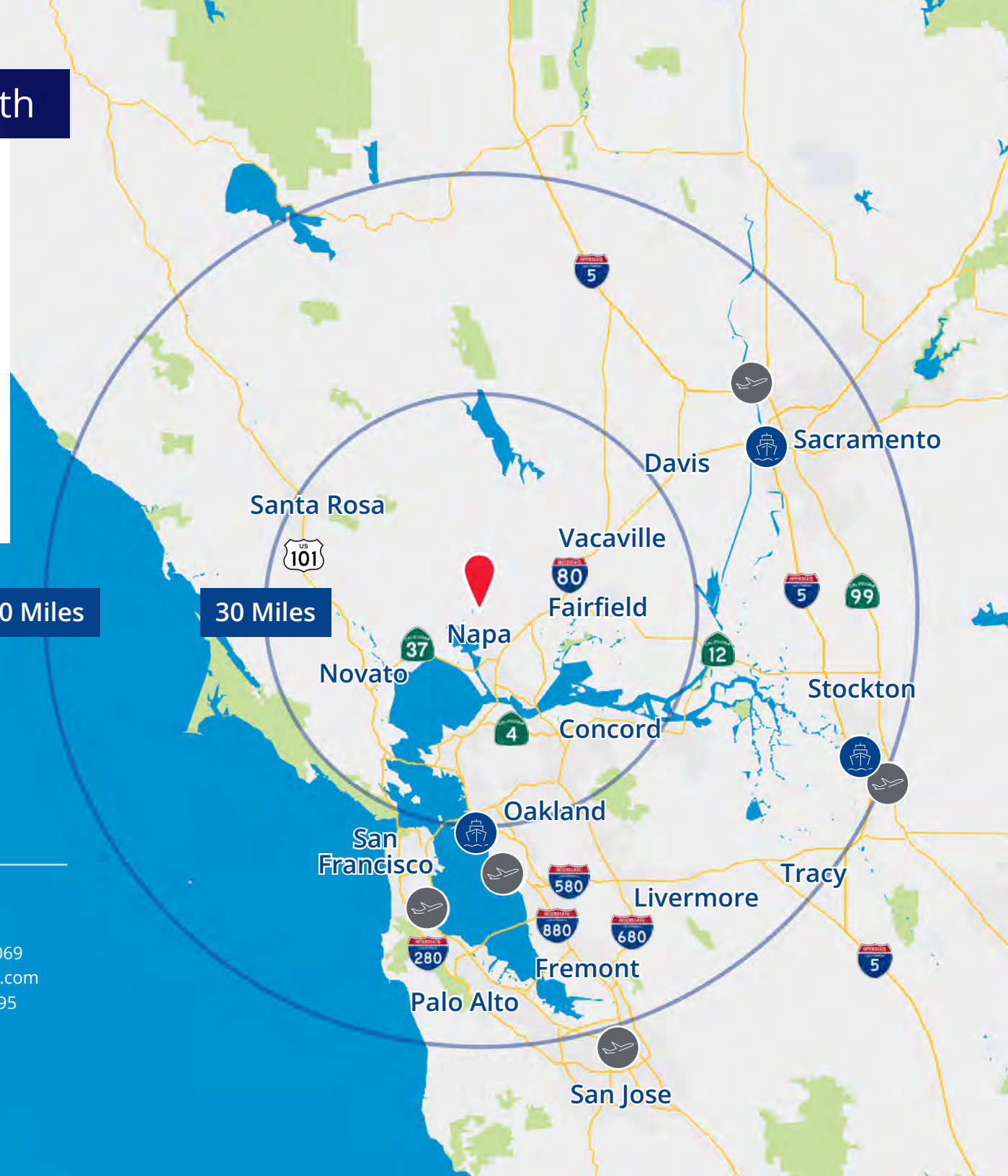
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Regional Distribution

Major Ports

Port of Oakland	38 Miles
Port of W. Sacramento	52 Miles
Port of San Francisco	42 Miles
Port of Stockton	68 Miles
Port of Long Beach/LA	421 Miles
Port of Seattle	776 Miles
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Port of Stockton	68 Miles
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Major Airports

Napa County	1 Mile
Oakland Intl'	47 Miles
San Francisco Intl'	54 Miles
Sacramento Intl'	58 Miles
San Jose Intl'	80 Miles

Major Freeways

Highway 12	1 Mile
Highway 29	1 Mile
Interstate 80	8 Miles
Highway 37	7 Miles
Interstate 680	8 Miles
Highway 101	23 Miles
Interstate 5	53 Miles

