



# 475-477 Technology Way – For Lease

NAPA, CA 94558

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# Property Summary

475-477 TECHNOLOGY WAY | NAPA



## Property Description

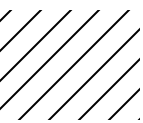
Situated in the Gateway Business Park near the Napa County Airport, the Napa Valley Enterprise Building offers unmatched access to Highway 29 and the heart of Napa's industrial corridor. Surrounded by wine and beverage companies, this location is ideal for businesses seeking proximity to wine production and distribution networks.

## Property Highlights

- Convenient access to Highway 29, Napa Airport, and central Napa
- 18 shared parking spaces
- Fantastic opportunity for a boutique winery, tasting room support, or e-commerce logistics hub

### OFFERING SUMMARY

Lease Rate:	\$1.85 - 2.25 SF/month (NNN)
Available SF:	±2,480 - 5884 SF
Building Size:	±5,884 SF



# Lease Spaces

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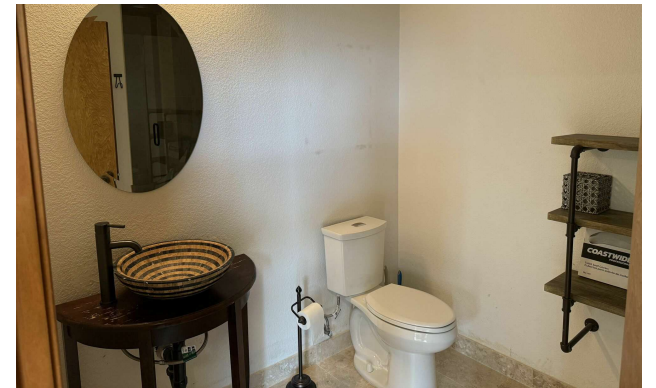
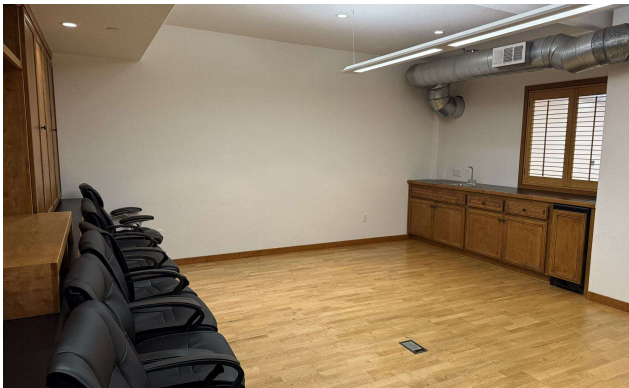
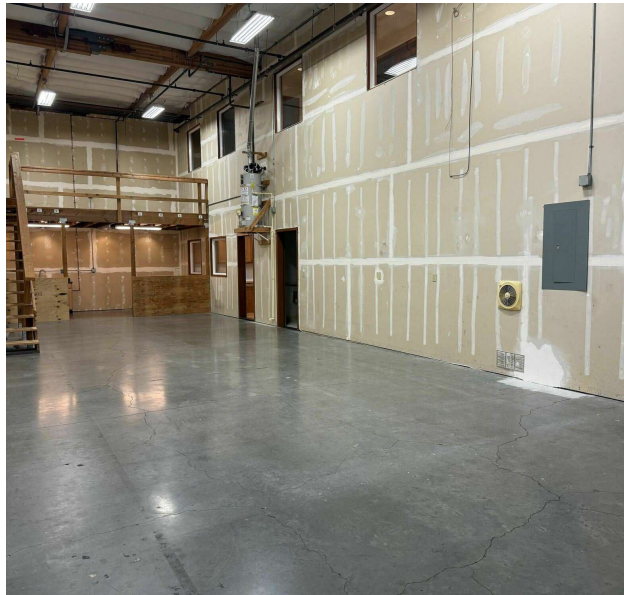
475 TECHNOLOGY WAY	
Size (SF)	±3,407 SF
Space Type	Office + Warehouse
Lease Rate	\$2.25 SF/Month
Lease Type	NNN
Sprinklers	Yes
Description	<b>Office space featuring:</b> -Spacious open work areas with desks -Kitchenette, restroom, and shower -Beautiful reception area -Grand executive office and large conference room upstairs
	<b>Warehouse features:</b> -Approx. 16' clear height -Approx. 12'W x 14'H grade-level roll-up door -Insulated ceiling, warehouse lighting -Mezzanine for additional storage

477 TECHNOLOGY WAY	
Size (SF)	± 2,480 SF
Space Type	Warehouse
Lease Rate	\$1.85 SF/Month
Lease Type	NNN
Sprinklers	Yes
Description	<b>Warehouse Features:</b> -Approx. 16' Clear Height -Approx. 12'W x 14'H grade-level roll-up door -Insulated ceiling warehouse lighting



# 475 Warehouse & Office

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# 477 Warehouse

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# About Napa

Known worldwide as the heart of California’s Wine Country, Napa combines a rich agricultural heritage with a thriving tourism and hospitality economy. The region attracts millions of visitors annually, drawn by its wineries, culinary scene, and scenic landscapes. Beyond tourism, Napa offers strong fundamentals for retail and commercial investment, with limited inventory, high barriers to entry, and sustained demand from both residents and global visitors. A historic yet evolving market, Napa continues to see investment in luxury hotels, restaurants, and lifestyle amenities that complement its wine industry. With proximity to the Bay Area and easy access from San Francisco, Sacramento, and international airports, Napa is well positioned as both a world-class destination and a stable long-term investment environment. Napa is home to approximately 79,000 residents within the city and 139,000 across the county, with a median household income of about \$104,000—well above the state average. The region welcomes over 3.8 million visitors annually, generating more than \$2 billion in spending, while its workforce is supported by strong hospitality, healthcare, agriculture, and professional service sectors

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	46,599	223,577	466,402
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	14,631	77,720	165,370
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$146,626	\$140,351	\$134,386
Average House Value	\$774,928	\$798,695	\$752,973



## About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

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