

±1-20 ACRES OF INDUSTRIAL YARD SPACE AVAILABLE IMMEDIATELY

2301 NAPA-VALLEJO HWY, NAPA | ±40,000 SF OF WAREHOUSE | ±15,500 SF OF OFFICE



For more information,
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PROPERTY OVERVIEW

ADDRESS:	2301 Napa-Vallejo Highway, Napa, CA
SIZE:	<p>The Property consists of two parcels totaling ±47.72 acres along with 10 small industrial buildings totaling ±40,000 SF and one two-story office building totaling ±15,500 SF. Buildings range from ±1,000 SF - ±9,500 SF and can be leased separately or together.</p> <p>Multiple yard sizes available, ±1 acre up to 20 acres. Plus fully enclosed container storage from ±400 - 600 SF.</p>
APN'S:	046-370-001, 046-370-002
CURRENT ZONING:	<p>I – AC: Industrial with Airport Compatibility Overlay</p> <p>For more information, please visit: https://www.countyofnapa.org/1709/Planning-Division</p>
CURRENT UTILITIES:	<p>Electricity: PG&E</p> <p>Water: Two existing water wells</p> <p>Sewer: Septic system servicing office building and warehouse</p>
KEY SITE FEATURES:	<ul style="list-style-type: none">• “Gateway Entrance” to downtown Napa and the greater Wine Country, 2 miles south of Downtown Napa• Existing rail spur and two significant water wells supplying the property and some neighbors• Site offers Napa River frontage and direct access for barge and shipping• Adjacent to Riversound Development that includes a newly constructed Costco
PREVIOUS USE:	Historically the site has included a corporate headquarters, an equipment storage, maintenance and repair facility, and a material transfer facility (including rail and barge).
RENTAL RATE:	Please call Broker for a quote.

BUILDING AREA

BUILDINGS CAN BE LEASED SEPARATELY OR TOGETHER

1. ±7,658 SF

2. ±9,472 SF

3. ±2,360 SF

4. ±2,753 SF

5. ±3,242 SF

6. ±5,456 SF

7. ±1,092 SF

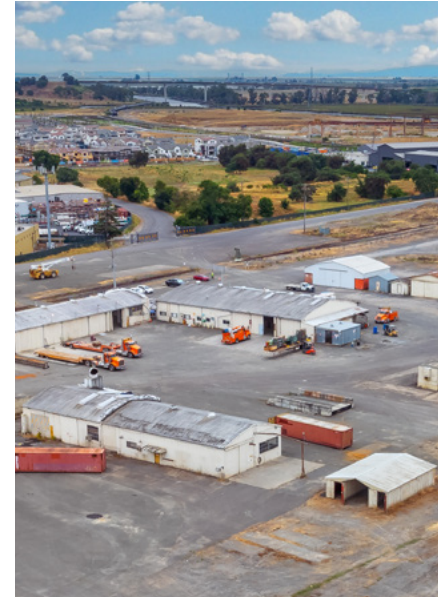
8. ±1,312 SF

9. ±5,760 SF



****BUILDING SIZES ARE ROUGH ESTIMATES ONLY. BUYER MUST CONDUCT ITS OWN VERIFICATION OF ALL BUILDINGS, SUITABILITY, AND SIZES FOR ITS PROPOSED USE.**

PROPERTY PHOTOS



SITE PLAN

NAPA VALLEY
COMMUNITY COLLEGE

KENNEDY PUBLIC
PARK

18-HOLE
KENNEDY GOLF COURSE

43.68 ACRES
APN 046-370-002

SITE

CALIFORNIA
221

2 MILES TO
DOWNTOWN
NAPA

NAPA RIVER

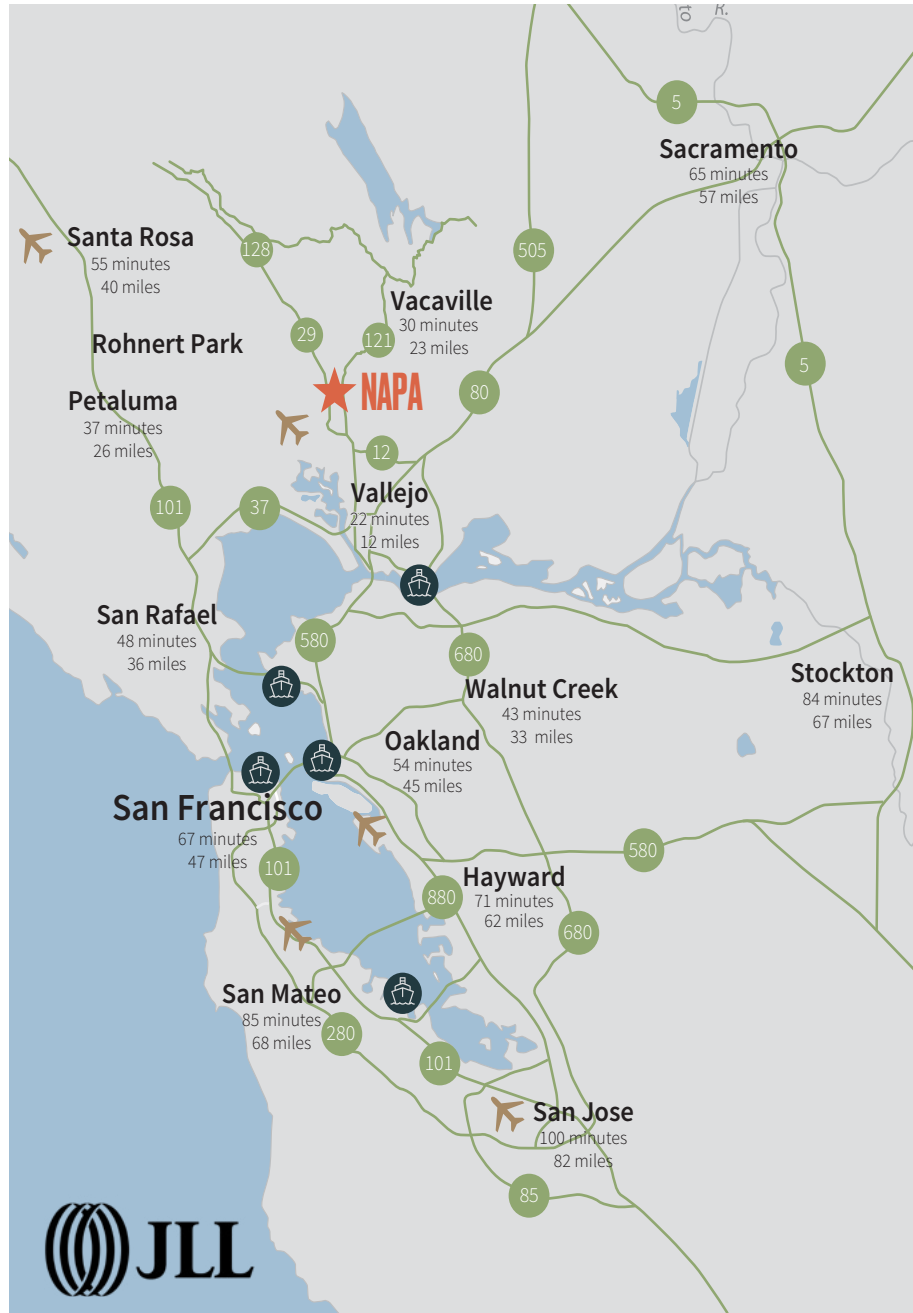
4.04 ACRES
APN 046-370-001

11 MILES TO
I-80 AND I-680

NAPA RIVERSOUND
DEVELOPMENT



HIGHLY DESIRABLE NAPA VALLEY LOCATION



The site is strategically located at the southern entrance to world-famous Napa Wine Country and is just 2 miles south of Downtown Napa, and its dining, hospitality, and retail shopping amenities. The property is approximately 5 miles north of the Napa County Airport, and only 11 miles from Interstates 80 and 680 (in Fairfield), two of the main thoroughfares in the San Francisco Bay Area

The site offers Napa River frontage and direct access for barge and shipping. Existing rail spur and two significant water wells supply the property and some neighbors.



REGIONAL ACCESS



SUBJECT PROPERTY 2301 NAPA-VALLEJO HWY

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