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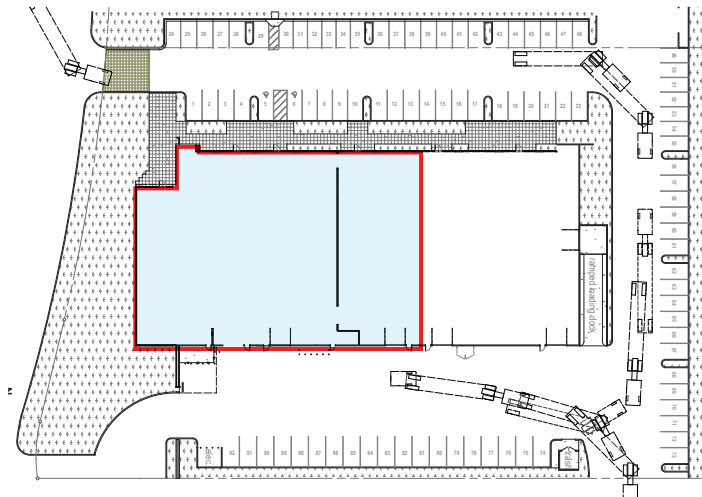
840 Latour Court | Napa, CA

±18,930 SF Warehouse Space | Divisible to 5,460 SF

Current Floor Plan

840 Latour Court | Suite A

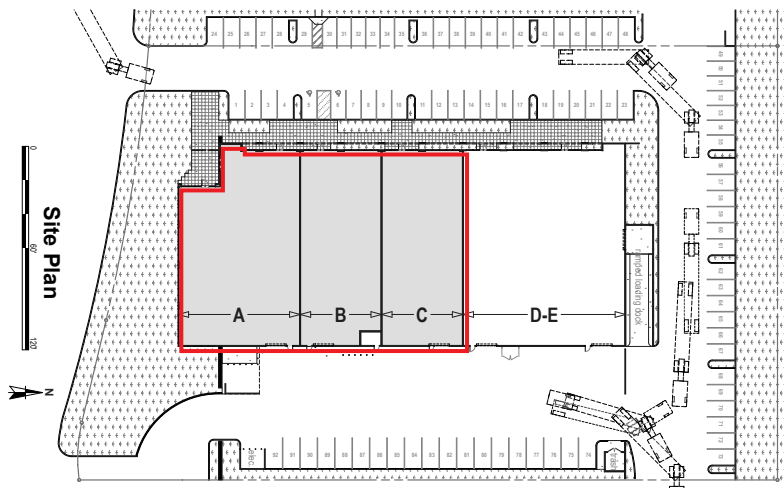
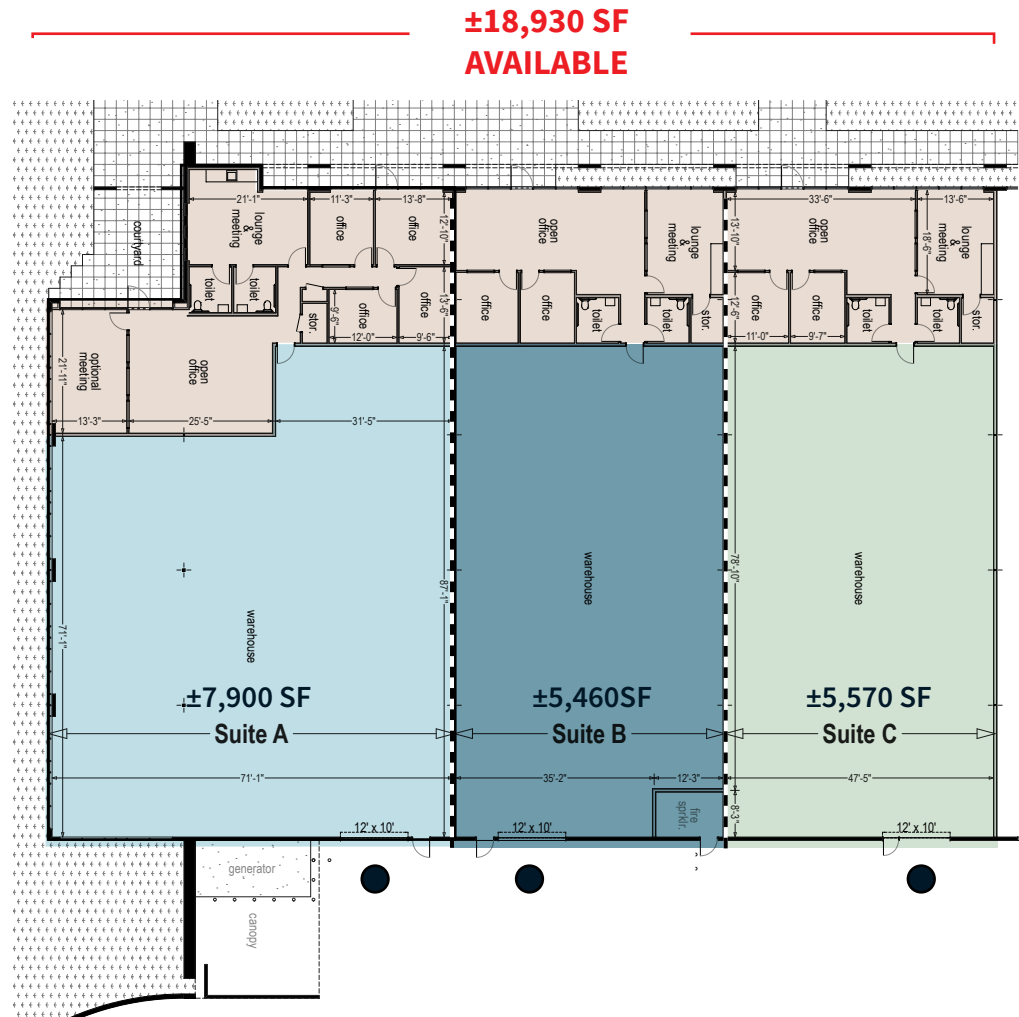
- ±18,930 SF available
- Space can be demised to ±5,460 SF
- Includes ±4,200 SF office & ±14,730 SF warehouse
- ±18' clear height
- 3 grade-level doors (10' H x 12' W)
- Potential to add one loading dock door
- .21 GPM / 1,500 SF sprinkler density
- Warehouse ceiling insulation (R19)
- 277/480 volt, 3-phase electrical service
- Signage opportunity
- City of Napa location



Conceptual Floor Plan

840 Latour Court | Demising Options

- Suite A: $\pm 7,900$ SF
- Suite B: $\pm 5,460$ SF
- Suite C: $\pm 5,570$ SF
- Each suite has one grade level door
- Flexible office space options available if suites are demised



● GRADE LEVEL DOOR

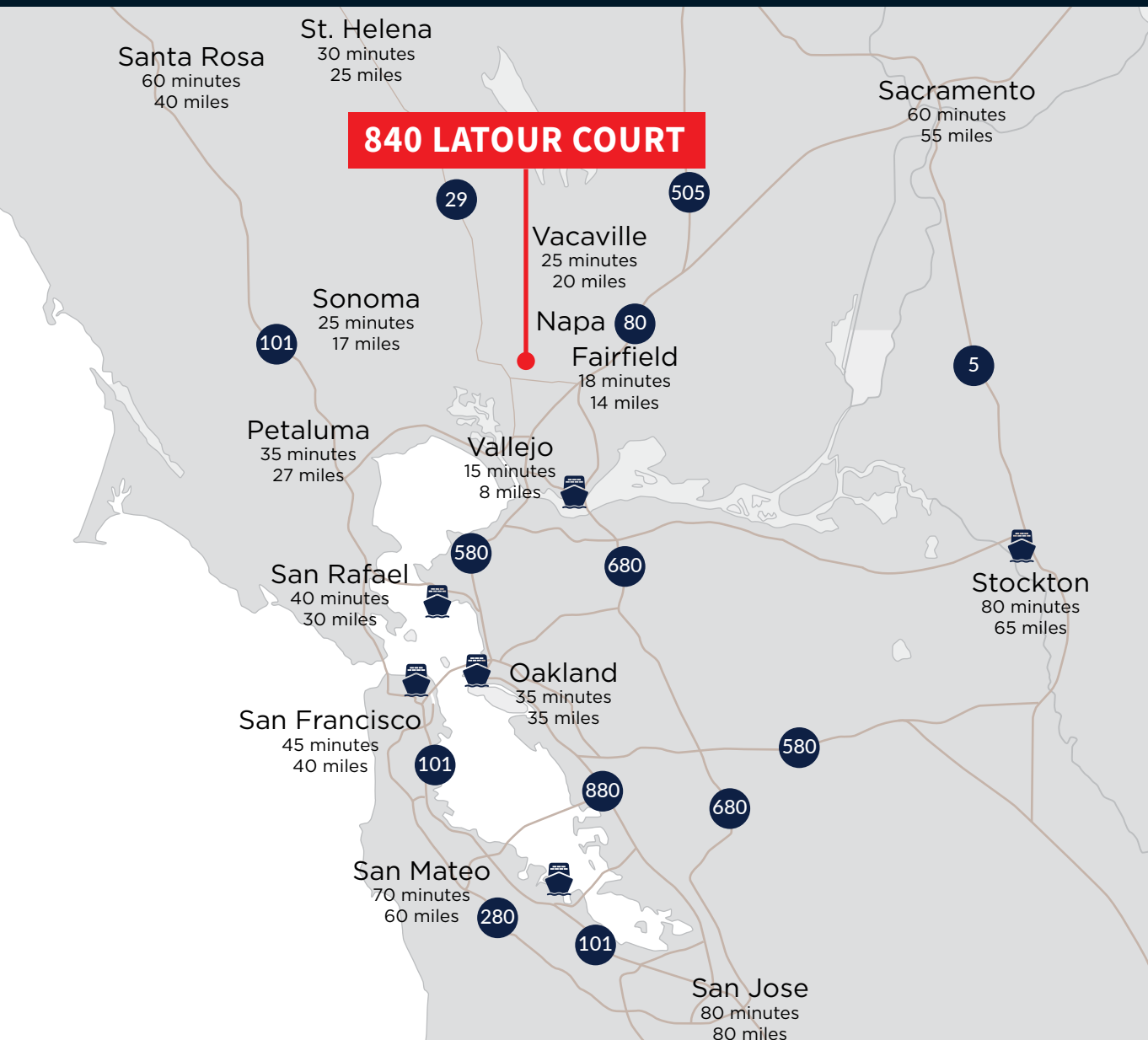
Corporate Neighbors

840 Latour Court is uniquely well-positioned at the North end of Napa Valley Commons Business Park. It is surrounded by major wineries and wine production or storage facilities in Napa Valley Commons.



1. The Appellation Trading Company
2. The Wine Foundry
3. Lloyd Cellars
4. Napa Valley Catering
5. Royal Limousine
6. Morenita Foods
7. Holman Cellars
8. Mi Sueno Winery
9. Chiron
10. Suncru Wines
11. AvinoDos Wines
12. Theoni Collection
13. The Father's House
14. K&M Chocolate
15. Independent Electric
16. Atlas Vineyard Mgmt
17. Bespoke Collection
18. Ca' Momi Winery
19. Falcor Winery
20. Kaiser
21. Wine Trade Network
22. Spelletich Family Wine
23. Cooperages 1912
24. BBJ La Tavola
25. Grape Culture
26. Bouchard Cooperages
27. Top It Off Bottling
28. JAQK Cellars
29. Vino Bello Resort
30. Meritage Resort & Spa
31. Grand Reserve at Meritage
32. Napa Vault

Location



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