

For Sale 3.85 AC Industrial Site



370 DEVLIN ROAD | NAPA, CA *Napa Valley Gateway Business Park*

- Rare Highway 29 frontage property
- Level topography
- Utilities along Devlin Road
- Zoning: IP: AC (Industrial Park: Airport Compatibility)

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PROPERTY SPECIFICATIONS



Rare Highway 29 frontage property



3 miles from downtown Napa;
7 miles to I-80 (Fairfield)



Utilities along Devlin Road

Water: City of American Canyon

Sewer: Napa Sanitation District

Electricity: PG&E

Gas: PG&E



Level topography

Dimensions:

272'-279' (W) x 575'-663' (D)



Adjacent to the Napa County Airport



Zoning: IP: AC

Industrial Park: Airport Compatibility
(Napa County Planning Department)



APN: 057-250-006



3.85 AC

Industrial Site For Sale

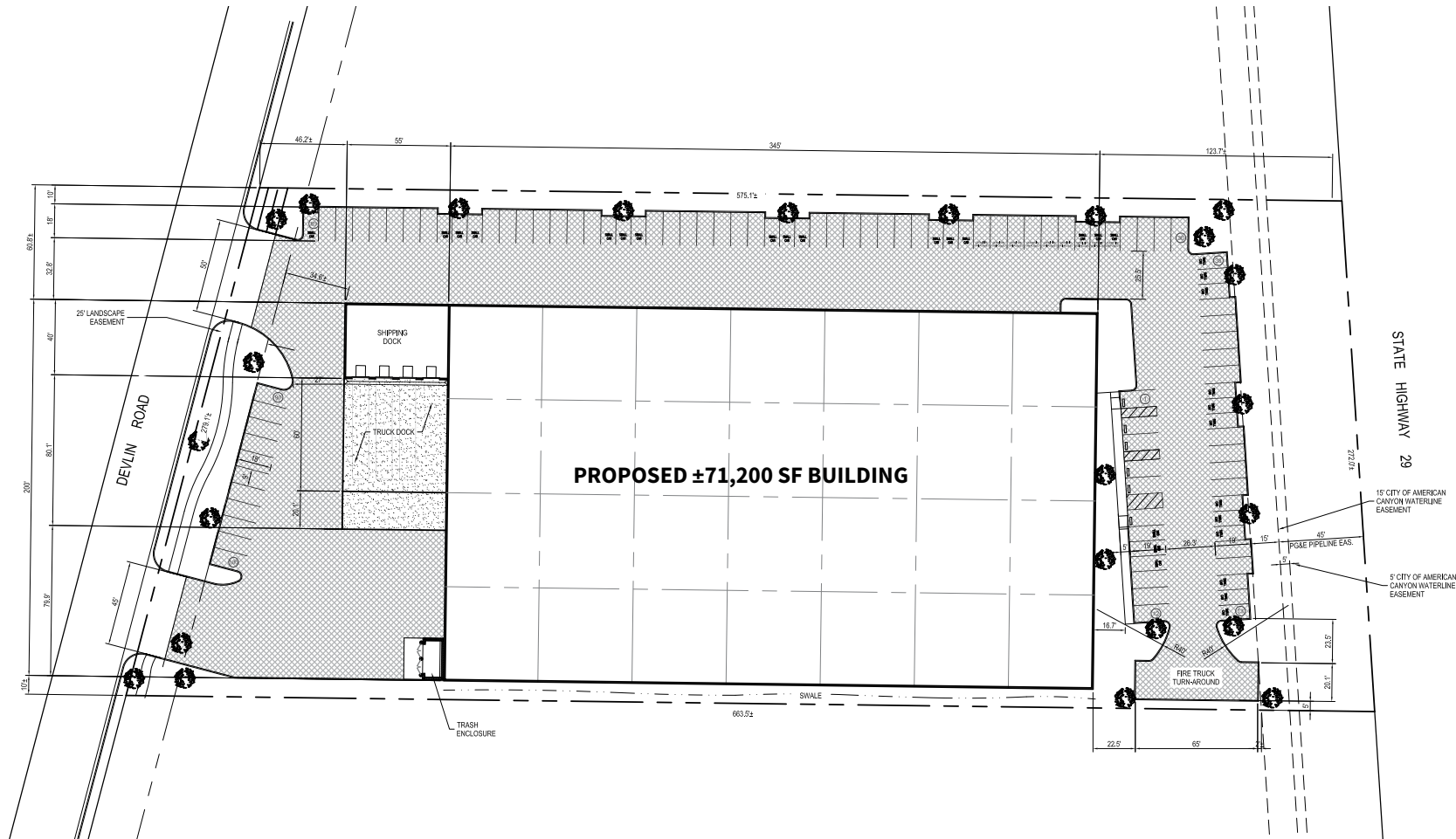


Corporate neighbors

- | | | | |
|--------------------------|--------------------------|---------------------|---------------------------|
| 1. Biagi | 7. Marriott | 13. Mezzetta | 19. Coca-Cola Enterprises |
| 2. Rambauer | 8. West Lake Royal Stone | 14. Wine Direct | 20. Western Carriers |
| 3. Treasury Wine Estates | 9. Valley Wine Warehouse | 15. Ikea | 21. Barry Callebaut |
| 4. Fior Di Sole | 10. Sutter Home Winery | 16. Amazon | 22. Infinity Bottling |
| 5. AP Tech | 11. G3 Enterprises | 17. Biagi | |
| 6. Wine Service Coop | 12. Hess Persson Estates | 18. Kendall Jackson | |

CONCEPTUAL SITE PLAN

370 Devlin Road | Napa, CA



For more information, please contact:

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