

770

SKYWAY COURT

NAPA AIRPORT CENTRE

±101,200 SF WAREHOUSE FOR LEASE

Night-Air Cooling System

770 Skyway Court | Napa, CA



PROJECT VIDEO



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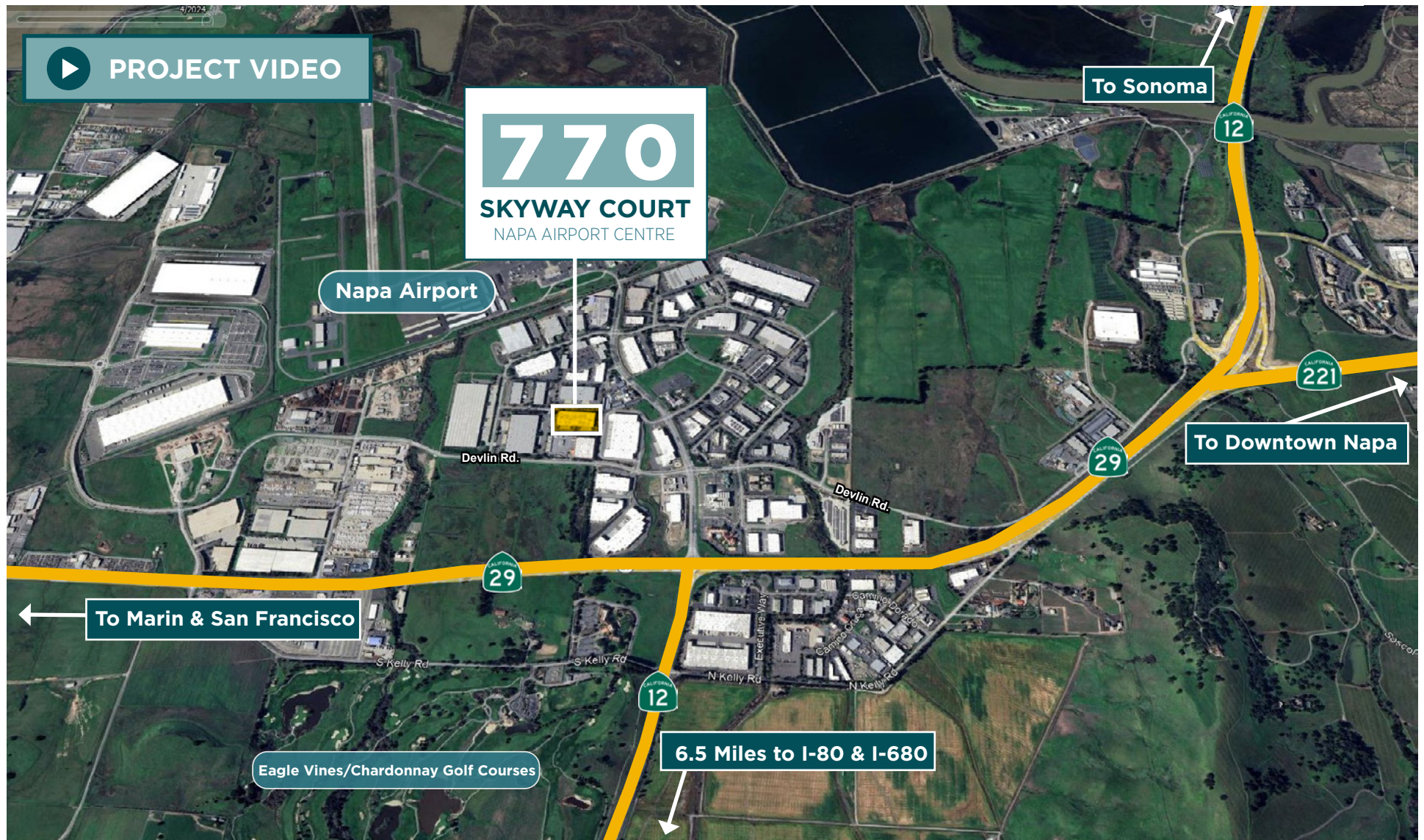
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Strategic Location - 6.5 Miles to I-80/I-680 Interchange



Building Features

Available: January 1, 2025



±101,200 SF
concrete tilt-up
building



Night-Air Cooling
System with back-up air
conditioning



±60-64 degree
temperature range



±3,000 SF of
office area on ground
floor, ±3,000 SF on 2nd
floor



460'-220'
approximate building
dimensions



(15) dock-high doors
(7) hydraulic 25,000 lb levelers
(6) edge of dock levelers



(4) grade-level
doors



50' x 55' typical
column spacing



26'-28'
clear height



.45 GPM over
2,000 SF sprinkler
density



130' dock staging area,
60' concrete dock
apron



T-8 motion sensor
warehouse
lighting



±45 parking stalls

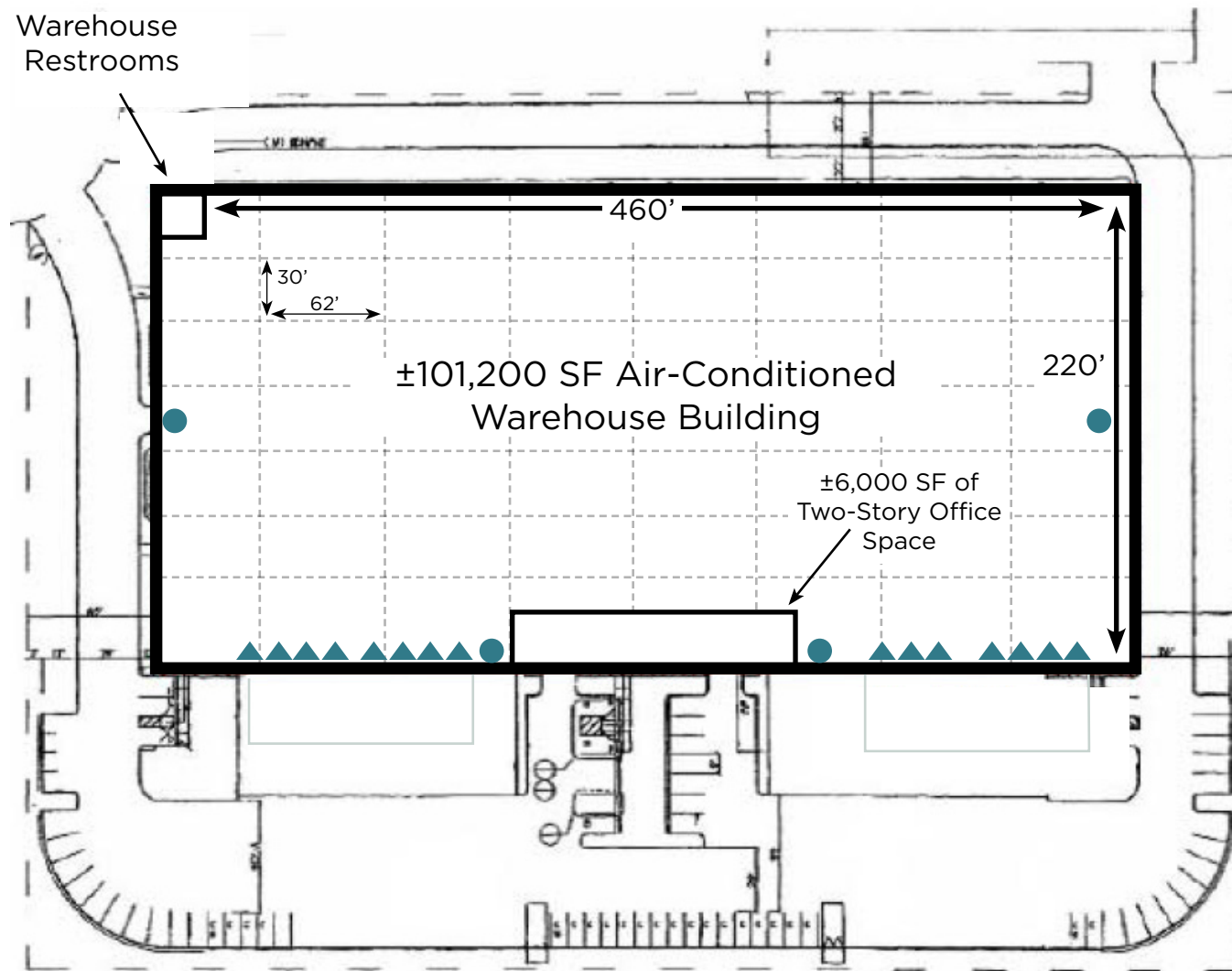


1600 Amps,
227/480 V,
3-phase power

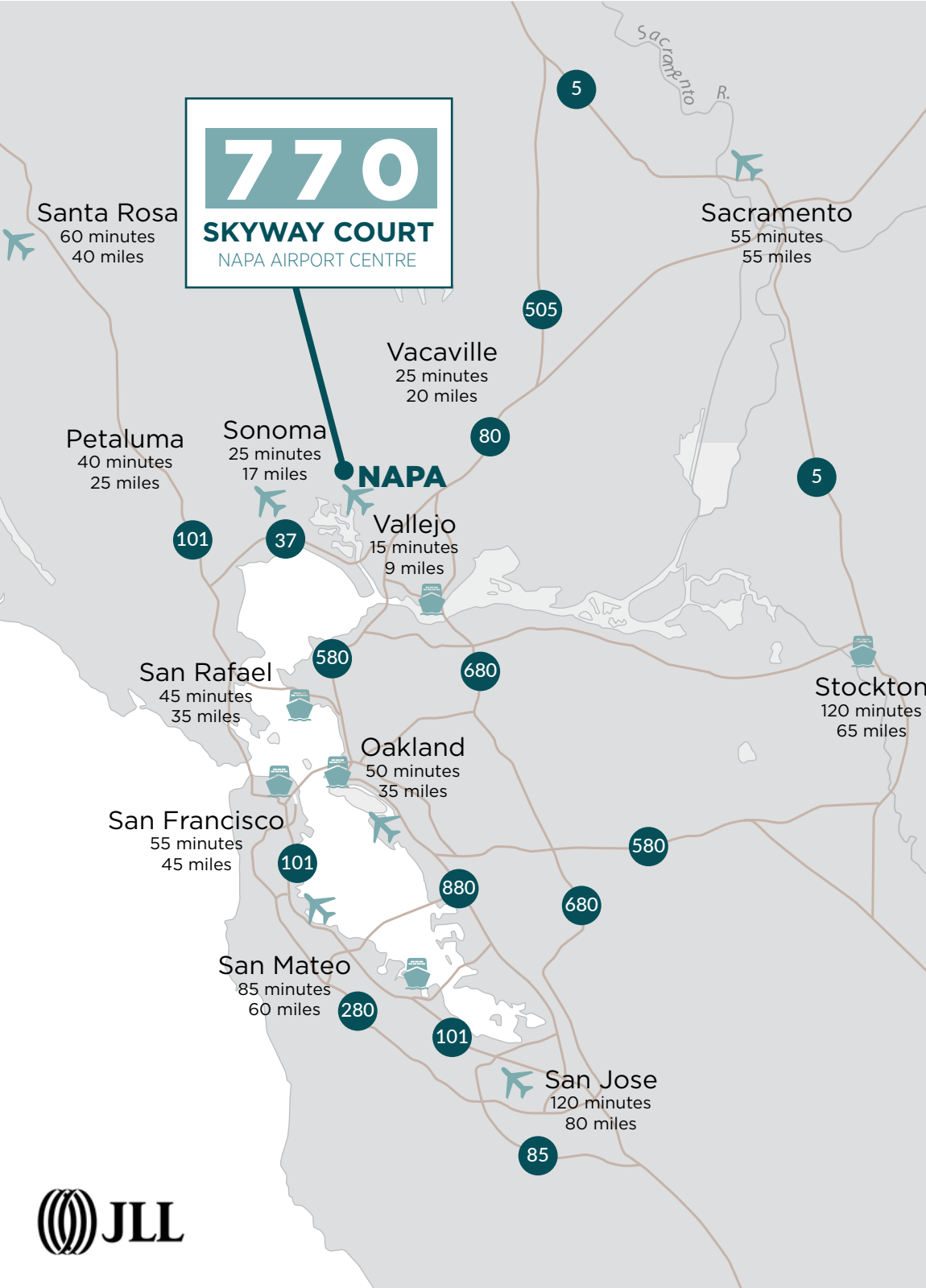


Fully insulated
interior walls and under
roof deck

Site Plan



- ▲ Dock-High Loading Door
- Grade-Level Loading Door



Ideal access to the Bay Area...

Vallejo	8 miles
Sonoma	17 miles
Vacaville	20 miles
San Rafael	35 miles
Oakland	35 miles
San Francisco	45 miles
Santa Rosa	40 miles
Sacramento	55 miles
San Mateo	60 miles
Stockton	65 miles
San Jose	80 miles

770 Skyway Court is located at the gateway to the world-renowned Napa Valley Wine Region, home to over 475 wineries. Ideally positioned in American Canyon along Highway 29, Napa Airport Corporate Center is just 7 miles south of downtown Napa and has great access to the entire North Bay and greater Bay Area.

Demographics



2024 Key Statistics - 45-minute Drive



1,889,219

Total population



\$101,599

Average
disposable income



24.77%

Millennial
population



51,862

Manufacturing
employees



811,948

Employees



19,962

Warehouse &
Distribution
Employees

2024 Labor Market Statistics

	Stocker and Order Filler	Industrial Truck/ Tractor Operator	Warehouse Worker	Warehouse Supervisor	Light Truck Driver	Tractor Trailer Truck Driver
Napa	\$17.34	\$21.36	\$17.57	\$28.15	\$22.44	\$26.24
Fremont	\$16.88	\$21.01	\$18.88	\$28.25	\$20.13	\$27.54
Fairfield	\$16.26	\$18.94	\$17.47	\$26.55	\$19.25	\$23.76
Oakland	\$16.89	\$21.02	\$18.89	\$28.26	\$20.13	\$27.56
Sacramento	\$16.01	\$18.40	\$17.84	\$28.38	\$19.09	\$25.25
San Francisco	\$20.45	\$24.73	\$22.88	\$33.30	\$24.21	\$31.27
San Jose	\$18.35	\$22.07	\$20.83	\$30.10	\$22.15	\$28.49
South San Francisco	\$19.66	\$23.90	\$22.55	\$30.85	\$20.14	\$28.58
Stockton	\$18.25	\$22.39	\$18.09	\$29.72	\$19.32	\$23.87
Tracy	\$18.25	\$22.39	\$18.09	\$29.73	\$19.32	\$23.88

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SKYWAY COURT

NAPA AIRPORT CENTRE

Ideal Location at the Entrance to Napa Valley



Napa Airport

Skyway Court

Devlin Road

Airport Blvd.

Downtown Napa



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**For more information,
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