

Napa Valley Vintners Park

1030 Kaiser Road | Napa, CA

**±153,380 SF Class 'A'
Planned Industrial Facility**

***Multi-Tenant Building
Divisible to ±12,500 SF***



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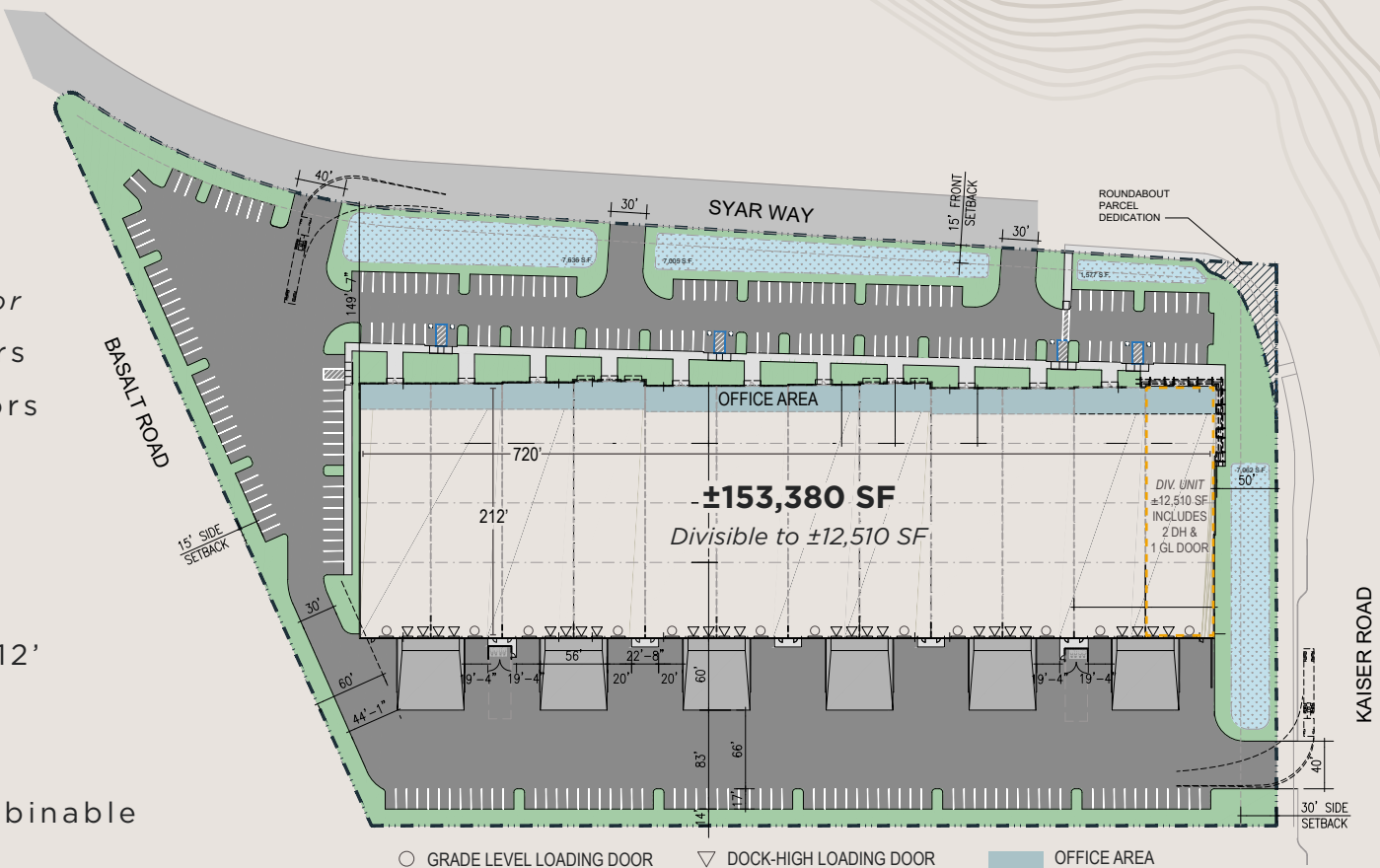
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Proposed SITE PLAN

±153,380 SF

- Divisible to ±12,500 SF
 - Each suite would include 2 docks and 1 grade level door
- 24 dock-high loading doors
- 12 grade level loading doors
- 30' clear height
- ESFR sprinkler system
- Power 4,000a, 277/480v
 - Minimum 300a per suite
- Bldg dimensions: 720' x 212'
- 240 auto stalls
- 126' truck staging
- Standard and flexibly combinable office improvements
- City of Napa water
- Two miles to downtown Napa
- Secure side and rear yard parking areas



[Click to View Larger Site Plan](#)

Potential Uses



Wine & Food
Production



Small-Scale
Manufacturing



Light Industrial
Uses



Small-Scale
Fabrication



Packaging
& Storage

[Zoning Link](#)

NAPA COUNTY QUICK FACTS



Over 475 wineries from 16 sub-appellations (AVA's) within Napa Valley

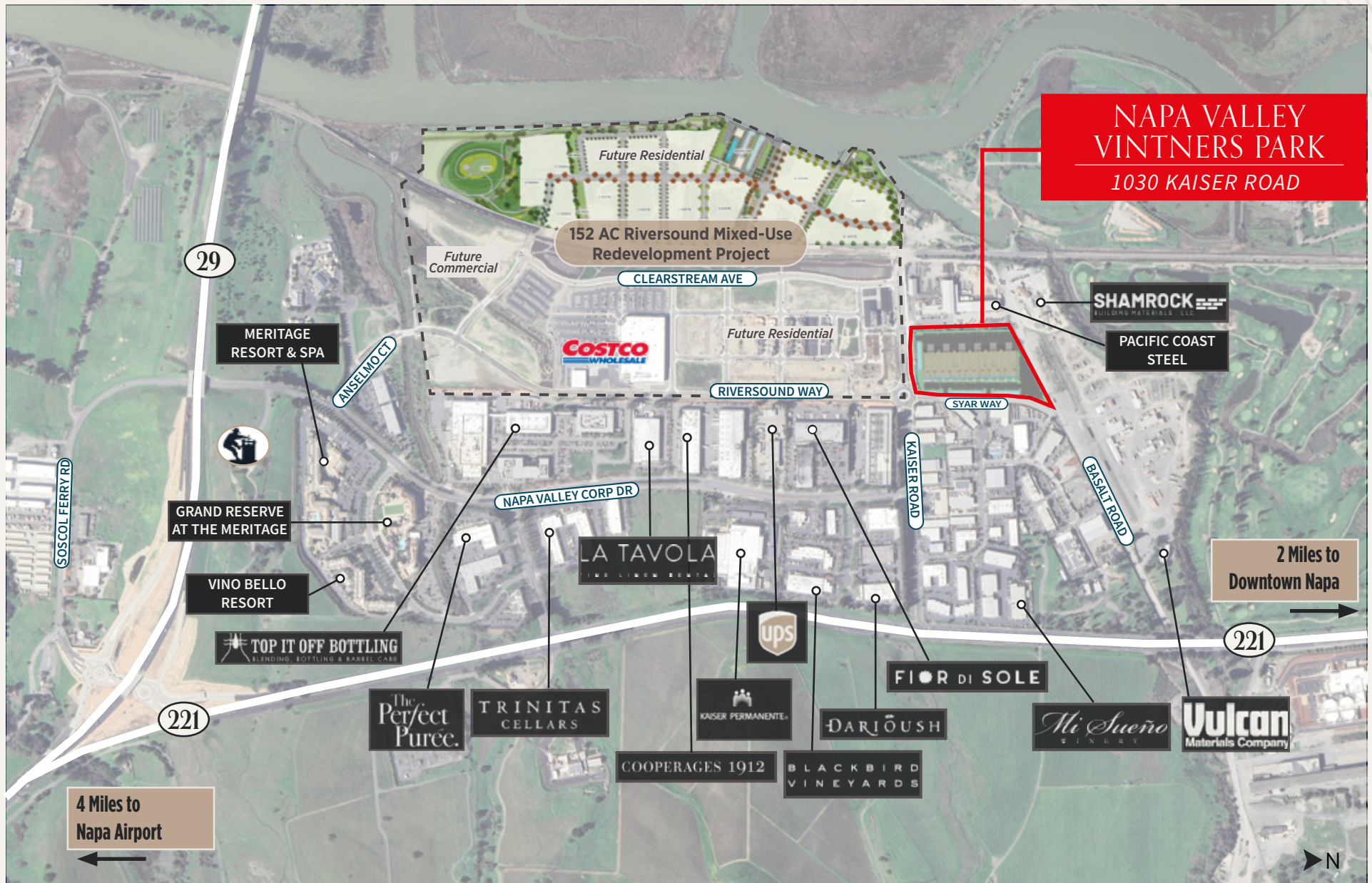
46,700 vineyard acres in Napa Valley

Local wine industry & related businesses provide an economic impact of more than \$9.4 billion annually and 44,000 local jobs

Napa County population: approx. 138,481 residents with approx. 49,500 households



CORPORATE NEIGHBORS



STRATEGIC LOCATION

Located in the City of Napa
in the world-renowned
Napa Valley wine region

DRIVE DISTANCES

DOWNTOWN NAPA	2 MILES
VALLEJO	8 MILES
FAIRFIELD	10 MILES
SONOMA	12 MILES
RICHMOND	28 MILES
OAKLAND	39 MILES
SAN FRANCISCO	48 MILES
SACRAMENTO	57 MILES



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