



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

OVER 1,000,000 SF OPPORTUNITY
WITHIN A ±218 ACRE - LOGISTICS AND RAIL-SERVED PARK
±646,000 SF & ±365,040 SF OPPORTUNITIES

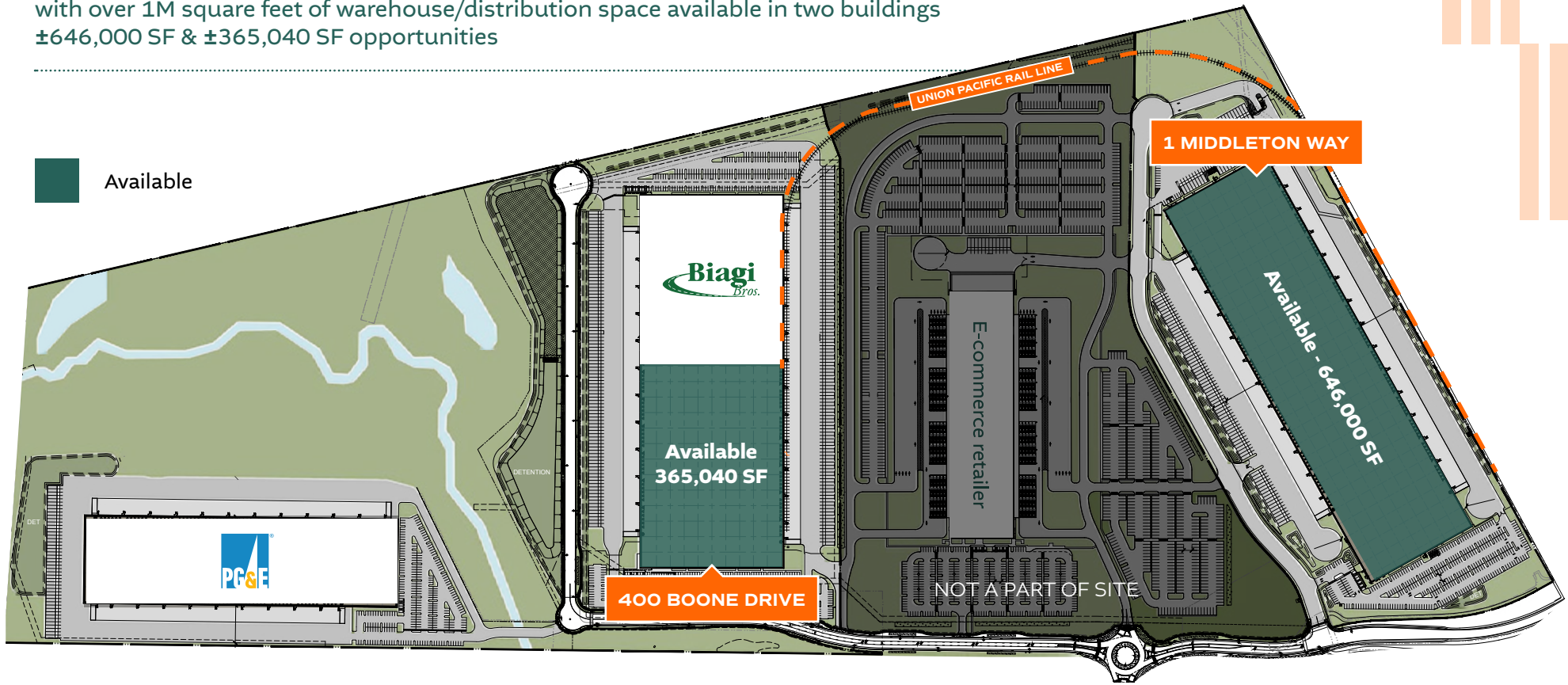


VIEW PROJECT VIDEO

NAPA LOGISTICS PARK

±218 AC Master Planned Industrial Project

with over 1M square feet of warehouse/distribution space available in two buildings
±646,000 SF & ±365,040 SF opportunities



Just 7 miles to I-80
and I-680



Divisible to 200,000 SF



Direct, rail-served access to Union Pacific
Railroad with connectivity to the Port of
Oakland, less than 34 miles from site.

1 MIDDLETON WAY

±646,000 SF

Building Size
±646,000 SF

Building Dimensions
420' D x 1,538' W

Divisible to
±200,000 SF

Office Size
±8,105 SF - South End
±2,105 SF - North End

Loading
Cross-Dock

Dock-High Doors
150 (9' x 10')

Dock Equipment
73 – 35,000 lb. mechanical
pit levelers w/seals

Grade Level Doors
4

Clear Height
32'-33'

Column Spacing
54' x 50'

Speed Bays
60'

Yard
Fully fenced and secure,
guard shack

Truck Court
125' - 195'

Parking
373 auto stalls
126 trailer stalls

Lighting
LED Motion Sensor Lighting

Warehouse Slab
8" fully reinforced

Fire suppression
ESFR with K-17 heads

Air circulation
22 Big Ass fans, 4
louvered doors

Skylights
2%, plus walls windows
above loading docks

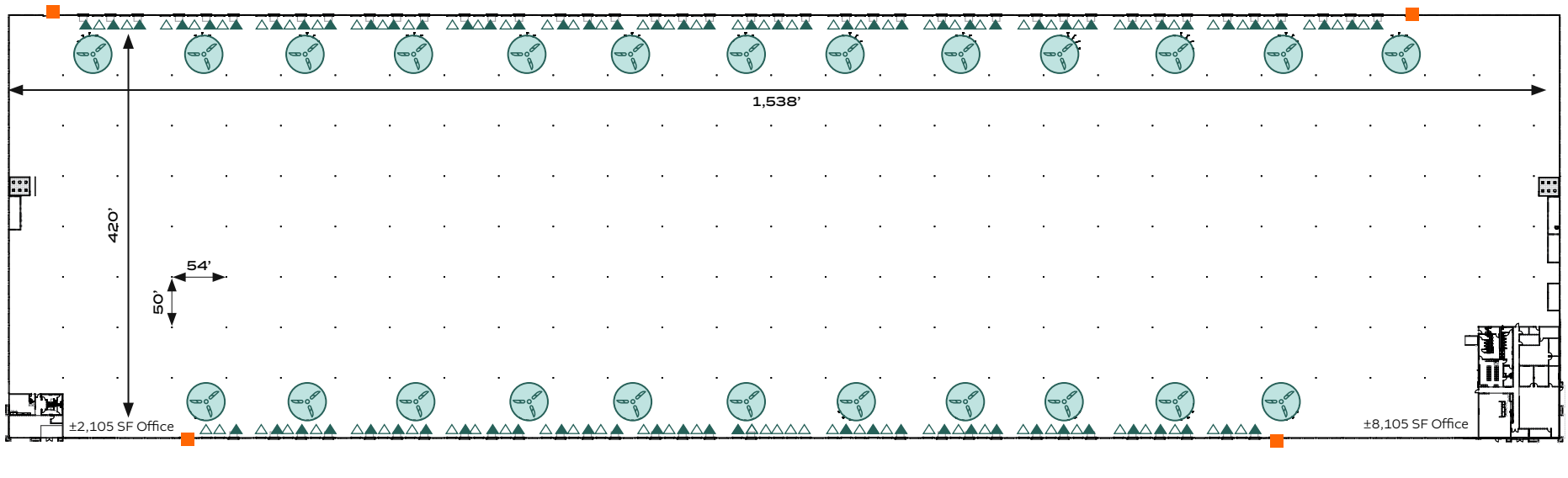
Power
5,000 amps @ 277/480v
(2 x 2,500 amp services)

Cooling System
Readily available and
priced



1 MIDDLETON WAY

±646,000 SF



-  FAN
-  DOCK DOORS
-  DOCK DOORS WITH EQUIPMENT
-  GRADE DOORS

OFFICE PLANS

400 BOONE DRIVE

±365,040 SF

Building Size
±702,000 SF

Available Size
±365,040 SF

Building Dimensions
520' D x 702' W

Office Size
±4,375 SF

Loading
Cross-Dock

Dock-High Doors
34 (knock-outs for add'l
28 dock doors)

Dock Equipment
6 – 35,000 lb. mechanical
pit levelers w/seals

Grade Level Doors
1

Clear Height
40'

Column Spacing
54' x 50'

Speed Bays
60'

Truck Court
175' - 185'

Rail
Rail served on east side (dock
knock-outs for add'l loading)

Trailer Parking
280 auto stalls
106 trailer stalls

Lighting
LED Motion Sensor Lighting

Warehouse Slab
8" fully reinforced

Fire Suppression
ESFR with K-17 heads

Yard
Fully fenced and secure

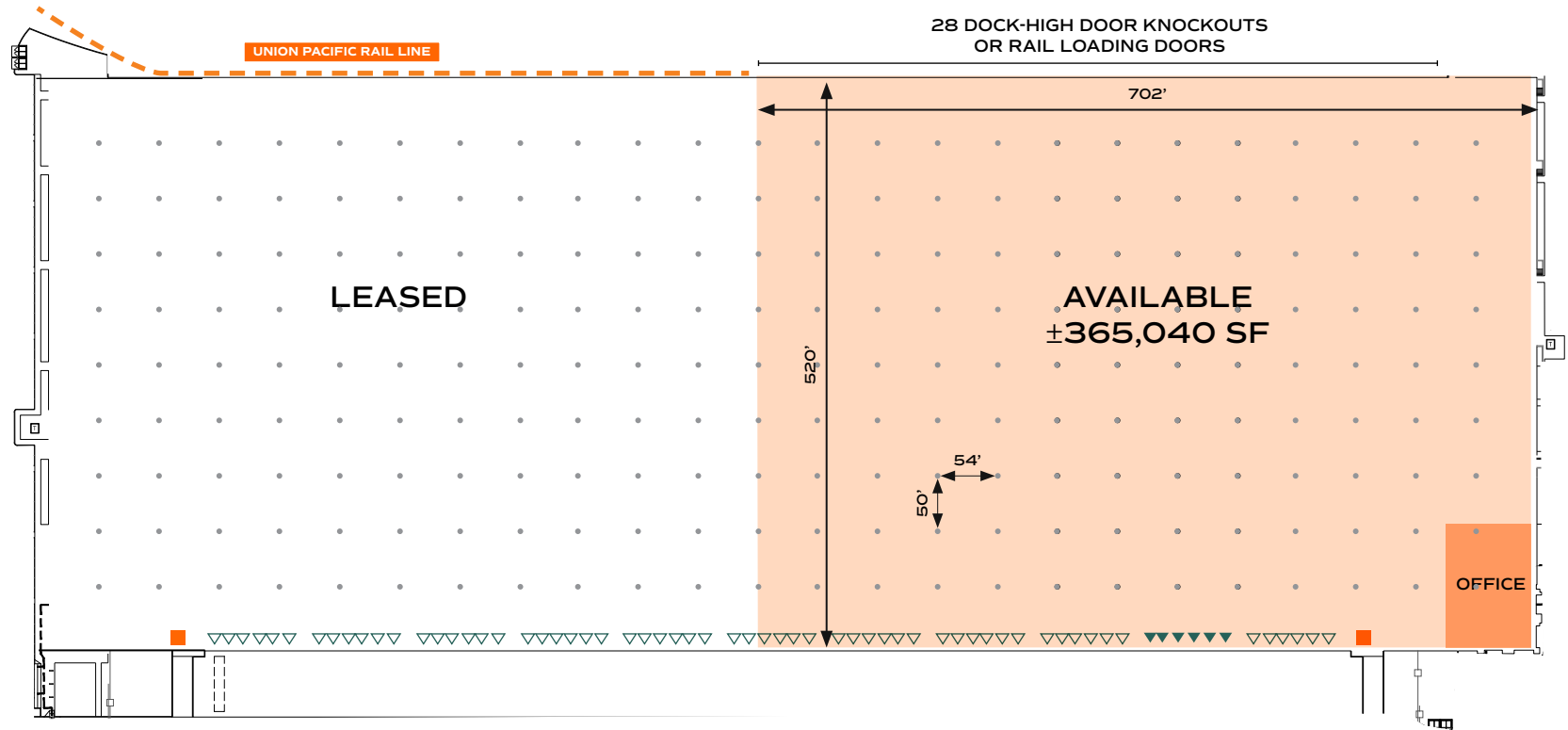
Insulation
R30 roof deck insulation

Power
4,000 amps @ 277/480v
service to building



400 BOONE DRIVE

±365,040 SF



- △ DOCK DOORS
- ▲ DOCK DOORS WITH EQUIPMENT
- GRADE DOORS

OFFICE PLAN

DELIVERY DRIVE TIMES



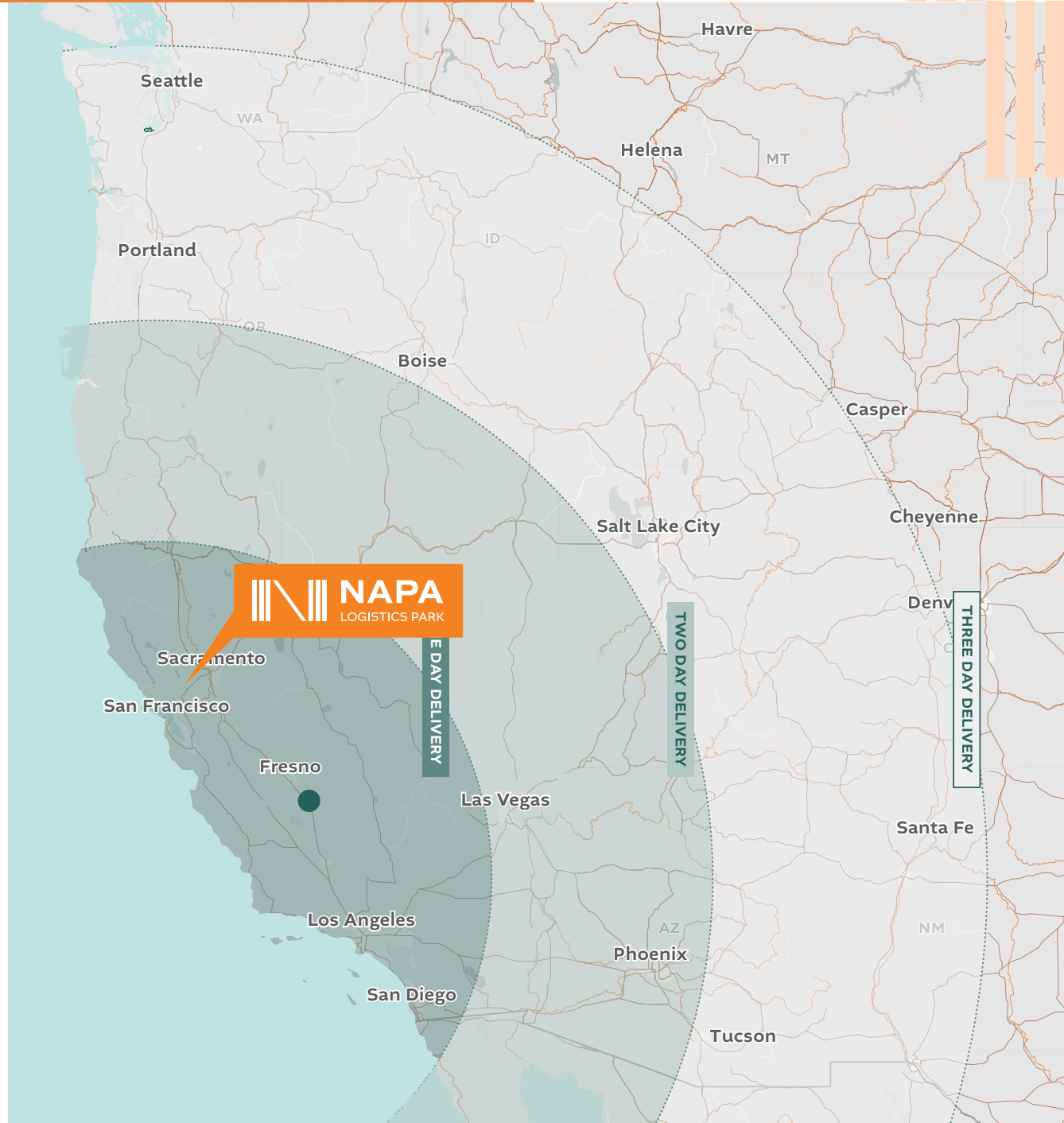
To Cities

Fresno 188 miles	Las Vegas 593 miles
Reno 186 miles	Salt Lake City 680 miles
Los Angeles 396 miles	Seattle 775 Miles
Portland 579 miles	Phoenix 777 miles
Boise 584 miles	Denver 1,196 miles



Transit Days From Napa

- 1 day delivery
- 2 day delivery
- 3+ day delivery



ACCESS TO THE BAY



To Cities

Vallejo

7 miles

Concord/East Bay

20 miles

Oakland

34 miles

San Francisco

40 miles

Sacramento

49 miles

Stockton

60 miles

San Jose

74 miles

Tracy

80 miles



To Ports

Port of Benicia

20 miles

Port of Oakland

39 miles

Oakland Intermodal

41 miles

Port of Stockton

62 miles

Ports of LA/Long Beach

413 miles

Port of Seattle

755 miles



To Airports

SFO Intl Airport

60 miles

Oakland Airport

44 miles



NAPA

LOGISTICS PARK

VIEW PROJECT VIDEO



Matt Bracco

+1 925 200 3537
matt.bracco@jll.com
RE Lic. #01185434

Chris Neeb

+1 707 495 7777
chris.neeb@jll.com
RE Lic. #01324612

Glen Dowling

+1 707 227 7800
glen.dowling@jll.com
RE Lic. #00890450

Jason Ovadia

+1 510 285 5360
jason.ovadia@jll.com
RE Lic. #01742912

John Fondale

+1 209 390 1694
John.fondale@jll.com
RE Lic. #01017415

Chad Rawlings

EQT Exeter
+1 206 310 4229
chad.rawlings@eqtpartners.com



REAL
ESTATE

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.