

FOR SALE OR LEASE

645
DEVLIN ROAD
Napa, CA



±75,591 SF INDUSTRIAL BUILDING

WAREHOUSE COOLING SYSTEM - TEMP CONTROL FROM 55-64°

3,600 AMPS OF POWER WITH SOLAR POTENTIAL | SITE IS FENCED, GATED, & SECURED



Jones Lang LaSalle Brokerage, Inc.,
RE License #01856260

PROPERTY HIGHLIGHTS

645 Devlin Road features a high quality industrial warehouse building strategically located in southern Napa, just 6.5 miles to the west of the intersection of Interstates 80 and 680 in nearby Fairfield. The property is ideally suited for production, light manufacturing, warehousing, and related uses. The warehouse is temperature controlled, and the site is completely paved, fenced, and accessed by two gated entrances. The property features $\pm 5,748$ SF of high quality, 2-story office space, with an executive board room, full kitchen, private offices and conference rooms. The property is available immediately for sale or lease.

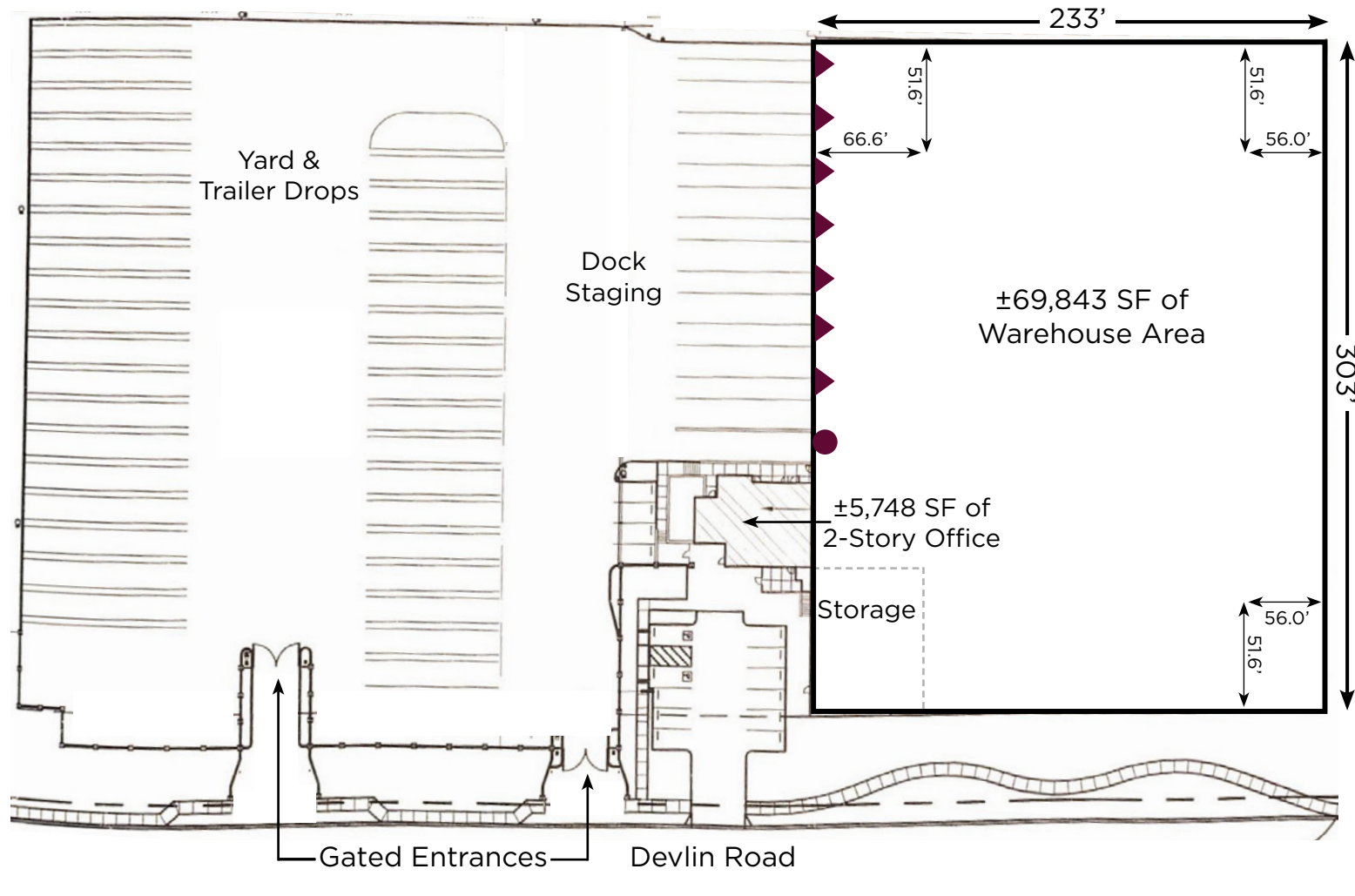


BUILDING FEATURES

- Concrete-tilt up construction completed in 2008
- $\pm 75,591$ SF industrial building on ± 5.26 AC
- $\pm 5,748$ SF of high-quality, 2-story office space
 - 1st Floor - $\pm 1,518$ SF
 - 2nd Floor - $\pm 4,230$ SF
- $\pm 69,843$ SF of warehouse area
- Temp control cooling system can maintain a temperature range from ± 55 to 64°
- Site is entirely fenced with (2) secured and gated entrances
- Insulated newer roof
- “Hold & Haul” waste-water system
- Seven (7) dock-high doors with mechanical dock levelers, dock locks, and safety lights
- One (1), 12’ x 14’ grade-level door
- Clear height: 26’ to bottom of Glu Lam Beams
- Power: 3,600 amps, 277/480 v, 3-phase
- Sprinkler system: .495 GPM over 2,000 SF
- 55’ x 50’ column spacing, 66’.5 from docks to first column
- Room for (37) trailer drops
- Tanker Wash station and equipment

SITE PLAN

645
DEVLIN ROAD
Napa, CA

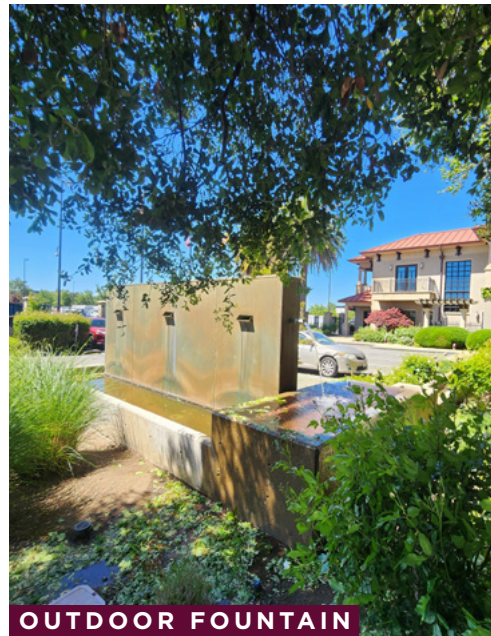


- ▲ Dock-High Loading Door
- Grade-Level Loading Door

PROPERTY PHOTOS



BUILDING EXTERIOR



OUTDOOR FOUNTAIN



TWO-STORY OFFICE



WINE DISPLAY



LARGE GROUP MEETING ROOM



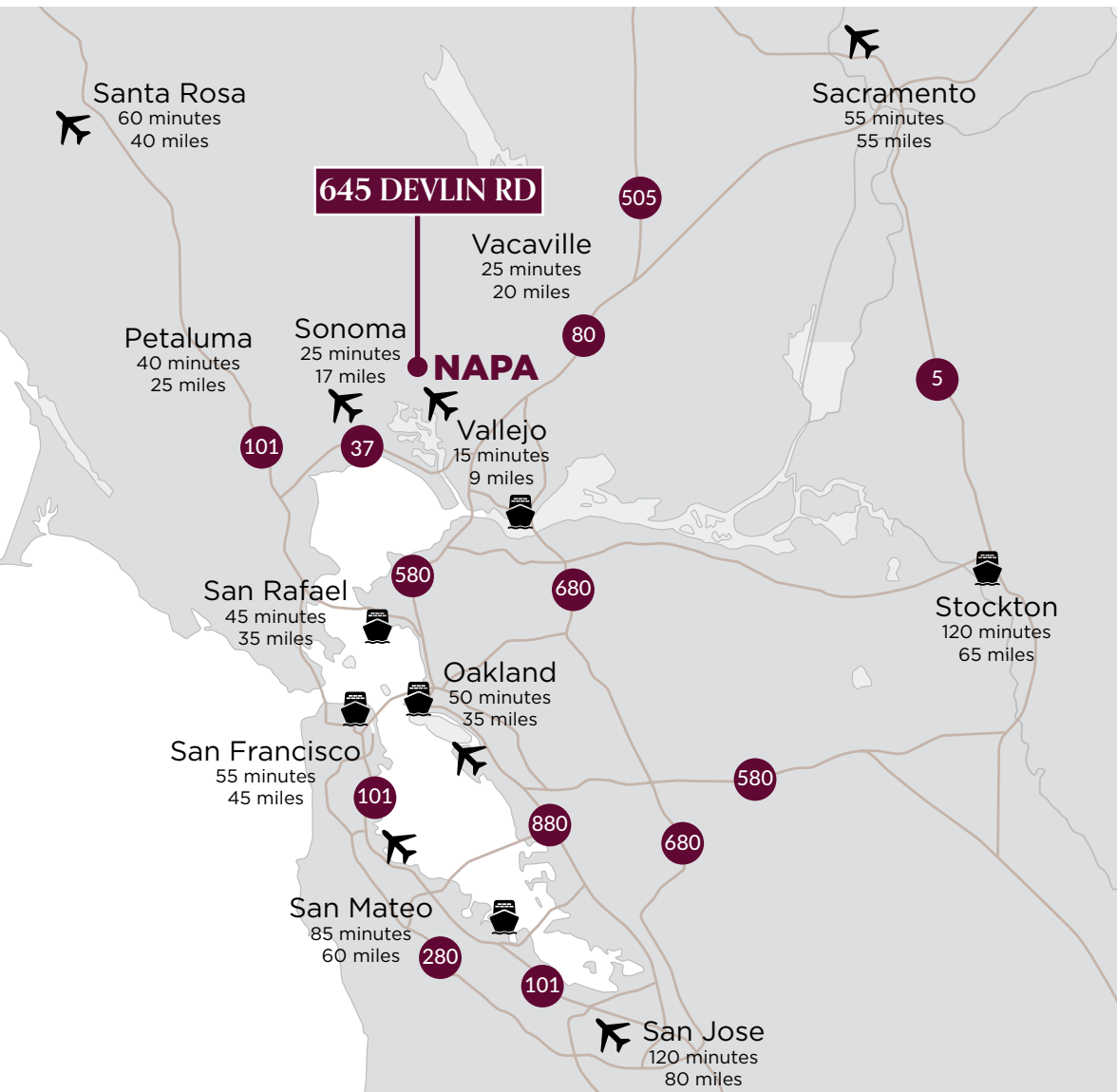
EXECUTIVE BOARDROOM

CORPORATE NEIGHBORS



LOCATION MAP

645 Devlin Road is located at the gateway to the world-renowned Napa Valley Wine Region, home to over 475 wineries. Ideally positioned along Highway 29, the site is just 7 miles south of downtown Napa and has excellent access to the entire North Bay and greater Bay Area region.

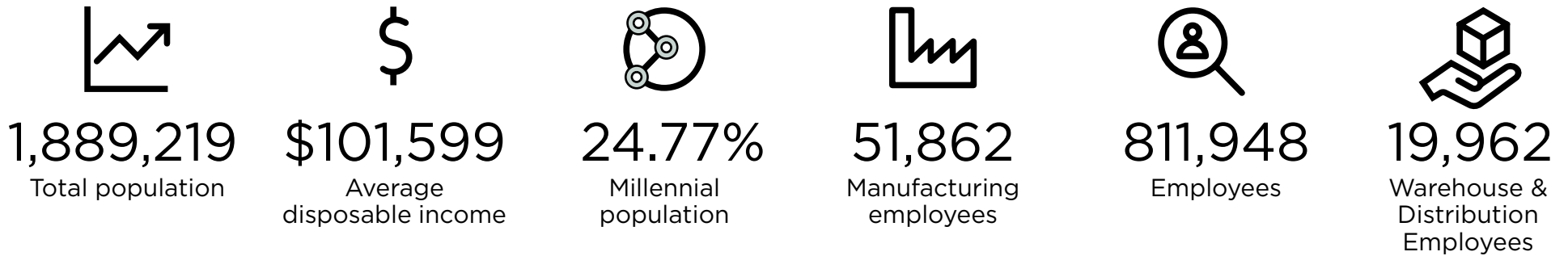


EXCELLENT ACCESS TO THE BAY AREA

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

DEMOGRAPHICS

2025 Key Statistics - 45-minute Drive



2025 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



CONTACT US

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

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

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



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. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.