



±33,526 SF

Airport Blvd

# For Lease

1562 Airport Boulevard, Napa, CA

±33,526 SF Industrial Space Available

Night-Air Cooling System | Ideal for Wine Storage



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

# Space Highlights

- ±33,526 SF industrial space available for lease
- ±2,500 SF of high quality office space with polished concrete floors that includes a lab area
- Previously used for wine bottling, tank storage and cased storage
- 29' clear height with skylights throughout warehouse
- Two (2) 12' x 14' grade-level loading doors
- Total of five (5) dock-high loading doors; four (4) include 30,000 lb. mechanical dock levelers
- Night-air cooling system & insulated warehouse area designed for wine storage
- Floor drains with both a hold & haul and pre-treatment waste system\*\*\*
- Will serve letter for up to 2,000 gallons of water per day\*\*\*
- 1,000 amp, 277/480 volt, 3-phase electrical service
- ESFR fire suppression system
- Located in the Napa Valley Gateway Business Park at intersection of Highways 12 & 29

\*\*\*One of the previous tenant's had secured a Will Serve Letter providing ±2,000 gallons of water per day and also operated a hold & hold, pre-treatment system on-site. It appears the system still exists as part of the premises. Tenant must satisfy itself with the condition of said system and its suitability for tenant's intended use and the existence of the Will Serve Letter for daily water use.

# Site Plan



# Corporate Neighbors



# Location Map

1562 Airport Blvd is located at the gateway to the world-renowned Napa Valley Wine Region, home to over 475 wineries. Ideally positioned at the intersection of Highways 12 and 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.



- Sonoma — 25 mins
- Fairfield — 12 mins
- Vacaville — 25 mins
- Sacramento — 60 mins
- San Francisco — 55 mins
- Richmond — 37 mins
- Oakland — 45 mins
- San Rafael — 43 mins
- Petaluma — 35 mins
- Santa Rosa — 60 mins

**AIRPORTS**

- Napa Airport
- Sacramento Airport
- Santa Rosa Airport
- Oakland Airport
- SFO Airport



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