

HIGH VISIBILITY OWNER-USER OPPORTUNITY AT NAPA GATEWAY

4.33 ACRES OF INDUSTRIAL LAND



4.33 ACRES

LOT 1-GATEWAY ROAD E. | NAPA, CALIFORNIA

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FOR SALE: 4.33 ACRES

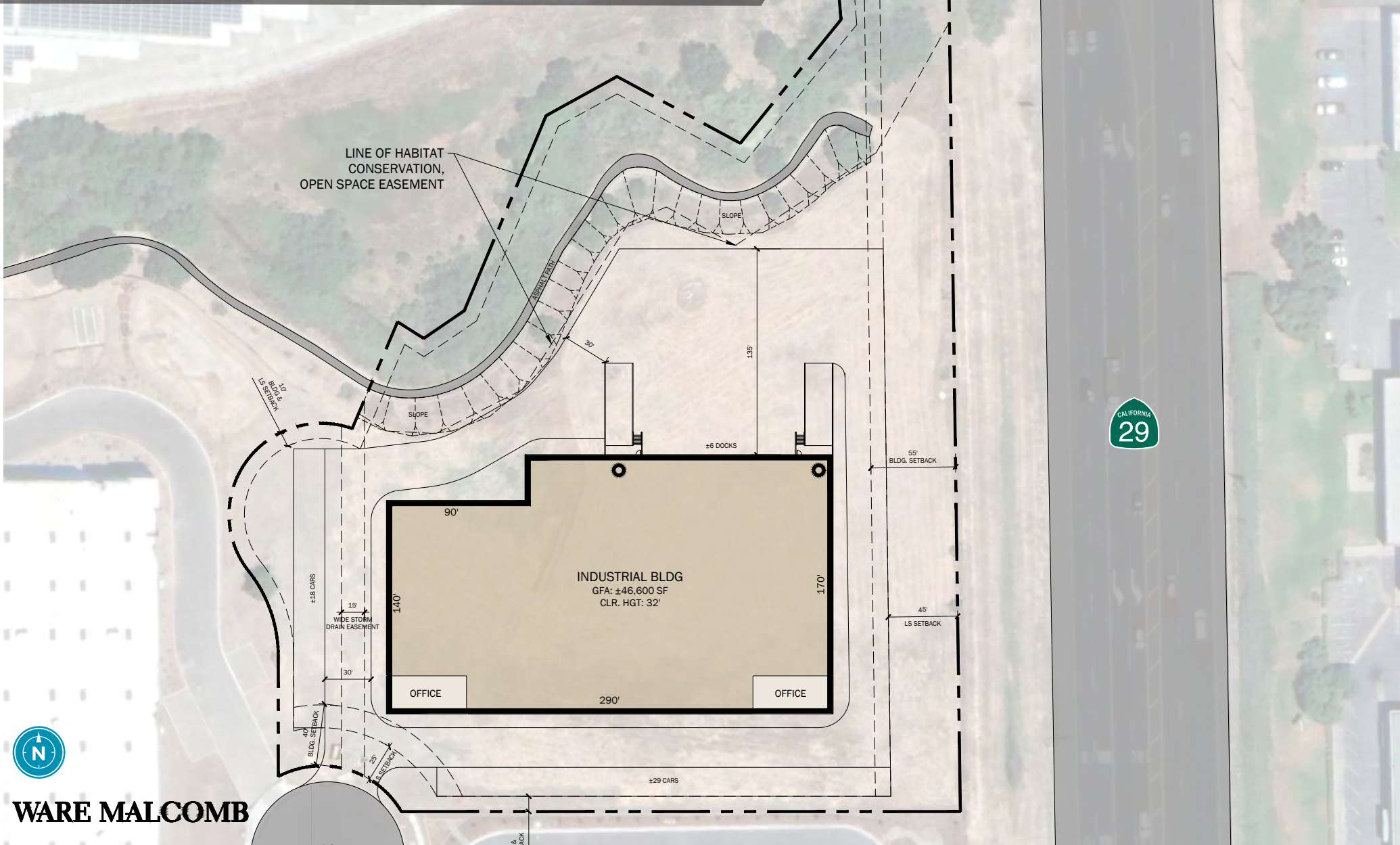
PROPERTY HIGHLIGHTS

GROSS ACRERAGE:	±4.33 Gross Acres 3.49 Acres Net of creek habitat easement
PROPERTY AREAS:	Gross Area: ±188,446 SF Habitat Conservation/Creek: ±36, 365 SF
APN:	957-200-039
ACCESS:	Devlin Road via HWY 12 @ 29
TRAFFIC COUNT MONTHLY PEAK DAILY COUNT:	Located within horizontal clear zone of Airspace restrictions
ZONING:	IP: AC
TOPOGRAPHY:	Flat
UTILITIES:	
WATER:	12"
SEWER:	8"
STORM DRAIN:	18"
GAS & ELECTRICITY PROVIDER:	PG&E



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SITE PLAN CONCEPT FOR ±46,600 SF



WARE MALCOMB

FOR SALE: 4.33 ACRES

NEIGHBORING TENANTS



Western Wine Services

Collette Labels

Wine Service Cooperative



SPRINGHILL SUITES
MARRIOTT

BROCO WINE COMPANY
WINES FOR THE AMERICAN TABLE
EST. 1980

Le Belge
CHOCOLATIER

Biagi
Bros.

Constellation Brands

STAMPA

DELICATO

THE SHERIDAN WINE ESTATE

LAIRD
FAMILY ESTATE

North Bay
Regional Center

Constellation Brands

wineshipping

OGN SERAFIANI & SONS
THE WINE MERCHANTS OF NAPA

Wine Cooperative

LG

Wine Service Cooperative

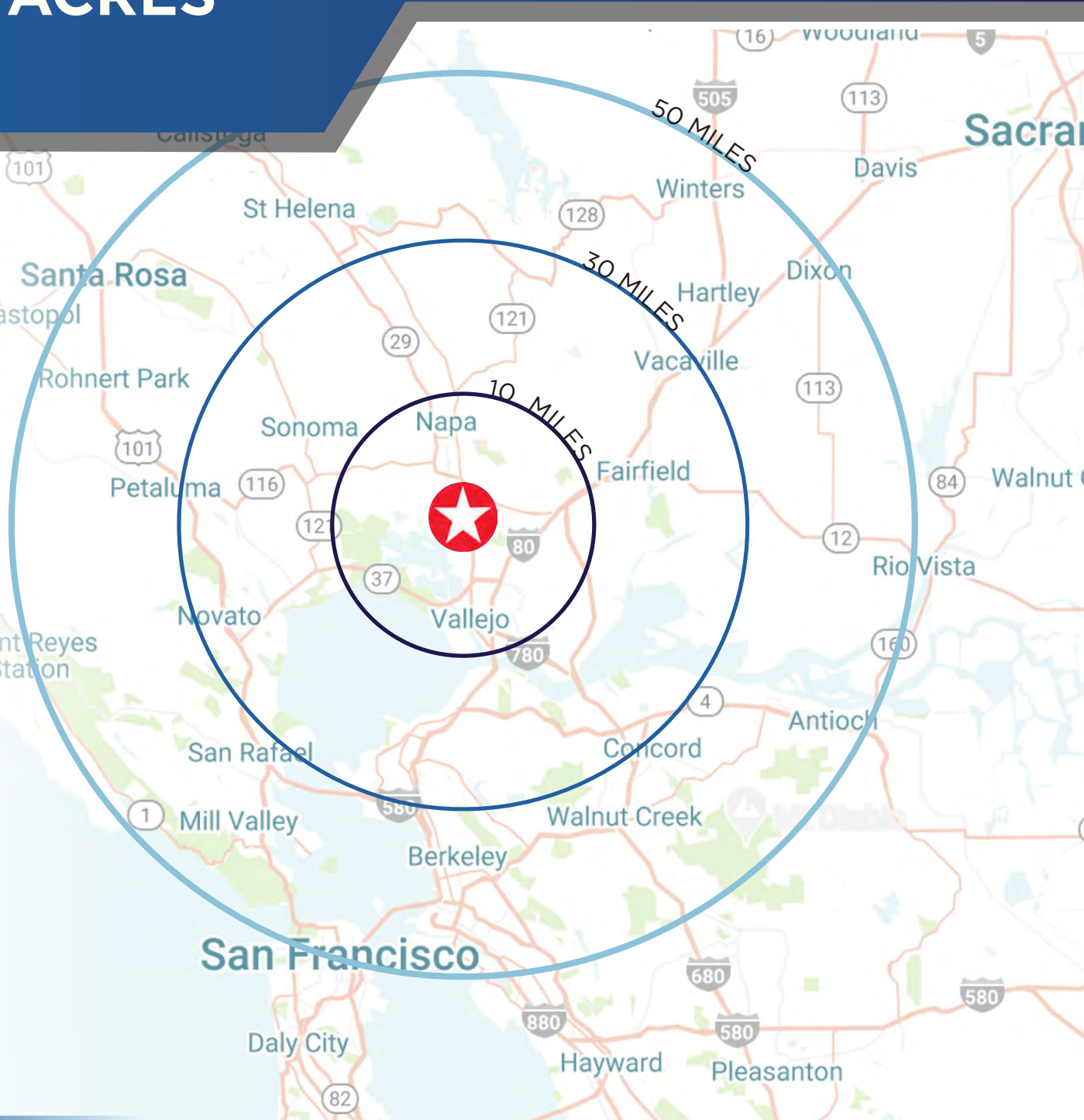
ROMBAUER

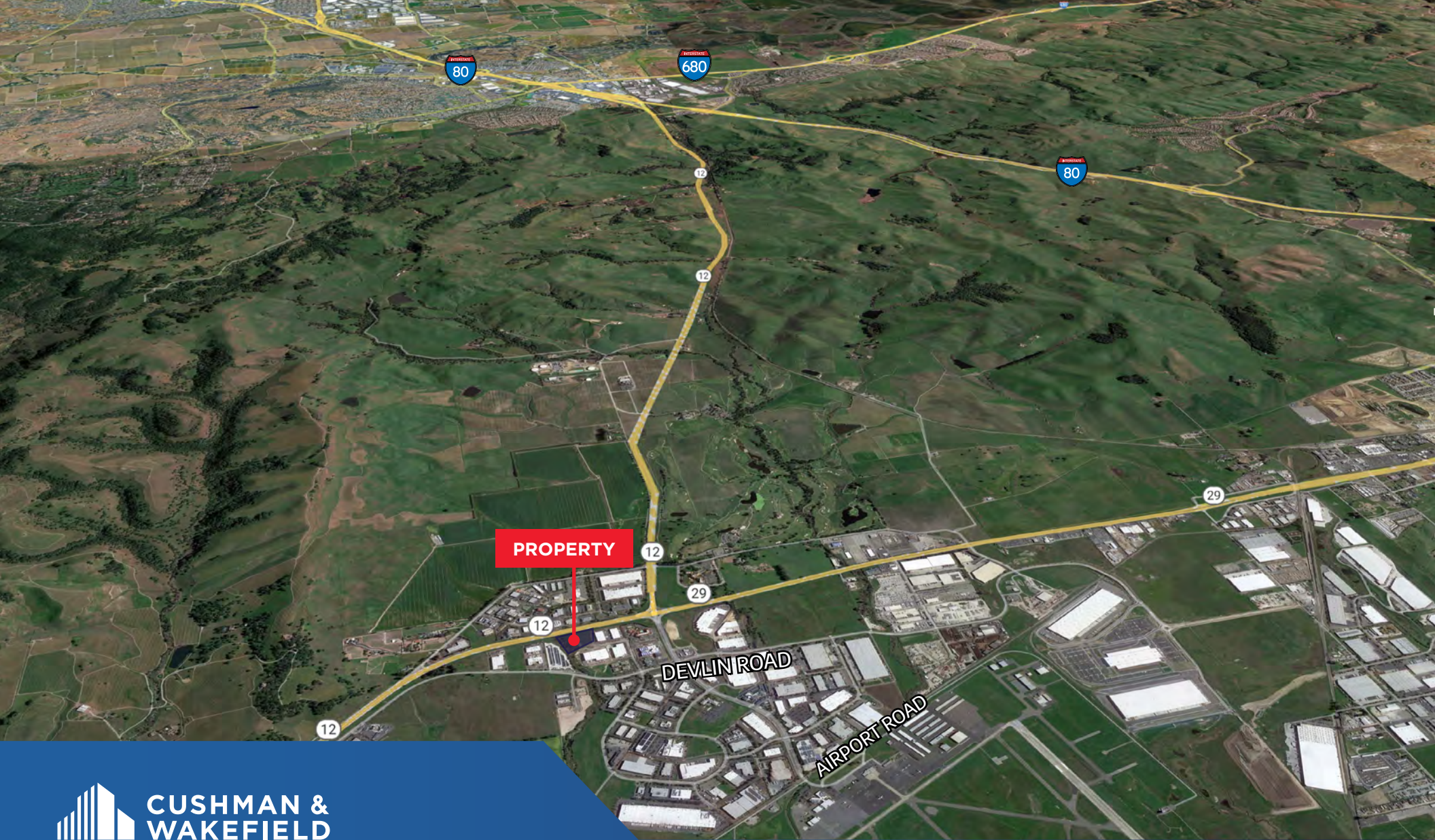
NAPA COUNTY AIRPORT

FOR SALE: 4.33 ACRES

LOCATION MAP

CITY	MILES
NAPA	±6.9 Miles
VALLEJO	±8.8 Miles
FAIRFIELD	±13.7 Miles
OAKLAND	±47.2 Miles
SAN FRANCISCO	±46.2 Miles





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