

±18,688 SF WAREHOUSE SUITE AVAILABLE FOR LEASE

IDEAL FOR WINE STORAGE, TASTING ROOM OR PRODUCTION



1901-1911 N. KELLY ROAD
AT HIGHWAY 12 & 29 | NAPA, CA

CURRENTLY AVAILABLE | 1901 N. KELLY ROAD:

- ±18,688 Office/Warehouse Suite
- ±5,675 Office/Production Area
- Dock & Multiple Grade-Level Loading
- 60-Tons of Warehouse Cooling
- 2,000 Amps, 277/480 Volt, 3-Phase Electrical Service
- Roofdeck Insulation & Energy Efficient Lighting
- Hwy 29 Frontage and Signage

BUILDING HIGHLIGHTS:

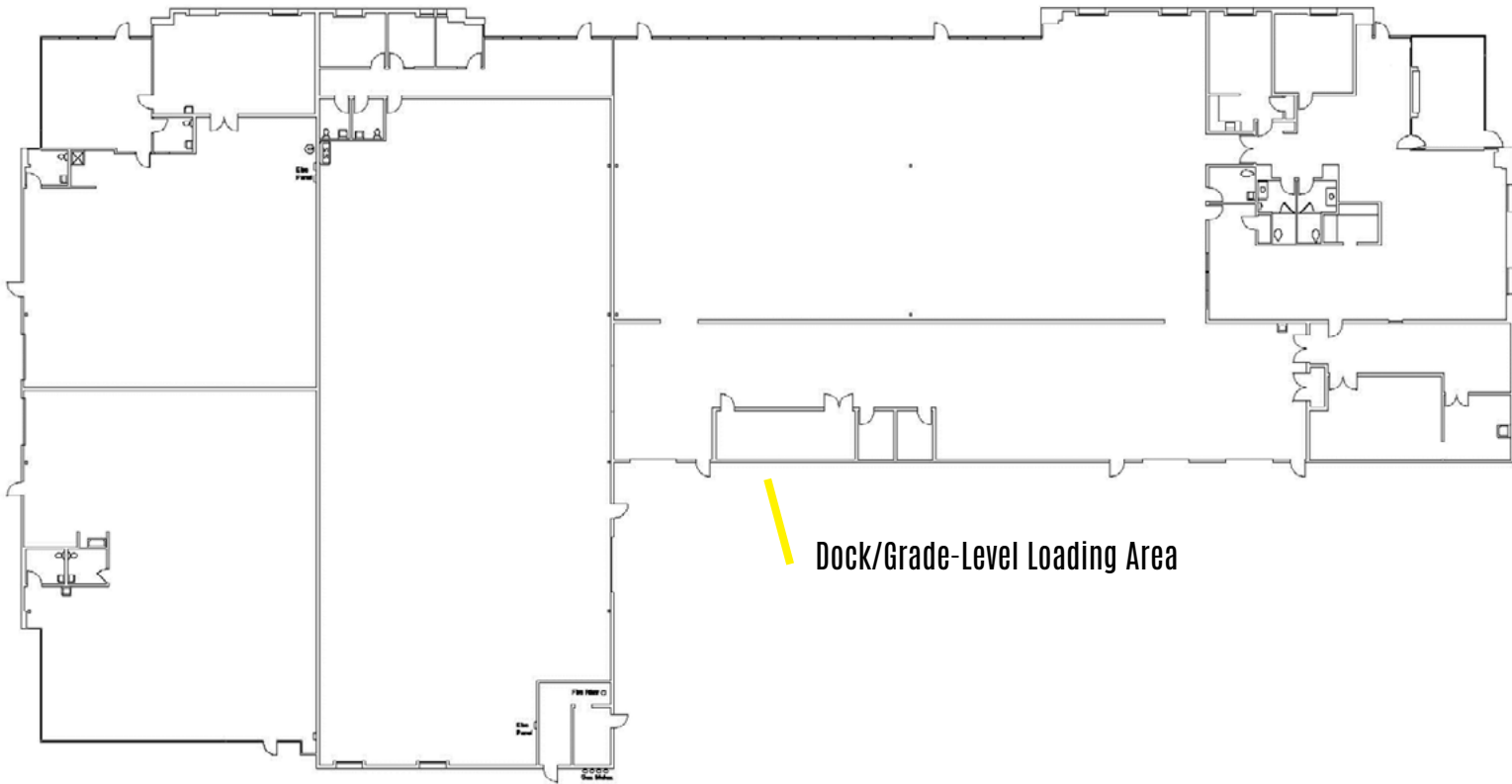
- ±40,000 SF Modern Multi-Tenant Light Industrial Building
- Fully Insulated & Sprinklered
- 22' Warehouse Ceiling Clearance
- 3,000 amp, 480/277 volt, 3 Phase Electrical Service
- Updated Industrial Water Use Will Service
- 3.5 to 1,000 Parking Ratio
- Excellent Truck Staging Area with 360° Access
- Mature Landscaping with Open Space Preserve
- Prominent Highway 29 Visibility at entrance to Napa Valley



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FLOOR PLAN

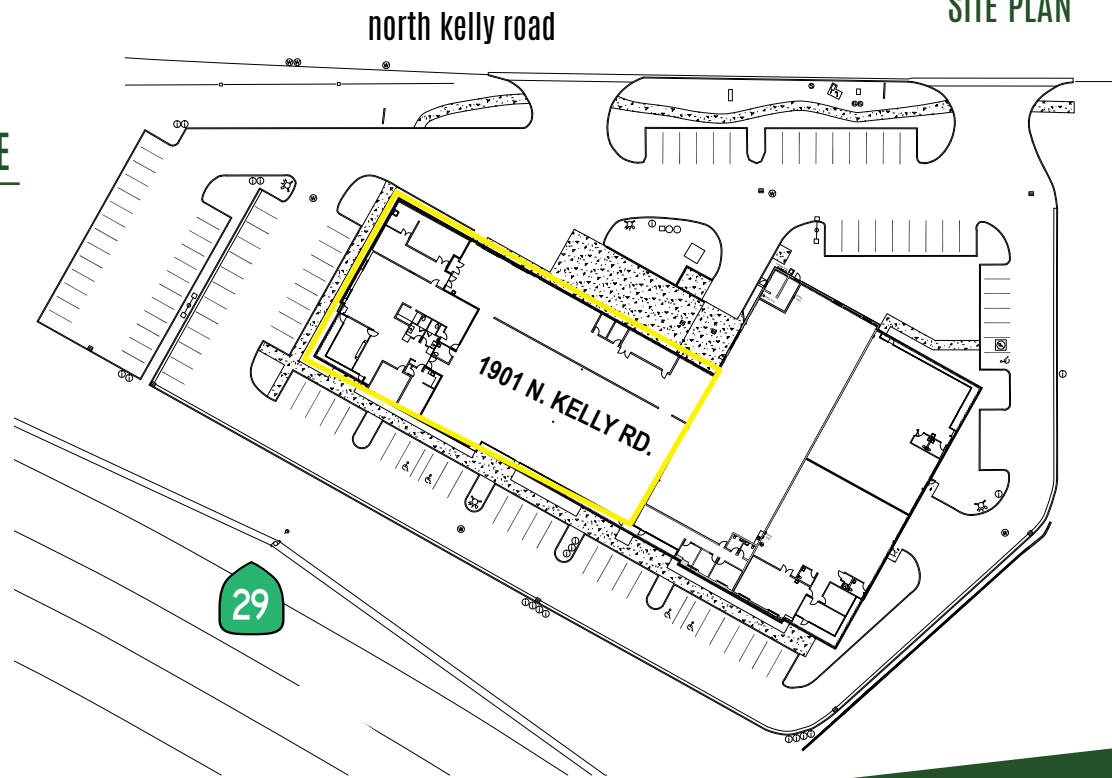


± **18,688 SF**

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TASTING ROOM OR PRODUCTION

SITE PLAN



To Schedule a Tour or For More Information, Please Contact:

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