

FOR SALE or LEASE

OFFICE/INDUSTRIAL



Brokers of the Valley



2650 Napa Valley Corporate Drive, Napa

Sale Price: \$4,999,000

Property Information ±24,095 SF

2650 Napa Valley Corporate Dr.

SF ±16,032 SF

LEASE PRICE

\$1.10 SF/Mo. NNN

Offices – ±9,732 SF

- Four (4) Smaller Private Offices
- Two (2) Larger Private Offices
- Two (2) Large Office Cubicle Areas
- Conference Rooms
- Reception/Lobby
- Breakroom
- Training Room
- Two (2) Restrooms

Warehouse—± 6,300

- 10 ton HVAC Unit with Economizer
- Two (2) Roll up doors
- 18'-20' Ceiling Height

Area A – ±3,000 SF plus Mezzanine area over a portion of office

Area B – ±3,300 SF

Common Areas

- PG&E separately metered
- Good parking
- Near Lodging

Zoning

IP-A: Industrial Park - A



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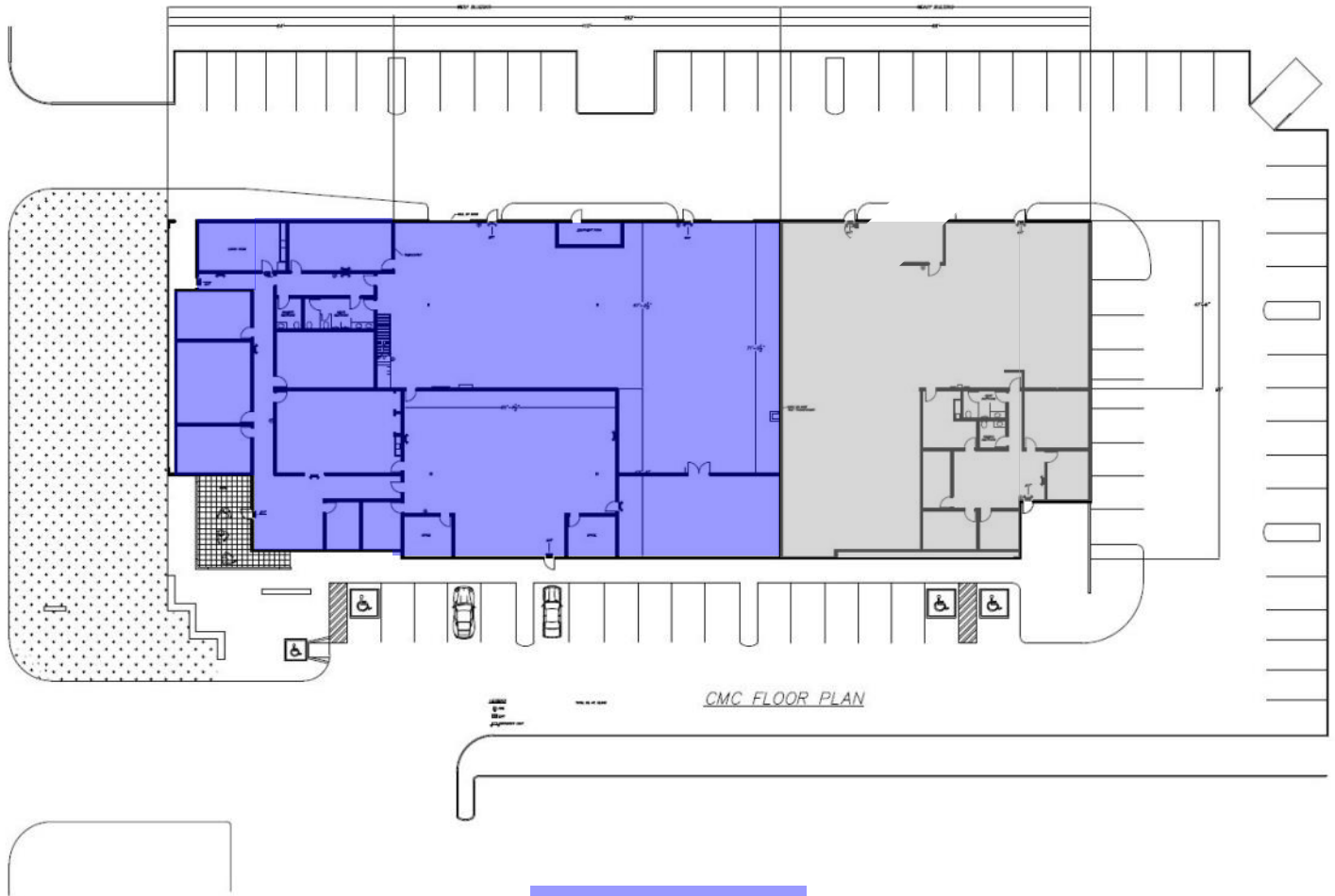
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