

PHASE II FOR LEASE OR SALE ±120 ACRES!



VIRTUAL TOUR ONLINE

WWW.NAPALOGISTICSPARK.COM

 **DIVCOWEST**


**ORCHARD
PARTNERS**

 **CUSHMAN &
WAKEFIELD**

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Napa Logistics Park

±120 ACRES IN A STATE-OF-THE-ART LOGISTICS AND RAIL-SERVED PARK

NAPA LOGISTICS PARK is located in American Canyon within Napa County. Napa Logistics Park is comprised of 218 gross acres with the potential to create more than 2.9 million square feet of warehouse/distribution space for wine and non-wine related users.

NAPA LOGISTICS PARK is situated adjacent to an active rail line serviced by Union Pacific Railroad which benefits companies seeking rail access to/from the Port of Oakland.

NAPA LOGISTICS PARK benefits from direct access to Highway 29, and has access to Interstate 80 from Highways 12 and 37 to the north and south, respectively. Highway 12 is a four lane highway connecting to Interstate 80.

NAPA LOGISTICS PARK offers rare opportunities for larger facilities in close proximity to the Port of Oakland - 34 miles from the site.

NAPA LOGISTICS PARK offers superior labor demographics. Labor study available upon request.





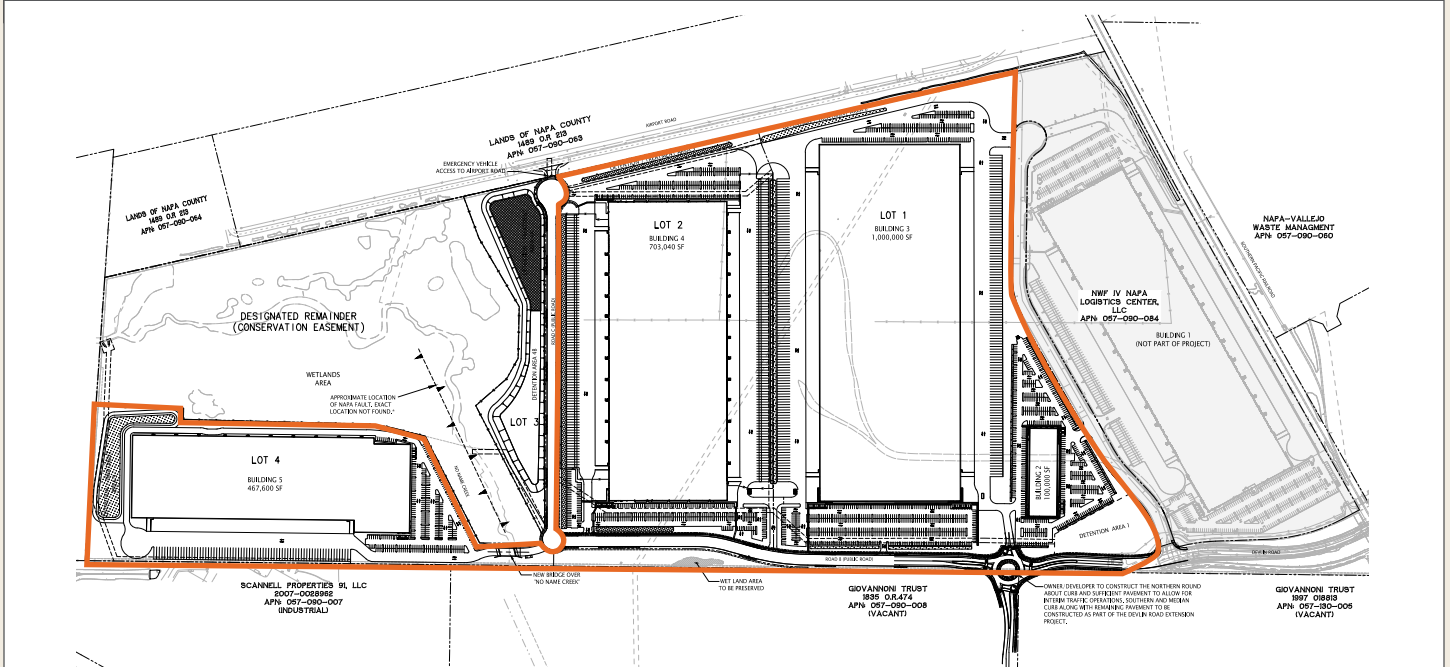
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Napa Logistics Park

PHASE II, NAPA LOGISTICS PARK, AMERICAN CANYON, CA 94503

NAPA LOGISTICS PARK | PHASE II LAND



LOT 1 : ±58.19 AC

LOT 2 : ±37.40 AC

LOT 4 : ±24.51 AC

TOTAL: ±120 AC

PROPERTY HIGHLIGHTS

- > Allowable Building Height: 100'
- > Direct, rail-served access to Union Pacific Railroad
- > Foreign Trade Zone Potential
- > 34 miles to the Port of Oakland
- > Project Approved for Electric Car Manufacturing
- > Building 4 and 5 Construction Delivery Q2 2019
- > 35 Miles from Port of Oakland with No Weigh Scales
- > South Napa Climate: Degree Day Energy Savings vs. Other Napa and Solano Locations
- > CNG Truck Fueling: Available at Adjacent Transfer Station
- > Horizontal Infrastructure to be Completed by Q418
- > Highway 12 widening: Now Four (4) Lanes From Interstate 80 to Highway 29
- > 94503 Napa County Zip Code: Benefit for Wine Labeling, Processing & Distribution

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NAPA LOGISTICS PARK | LOCAL AERIAL



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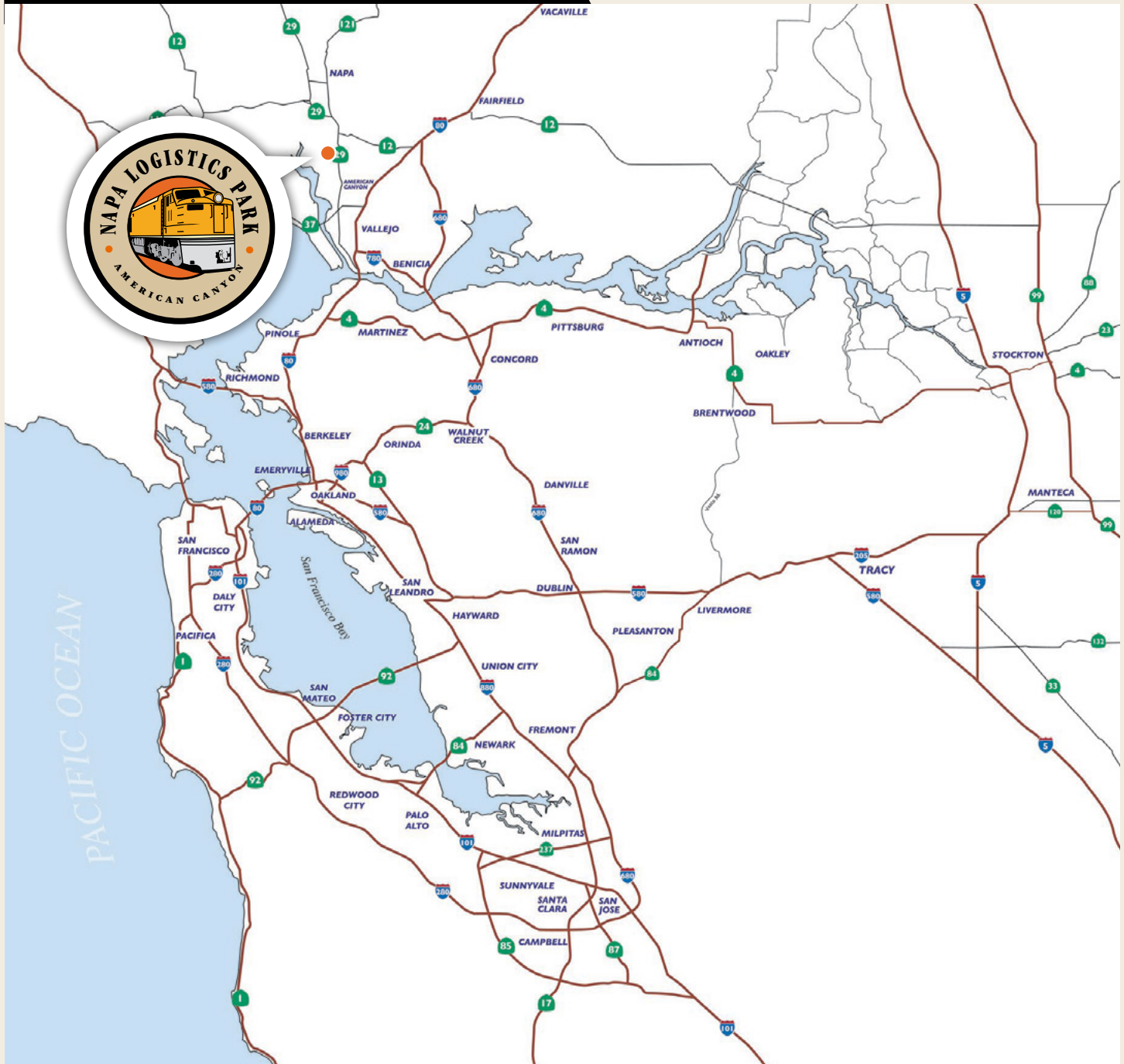
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NAPA LOGISTICS PARK | BAY AREA MAP



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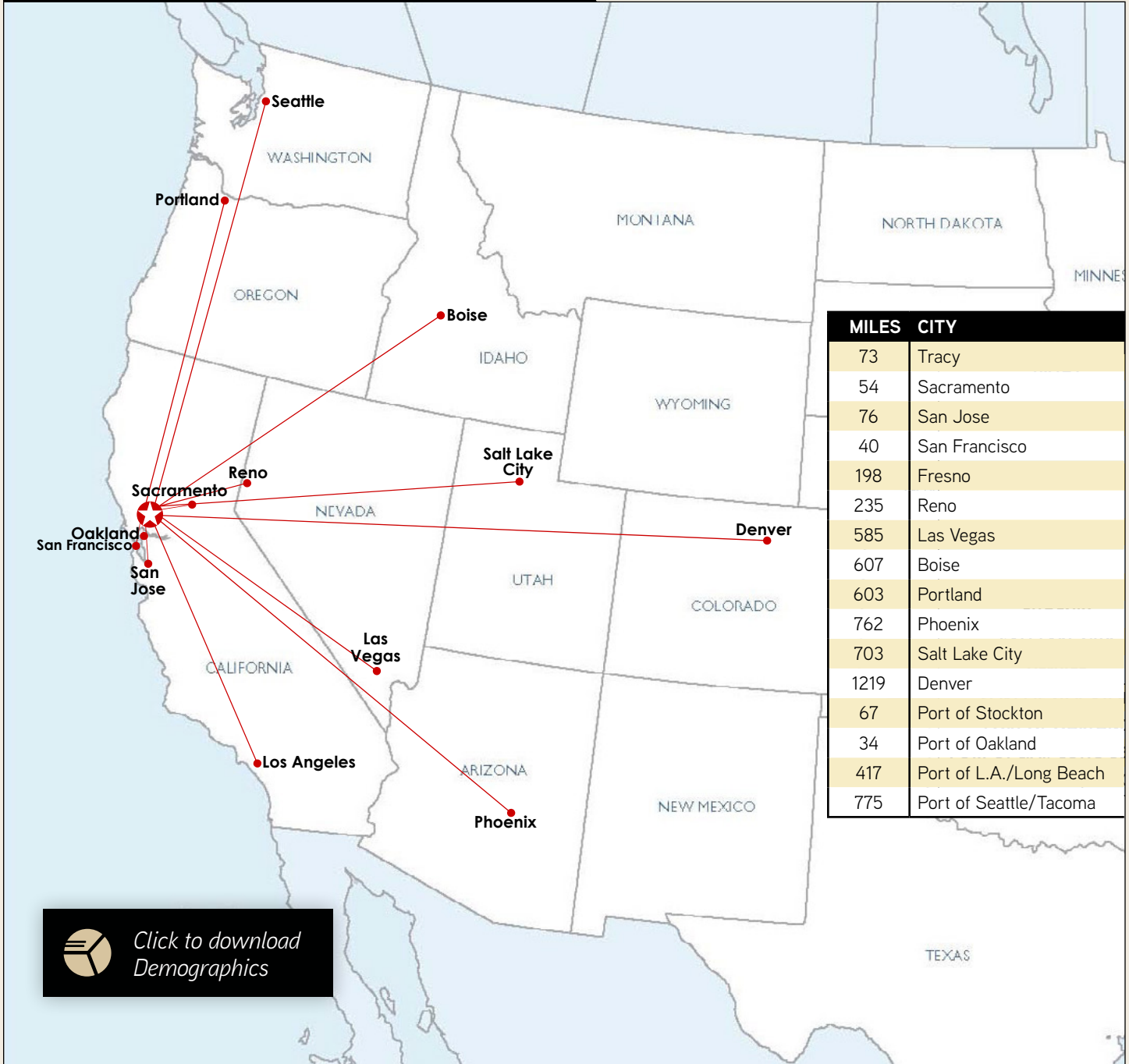
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MILEAGE TO MAJOR MARKETS | FROM NAPA, CA



 [Click to download Demographics](#)

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