

FOR LEASE

1901

N. KELLY ROAD



AT HIGHWAY 12 & 29 | NAPA, CA

## ±18,688 SF WAREHOUSE SUITE AVAILABLE FOR LEASE

### 1901 N. Kelly Road, Napa, CA

- ±18,688 Office/Warehouse Suite For Lease
- ±3,000 SF Office Area Available
- Dock & Multiple Grade-Level Loading
- 60-Tons of Package Unit Warehouse Cooling
- 2,000 Amps, 277/480 Volt, 3-Phase Electrical Service
- Roofdeck Insulation & Energy Efficient Lighting
- Hwy 29 Frontage and Signage
- Additional Water Rights Available

### 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



IDEAL FOR WINERY PRODUCTION OR  
BARREL STORAGE USE



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

THE DOWLING-BRACCO TEAM OF JLL

WWW.DBREA.com | www.US.JLL.com



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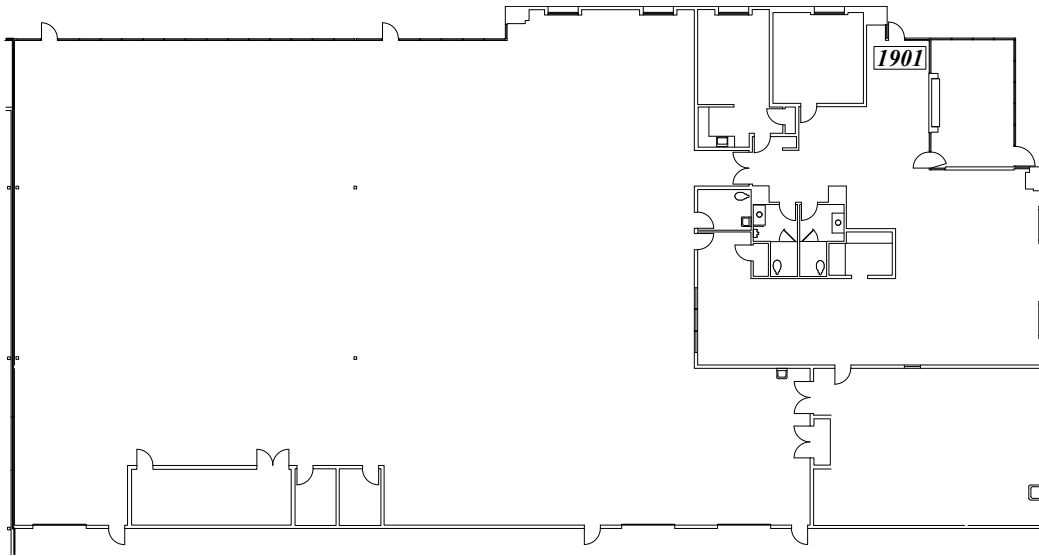
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FLOOR PLAN

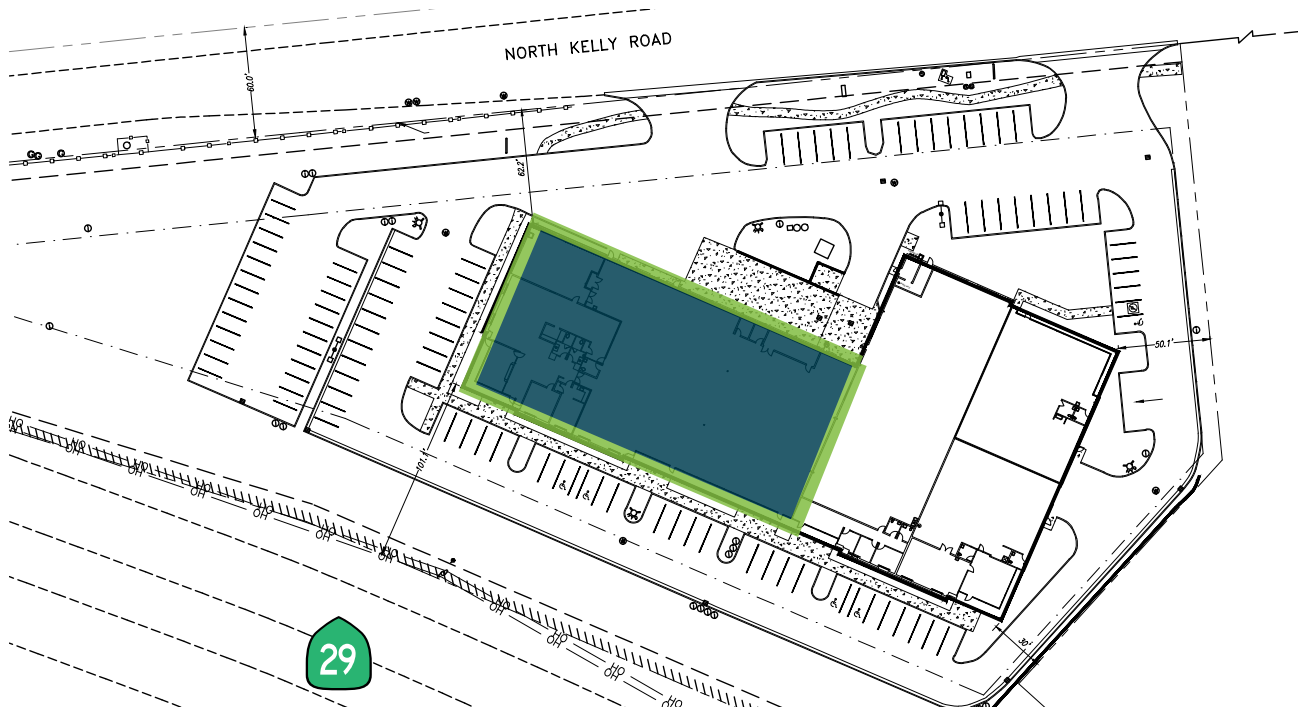


Dock/Grade-Level Loading Area

±18,688 SF

OFFICE/WAREHOUSE SUITE AVAILABLE

SITE PLAN



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