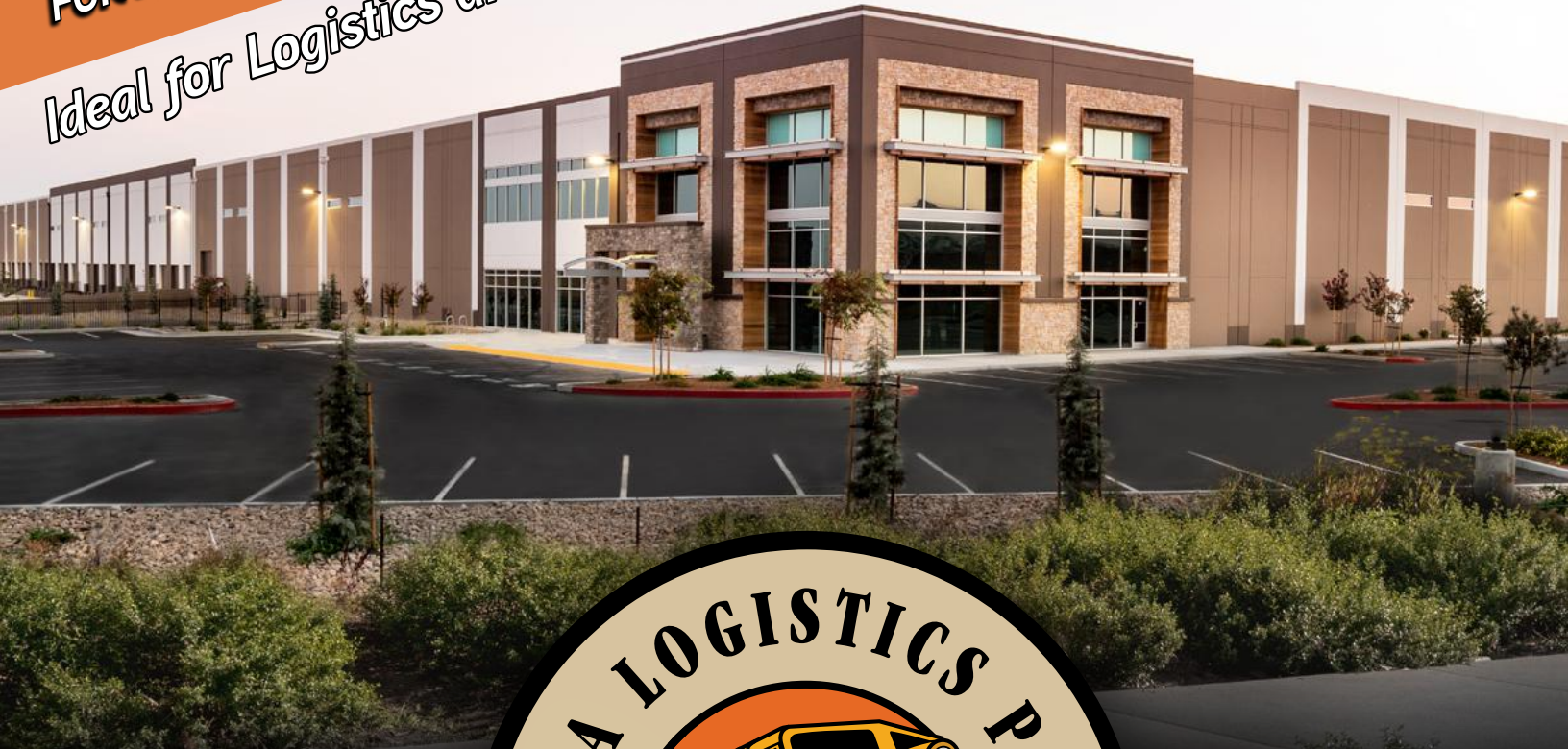


# 400 BOONE DRIVE

FOR LEASE — ±365,040 SF WITHIN 702,000 SF FACILITY

Ideal for Logistics and Advanced Manufacturing Operations  
Available Q2 2020







# Napa Logistics Park

**±365,040 SF AVAILABLE WITHIN A ±218 ACRE MASTER PLANNED BUSINESS PARK**

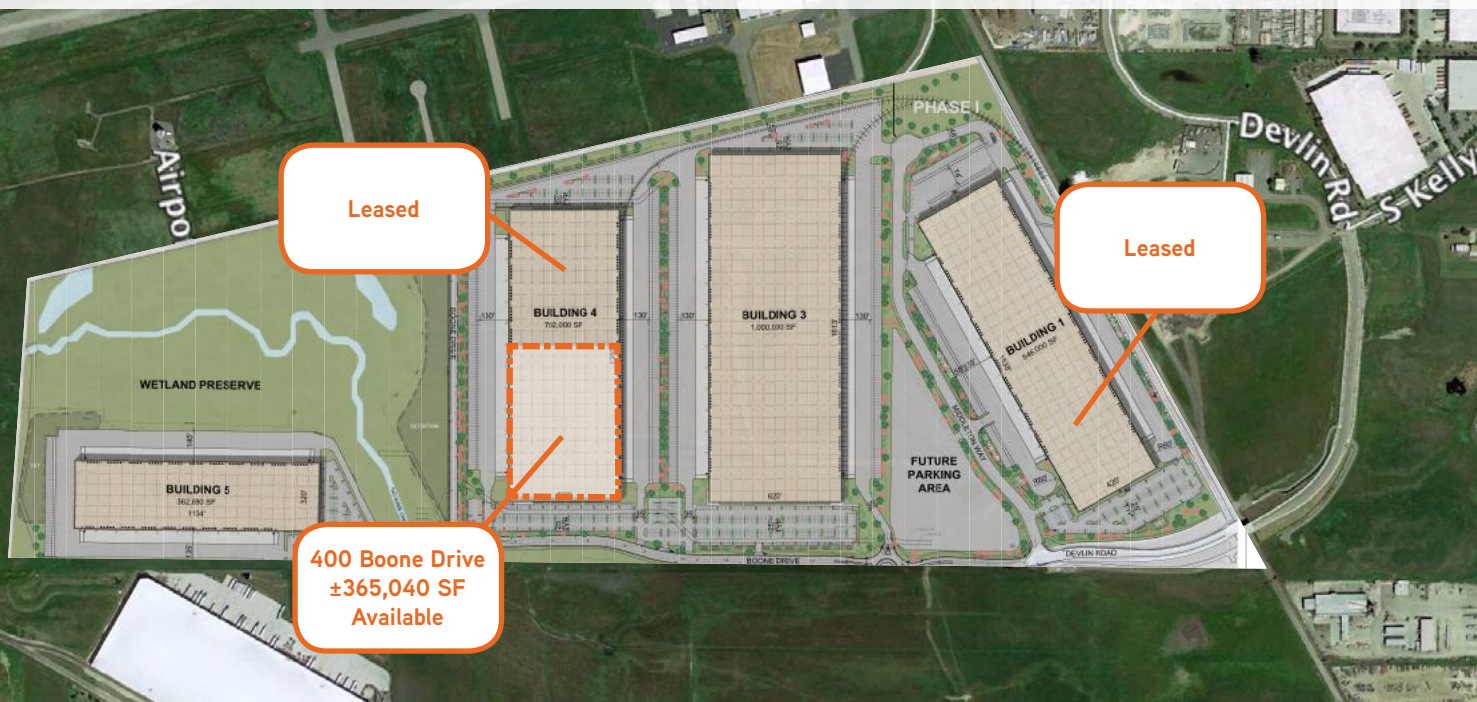
**NAPA LOGISTICS PARK** is located in American Canyon within Napa County. Napa Logistics Park is comprised of 218 gross acres with the potential to create more than 2.9 million square feet of warehouse/distribution space for wine and non-wine related users.

**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 - less than 35 miles from the site.

**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. The completion of the Highway 12 road-widening improvements has transformed Napa Logistics Park into a premier regional logistics location within Northern California.

**NAPA LOGISTICS PARK** includes water and sewer capacity for bottling or food operations.

**NAPA LOGISTICS PARK** is ideal for all logistic and advanced manufacturing operations.





## AVAILABLE > FOR LEASE OR SALE

±365,040 SF WITHIN A ±218 ACRE STATE-OF-THE-ART LOGISTICS AND RAIL-SERVED PARK

# Napa Logistics Park

400 BOONE DRIVE, NAPA LOGISTICS PARK, AMERICAN CANYON, CA 94503



## 400 Boone Drive

### Approximately ±37.21 Acres

Construction Completion Estimated Q2 2020

#### BUILDING

- > ±365,040 SF cross-dock space within a 702,000 SF facility
- > ±520' deep × ±1,350' wide
- > ±40' clear, concrete tilt-up construction
- > ±54' wide × ±50' deep column spacing
- > ESFR fire suppression system
- > 5,000 amps @ 277/480 volts to main panel
- > Rail service available
- > Water and Sewer Infrastructure: Existing capacity for most bottling and food processing operations

#### LOADING & PARKING

- > One hundred and eighty-five (185) truck courts
- > One hundred and thirty (130) dock high doors
- > Four (4) ramp doors
- > ±60' speed bays
- > ±486 car / ±208 trailer parking stalls





## AVAILABLE > FOR LEASE

±365,040 SF WITHIN A ±218 ACRE STATE-OF-THE-ART LOGISTICS AND RAIL-SERVED PARK

# Napa Logistics Park

400 BOONE DRIVE, NAPA LOGISTICS PARK, AMERICAN CANYON, CA 94503

### NAPA LOGISTICS PARK | 400 BOONE DRIVE PHOTO



#### LOCATION HIGHLIGHTS

- > Highway 12 widening: Now four (4) lanes from Interstate 80 to Highway 29
- > Napa County address: All wine & food sectors benefit
- > 94503 Napa County zip code: Benefit for wine labeling, processing & distribution
- > South Napa climate: Degree day energy savings vs. other Napa and Solano locations
- > CNG truck fueling: Available at adjacent transfer station
- > Direct, rail-served access to Union Pacific Railroad
- > FTZ capable with 60-day guarantee of zone status
- > 34 miles from Port of Oakland with no weigh scales



**AVAILABLE > FOR LEASE**

±365,040 SF WITHIN A ±218 ACRE STATE-OF-THE-ART LOGISTICS AND RAIL-SERVED PARK

# Napa Logistics Park

400 BOONE DRIVE, NAPA LOGISTICS PARK, AMERICAN CANYON, CA 94503

**NAPA LOGISTICS PARK | 400 BOONE DRIVE SITE PLAN**





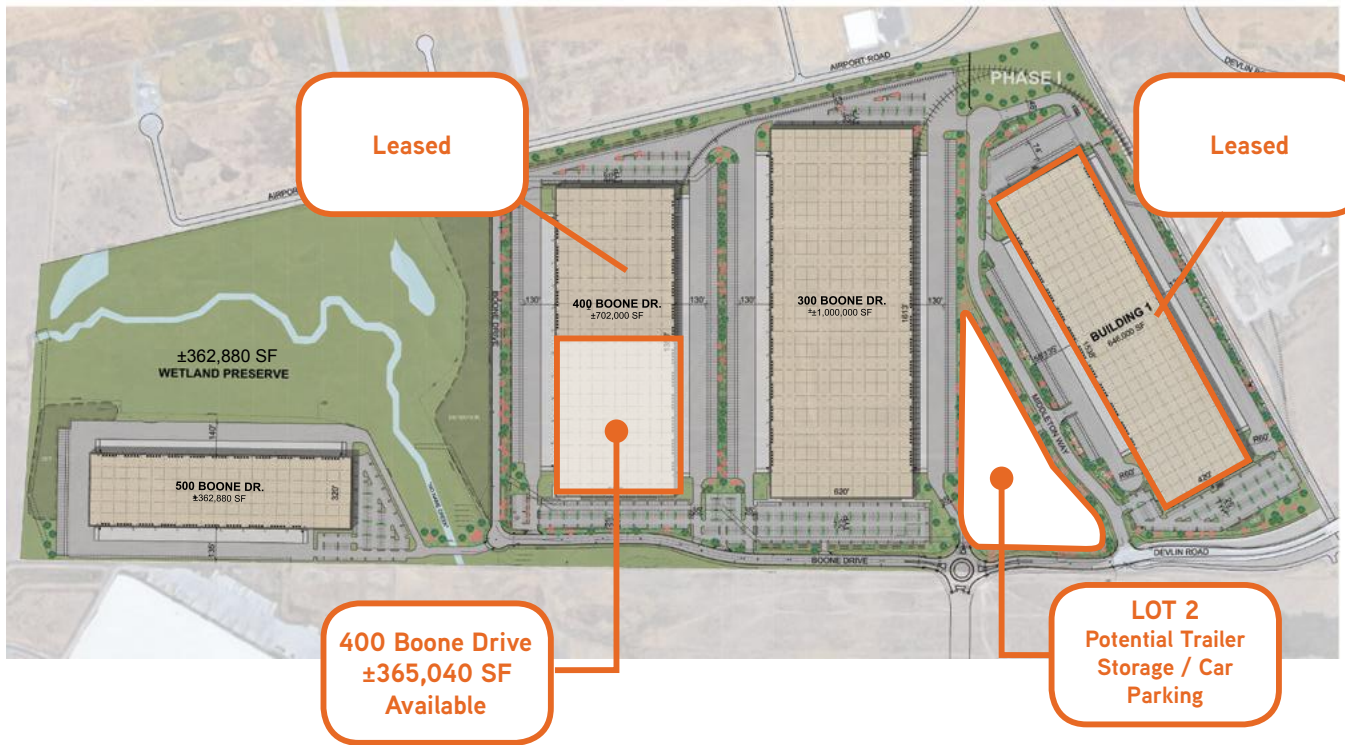
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# Napa Logistics Park

400 BOONE DRIVE, NAPA LOGISTICS PARK, AMERICAN CANYON, CA 94503

### NAPA LOGISTICS PARK | 400 BOONE DRIVE SITE PLAN







AVAILABLE > FOR LEASE

±365,040 SF WITHIN A ±218 ACRE STATE-OF-THE-ART LOGISTICS AND RAIL-SERVED PARK

# Napa Logistics Park

400 BOONE DRIVE, NAPA LOGISTICS PARK, AMERICAN CANYON, CA 94503

NAPA LOGISTICS PARK | LOCAL AERIAL







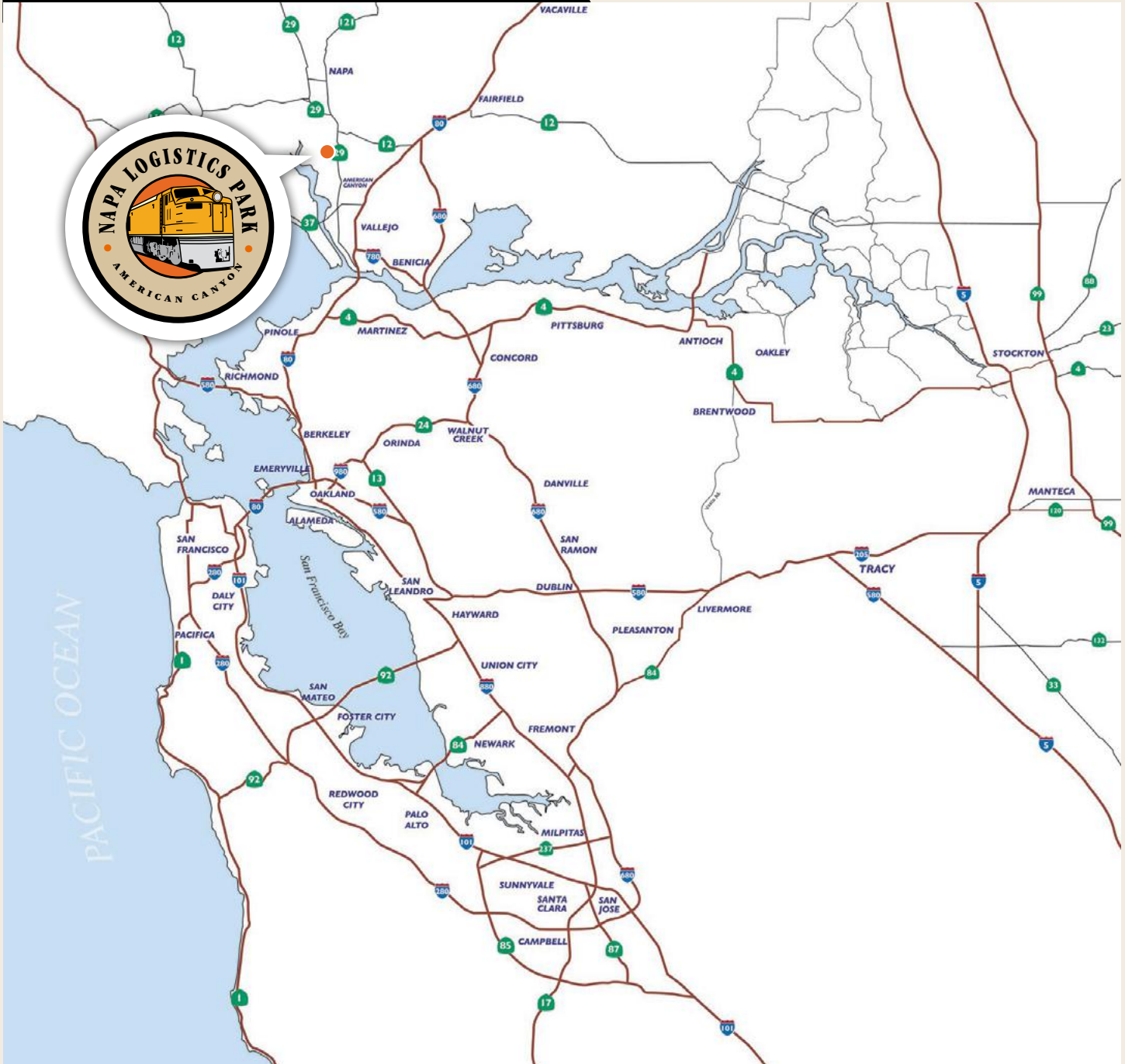
## AVAILABLE > FOR LEASE

±365,040 SF WITHIN A ±218 ACRE STATE-OF-THE-ART LOGISTICS AND RAIL-SERVED PARK

# Napa Logistics Park

400 BOONE DRIVE, NAPA LOGISTICS PARK, AMERICAN CANYON, CA 94503

### NAPA LOGISTICS PARK | BAY AREA MAP







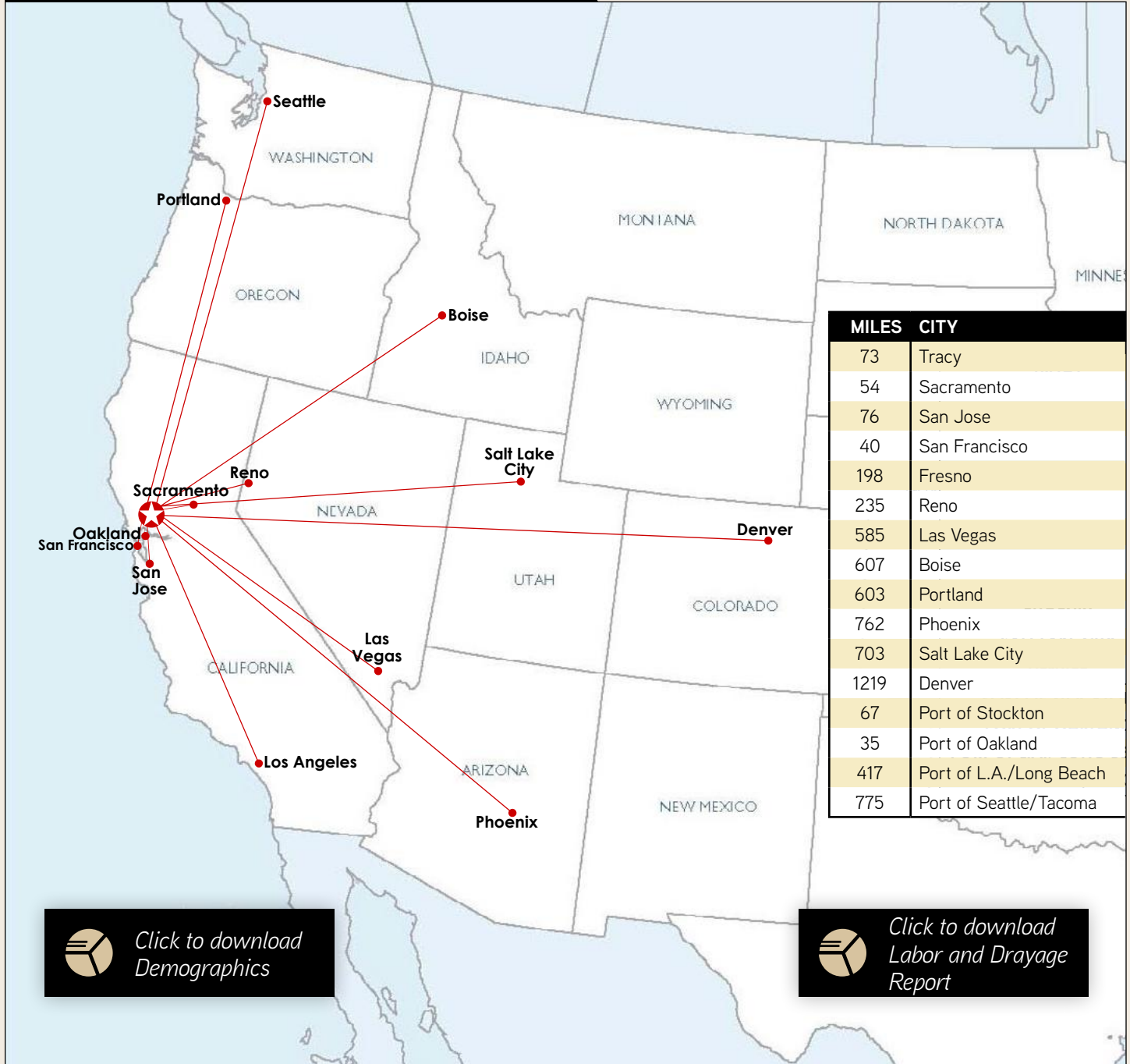
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±365,040 SF WITHIN A ±218 ACRE STATE-OF-THE-ART LOGISTICS AND RAIL-SERVED PARK

# Napa Logistics Park

400 BOONE DRIVE, NAPA LOGISTICS PARK, AMERICAN CANYON, CA 94503

### MILEAGE TO MAJOR MARKETS | FROM NAPA, CA



[Click to download Demographics](#)



[Click to download Labor and Drayage Report](#)