

500 BOONE DRIVE
FOR LEASE — ±362,880 SF!

Ideal for Logistics and Advanced Manufacturing Operations
Delivery Q4 2021





Napa Logistics Park

±362,880 SF AVAILABLE WITHIN A ±218 ACRE MASTER PLANNED BUSINESS PARK

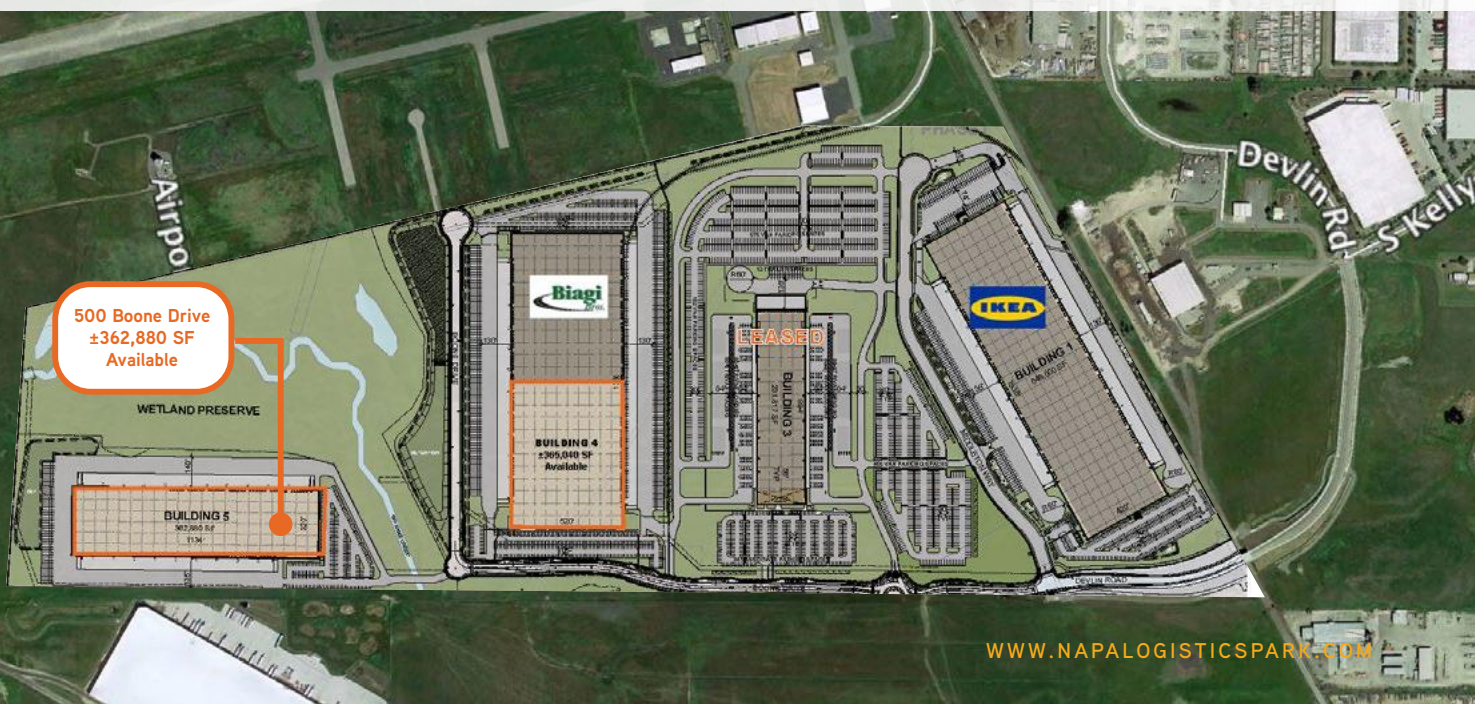
NAPA LOGISTICS PARK is located in American Canyon within Napa County. Napa Logistics Park is comprised of 218 gross acres with the potential to create more than 2.9 million square feet of warehouse/distribution space for wine and non-wine related users.

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

±362,880 SF WITHIN A ±218 ACRE STATE-OF-THE-ART LOGISTICS AND RAIL-SERVED PARK

Napa Logistics Park

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



500 Boone Drive

Approximately ±24.51 Acres

Construction Completion Estimated Q2 2020

BUILDING

- > ±362,880 Sq. Ft. Cross-Dock Facility
- > ±320' Deep X ±1,134' Wide
- > ±40' Clear, Concrete Tilt-Up Construction
- > ±54' Wide X ±50' Deep Column Spacing
- > ESFR Fire Suppression System
- > 3,000 Amps @ 277/480 Volts To Main Panel Or To-Suit
- > Water and Sewer Infrastructure: Existing capacity for most bottling and food processing operations

LOADING & PARKING

- > One Hundred and Twenty (120) Dock High Doors (±9' X ±10').
- > Four (4) to Eight (8) Grade Level Doors (±12' X ±14')
- > ±135' - ±140' Staging On Two (2) Sides / ±60' Speed Bays
- > ±268 Car / ±46 Trailer Parking Stalls



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NAPA LOGISTICS PARK | 500 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



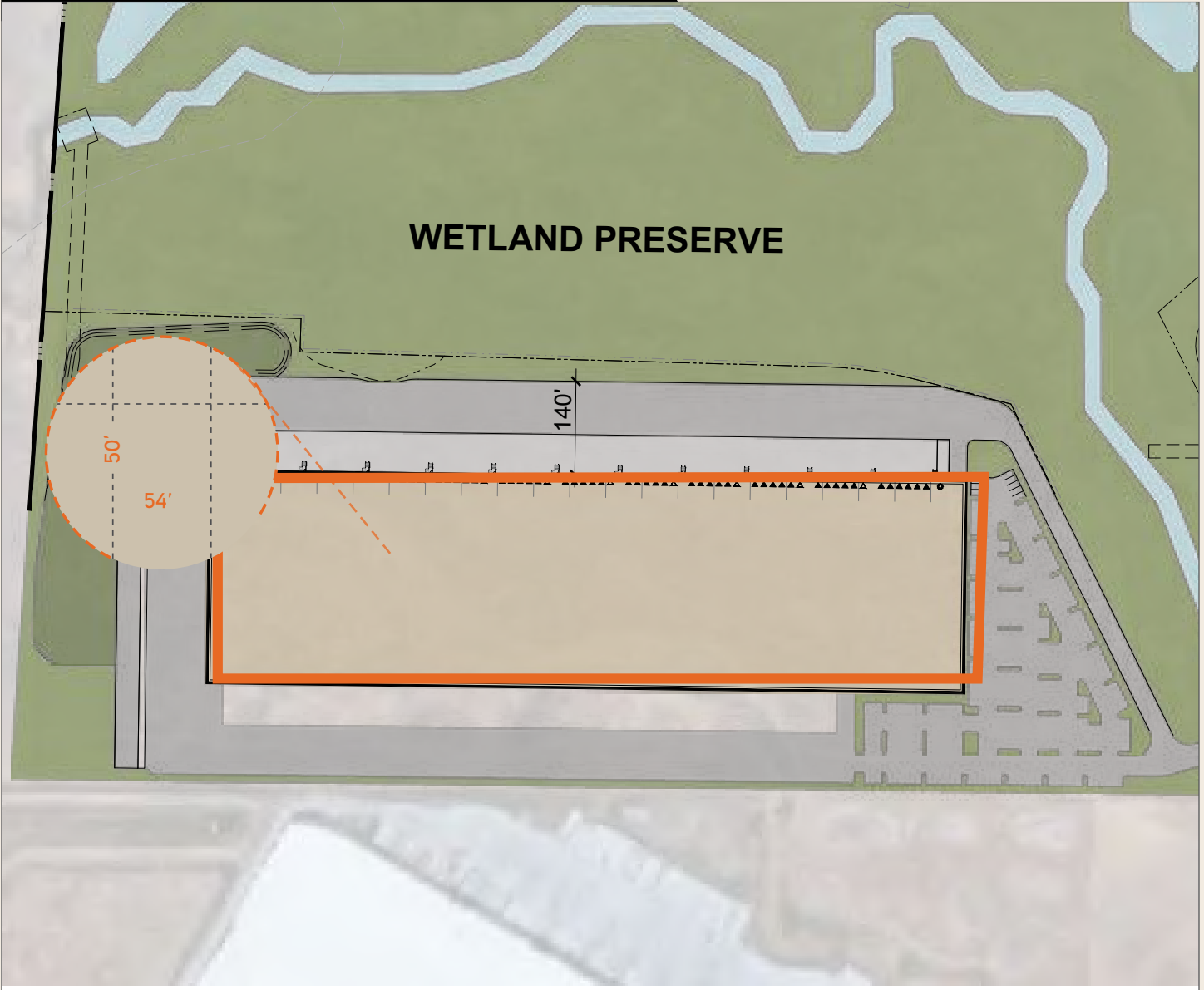
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NAPA LOGISTICS PARK | 500 BOONE DRIVE SITE PLAN





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NAPA LOGISTICS PARK | LOCAL AERIAL





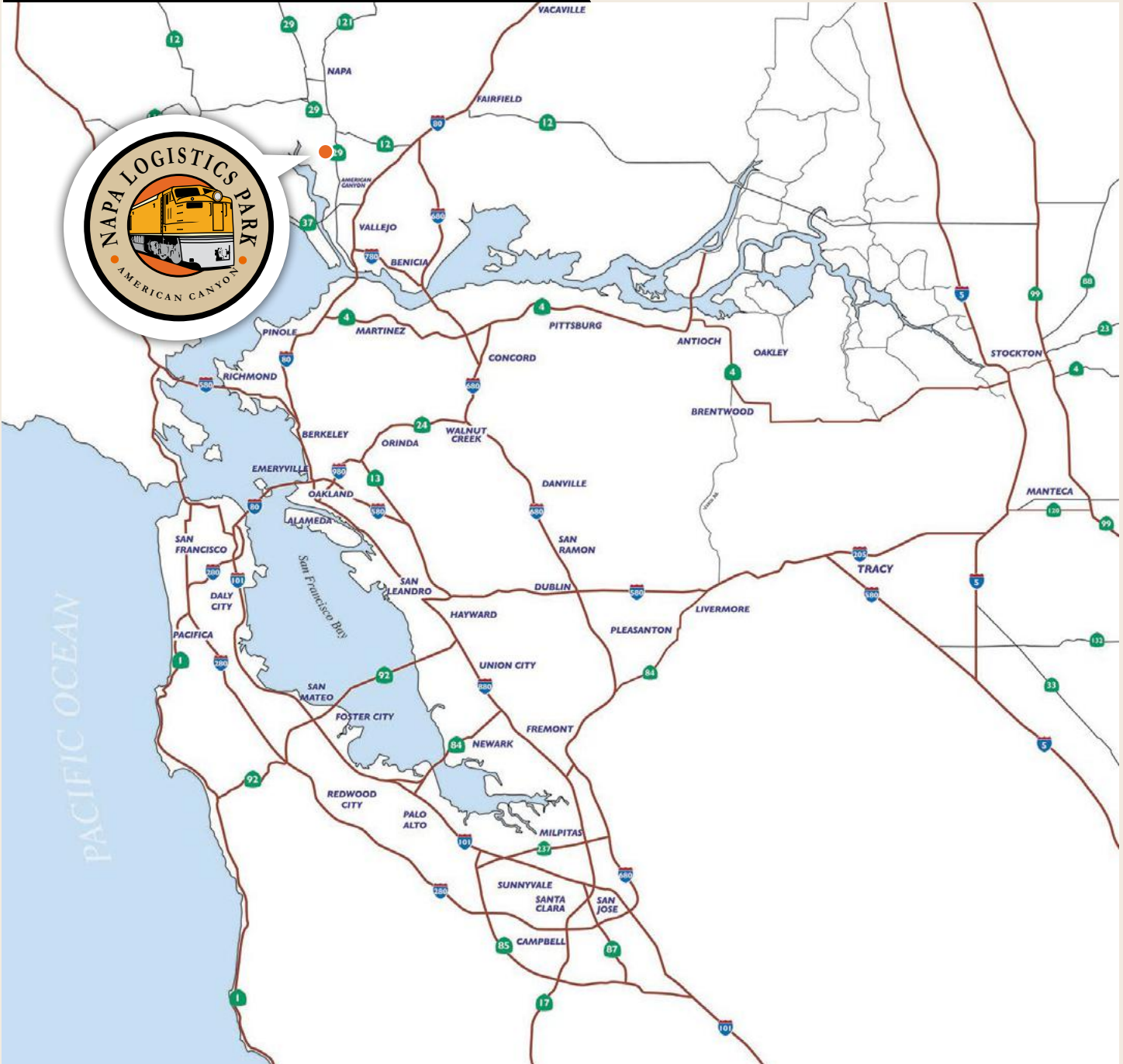
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NAPA LOGISTICS PARK | BAY AREA MAP





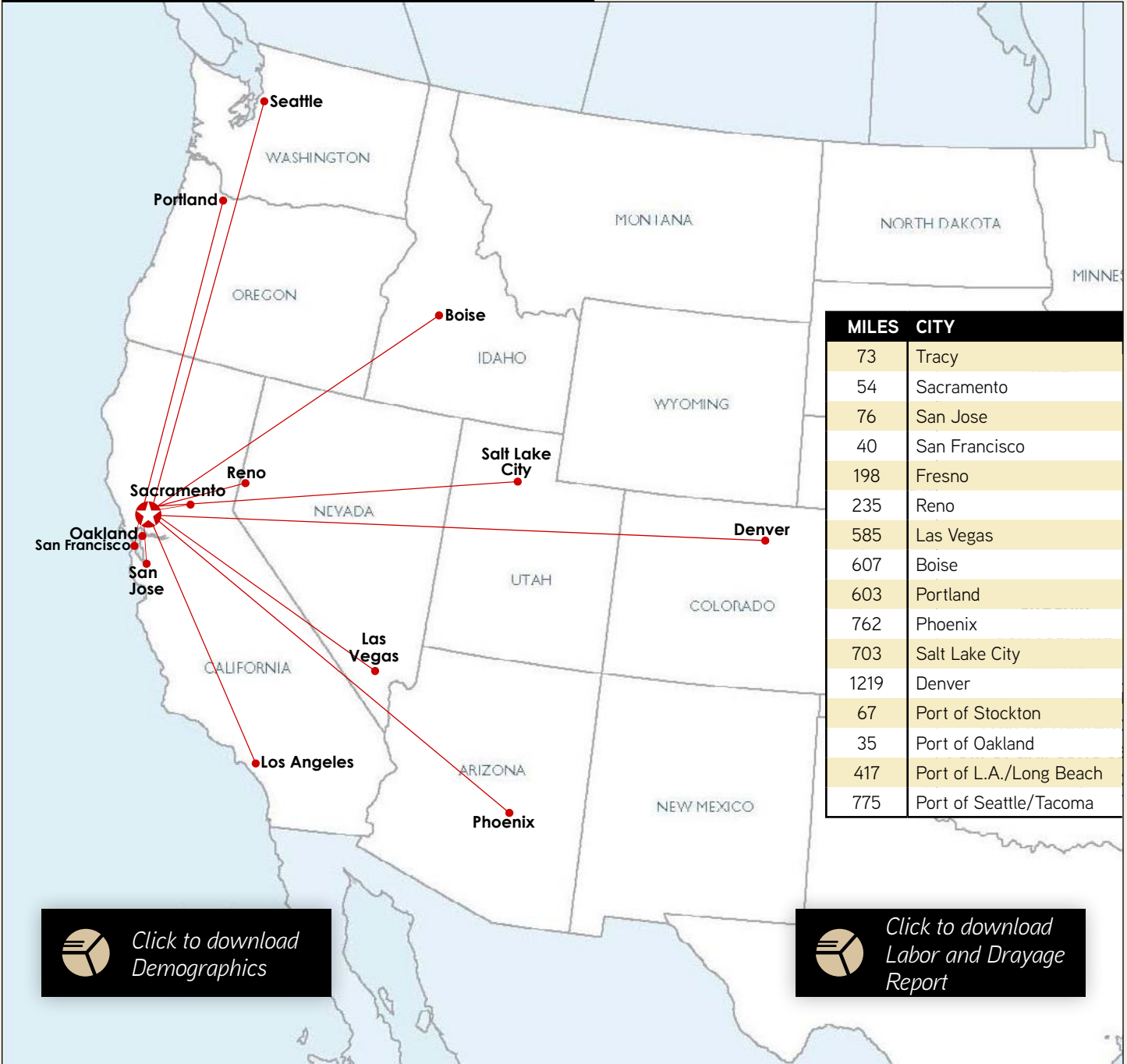
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MILEAGE TO MAJOR MARKETS | FROM NAPA, CA



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