



Colliers



535

For Lease

±5,040 SF  
Available

**Bill Kampton**

Executive Vice President  
+1 707 337 9217  
bill.kampton@colliers.com  
CA Lic. 00960310

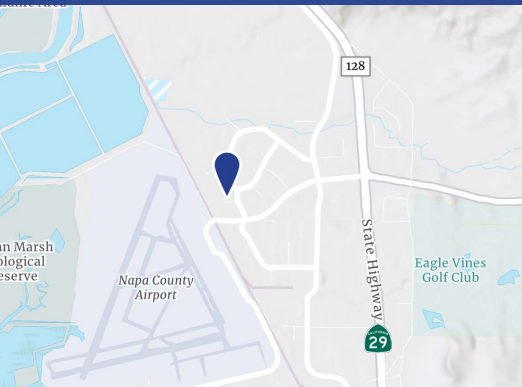
**Jason Driscoll**

Associate  
CA License No. 01870083  
jason.driscoll@colliers.com  
+1 707 227 7899

## 50 Harlow Court Napa, CA

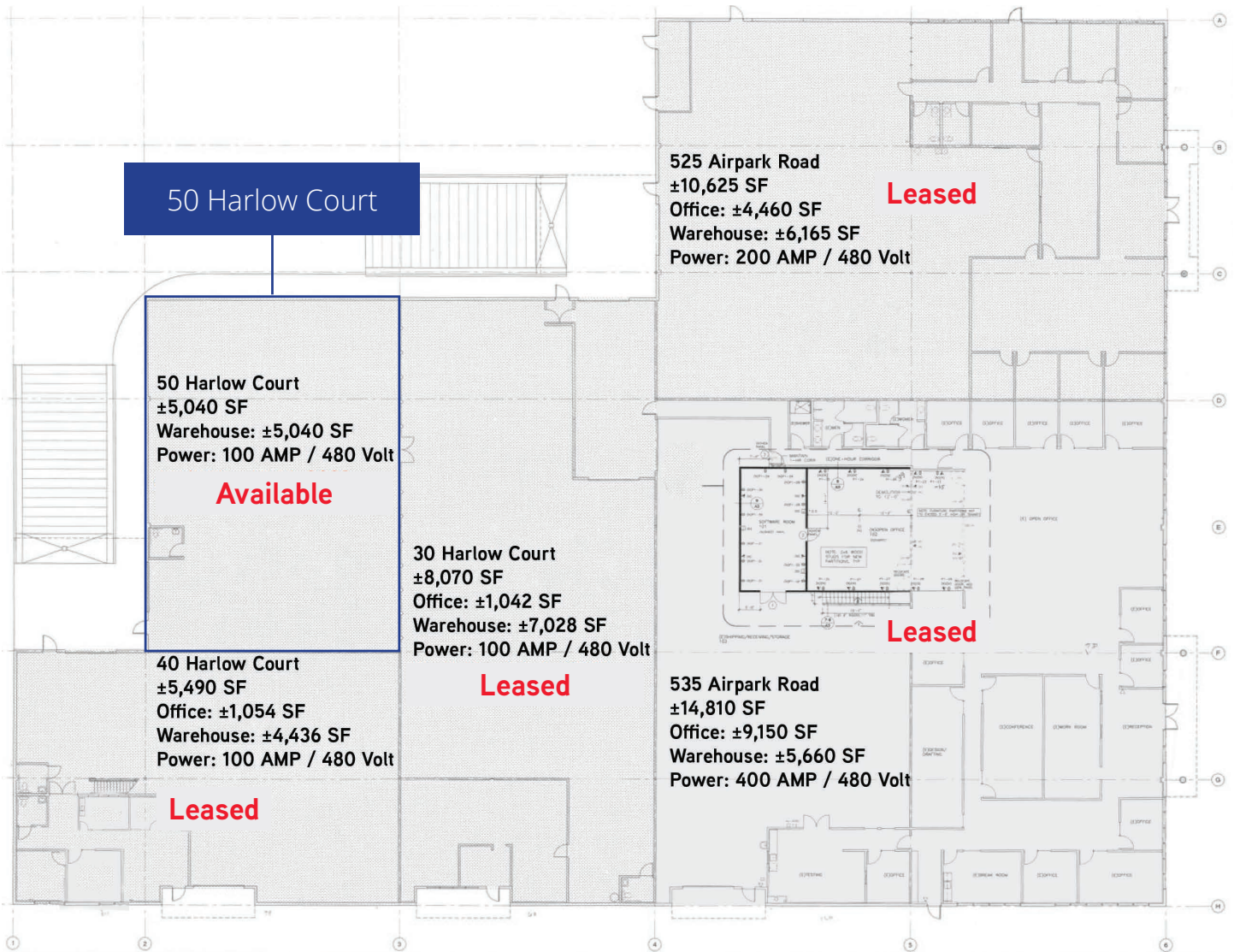
### Property Description

- Excellent central location in the Gateway Business Park.
- Mechanical cooling for wine storage. See floor plan for layout.
- Open floor plan to suit a variety of users
- Warehouse area has:
  - Clear height - ±16'
  - One grade level door (±12' x ±12')
  - Mechanical cooling with insulated ceilings
  - Shared double dock high loading
  - Fire Sprinklers: .33/3,000
- Parking: 2.4 per 1,000
- Zoned IP (Industrial Park)
- Excellent access to Highways 29, 37, 80
- **Lease Rate: \$1.35 PSF Industrial Gross**



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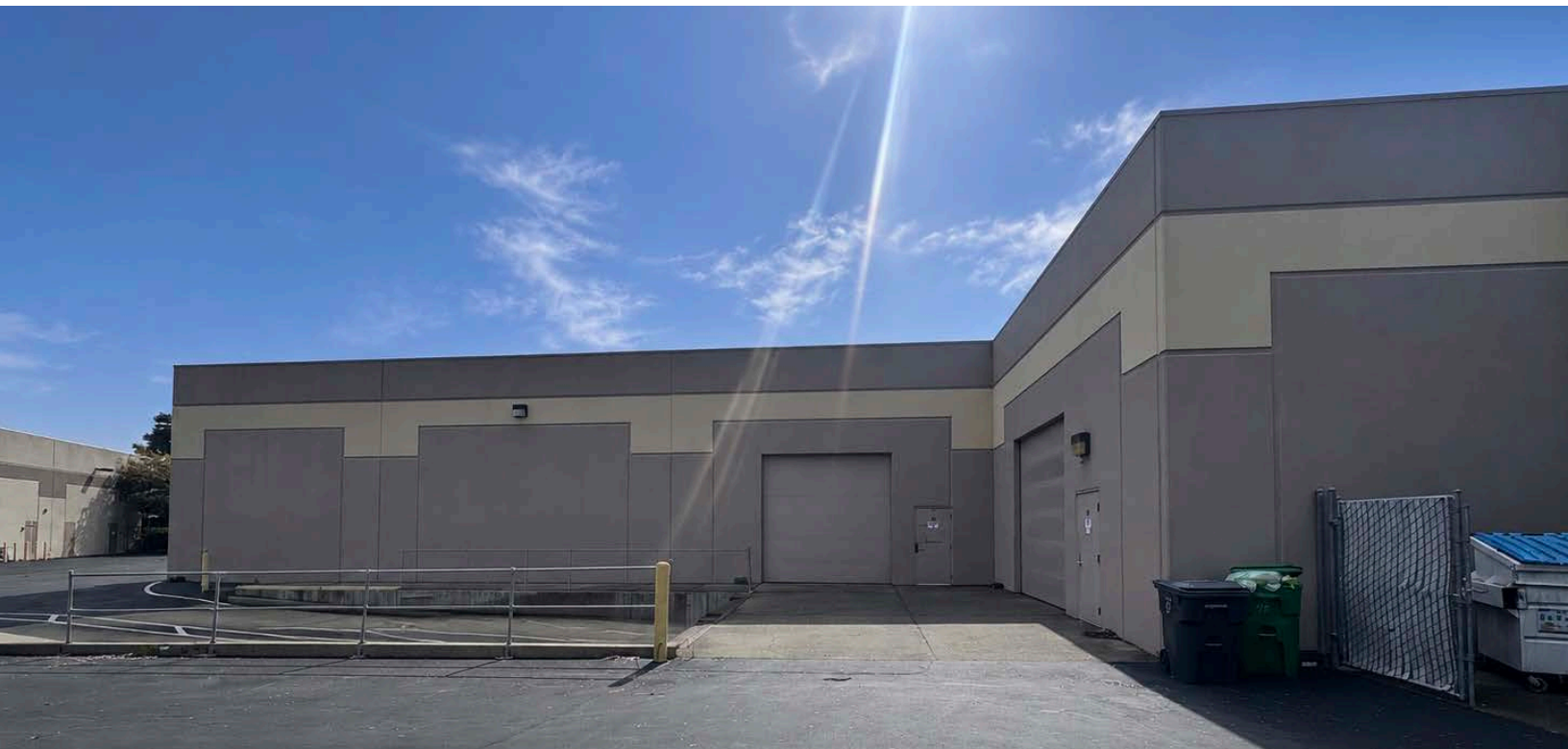
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