

FOR SALE OR LEASE

194 Camino Oruga

Suite 13 | Napa, CA

Property specifications

- ±3,632 SF unit, including:
 - ±2,600 SF warehouse area
 - ±1,000 SF office space
- 14' clear height throughout office and warehouse
- 12'x12' grade level loading door
- Recently updated office and warehouse improvements
- Section of warehouse with air conditioning
- Open office, conf space & break room
- Skylights
- Insulated warehouse
- Painted concrete flooring throughout
- Floor drain in portion of warehouse
- Two (2) restrooms
- APN: 057-270-012
- **Lease Rate:** \$1.55 psf/Mo/IG
- **Sale Price:** \$965,000 (\$265 psf)



ZONING GI AC (General Industrial)

Allows for a wide range of industrial uses including wineries, wine warehousing, contractors storage, Industrial uses, etc. [CLICK FOR ZONING INFO](#)

MATT BRACCO

CA Lic# 01185434
+1 925 200 3537
matt.bracco@jll.com

CHRIS NEEB

CA Lic# 01324612
+1 707 495 7777
chris.neeb@jll.com

ZACK CAUZ

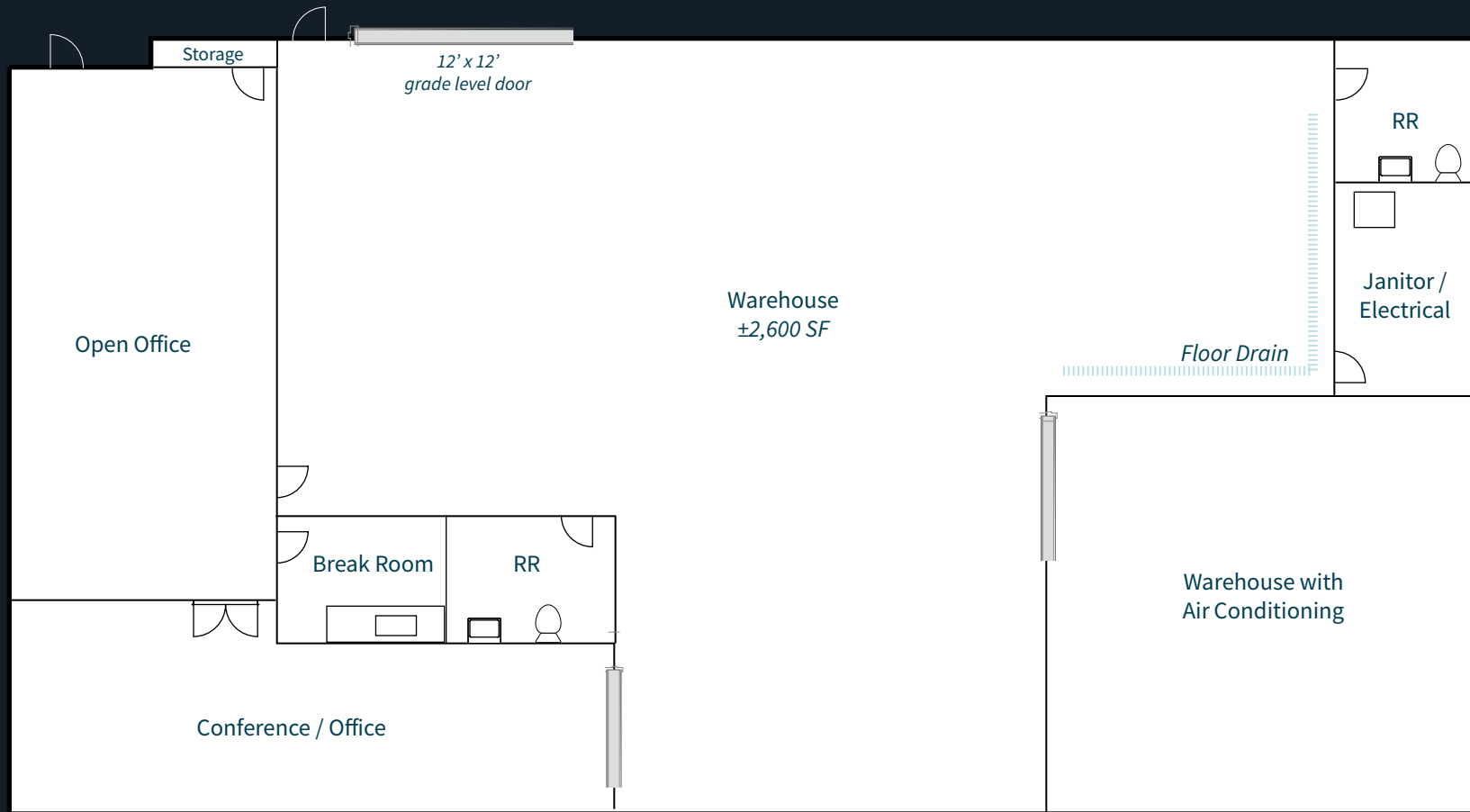
RE Lic# 02340691
+1 415 912 0794
zack.cauz@jll.com

Jones Lang LaSalle Brokerage, Inc.
RE Lic# 01856260



±3,632 SF Unit

Industrial warehouse suite for sale or lease



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.

±3,632 SF Unit

Industrial warehouse suite for sale or lease



Corporate Neighbors

194 Camino Oruga | Unit 13 | Napa



For Sale or Lease

194 Camino Oruga | Unit 13 | Napa



CONTACT:

Matt Bracco

RE Lic# 01185434
+1 925 200 3537
matt.bracco@jll.com

Chris Neeb

RE Lic# 01324612
+1 707 495 7777
chris.neeb@jll.com

Zack Cauz

RE Lic# 02340691
+1 415 912 0794
zack.cauz@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.

Jones Lang LaSalle Brokerage, Inc. RE License# 01856260