

# ±3,203 - ±18,649 SF Warehouse & Office

163 - 167 CAMINO DORADO | NAPA, CA



Accelerating success.

FOR LEASE



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# Property Overview

163 - 167 CAMINO DORADO | NAPA, CA

## AVAILABLE

Immediately

## LEASE RATE

\$1.15 PSF/Mo. NNN

## Property Specifications

Available SF:	±18,649 SF Total
Location:	Ideally located in the Napa Valley Business Park right in the hub of commerce for Napa Valley
Parking:	±2.5/1,000
Construction:	Concrete tilt-up construction
Fire Suppression:	Sprinklered
Zoning:	Industrial Park, Airport Compatibility
Viewability:	Property fronts Hwy 29 with great signage opportunities

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## Available Suites

\* Suites can be leased separately

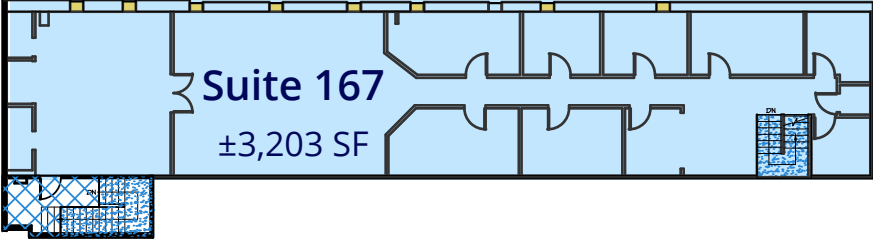
### Suite 163 | ±15,446 SF

Warehouse:	±12,646 SF <ul style="list-style-type: none"><li>Dock high loading: 1 @ ±8'W x ±10'H</li><li>Grade level loading: 1 @ ±10'W x ±10'H</li><li>Combo dock high/grade: 1 @ ±8'W x ±10'H</li><li>±400A @ 277/480 volts (to be verified)</li><li>±22' clear height</li><li>Unisex restroom</li></ul>
Office:	±2,800 SF <ul style="list-style-type: none"><li>3 private offices</li><li>Reception</li><li>Bullpen area</li><li>Conference room</li><li>M/W restroom</li></ul>



### Suite 167 | ±3,203 SF | Office

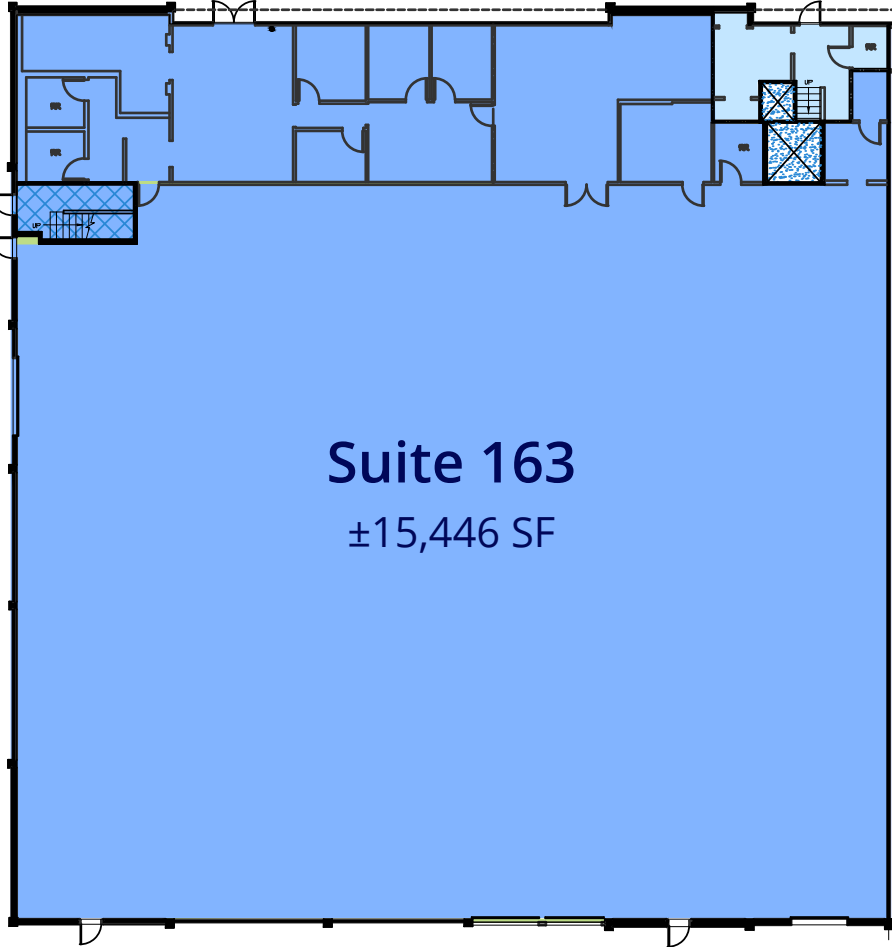
Office:	<ul style="list-style-type: none"><li>7 private offices</li><li>2 Large open offices/bullpen/creative spaces</li><li>Lobby, reception room with granite countertop</li><li>Unisex restroom with shower upstairs</li><li>First floor entry restroom and office/waiting room</li><li>±10' - ±12' ceilings</li><li>Kitchenette</li><li>Beautiful hardwood floors</li></ul>
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# Floor Plan



**LEGEND:**

-  VERTICAL SHAFT
-  BUILDING COMMON AREA



# Property Photos



Building Exterior



Suite 163 | Warehouse



Building Exterior



Suite 167 | Bullpen

# Location Overview

