

# WAREHOUSE FOR SALE

## 962 Kaiser Road ~ Napa, CA

**NEW PRICE: \$3,850,000 ~ Zoning: Industrial Light (IL)**



- Located on One+ Acre (±46,624 SF)
- Existing Building (±11,188 SF)
- Mezzanine (±1,560 SF)
- New Roof w/ R35 Exterior Insulation
- Warehouse AC Unit
- Two (2) Exterior Electric Roll-Up Doors
- One (1) Interior Roll-Up Door
- Fully Fenced (Other than Existing Front Parking Lot)

### Future Winery Operation

- Approved 200,000 Gal. Per Yr. Winery Permit
- Future Warehouse (±4,411 SF)
- Future Production Canopy (±1,482 SF)

*Near: Costco, DMV, Riversound and County of Napa Health and Human Services*



**Michael Moffett**

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1775 Lincoln Ave.

Napa, CA 94558

**Cathy D'Angelo Holmes**

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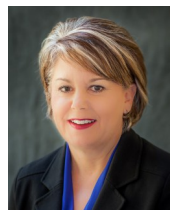
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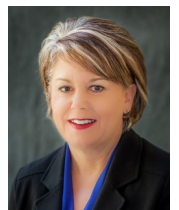
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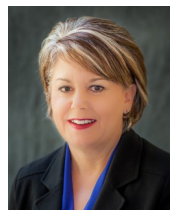
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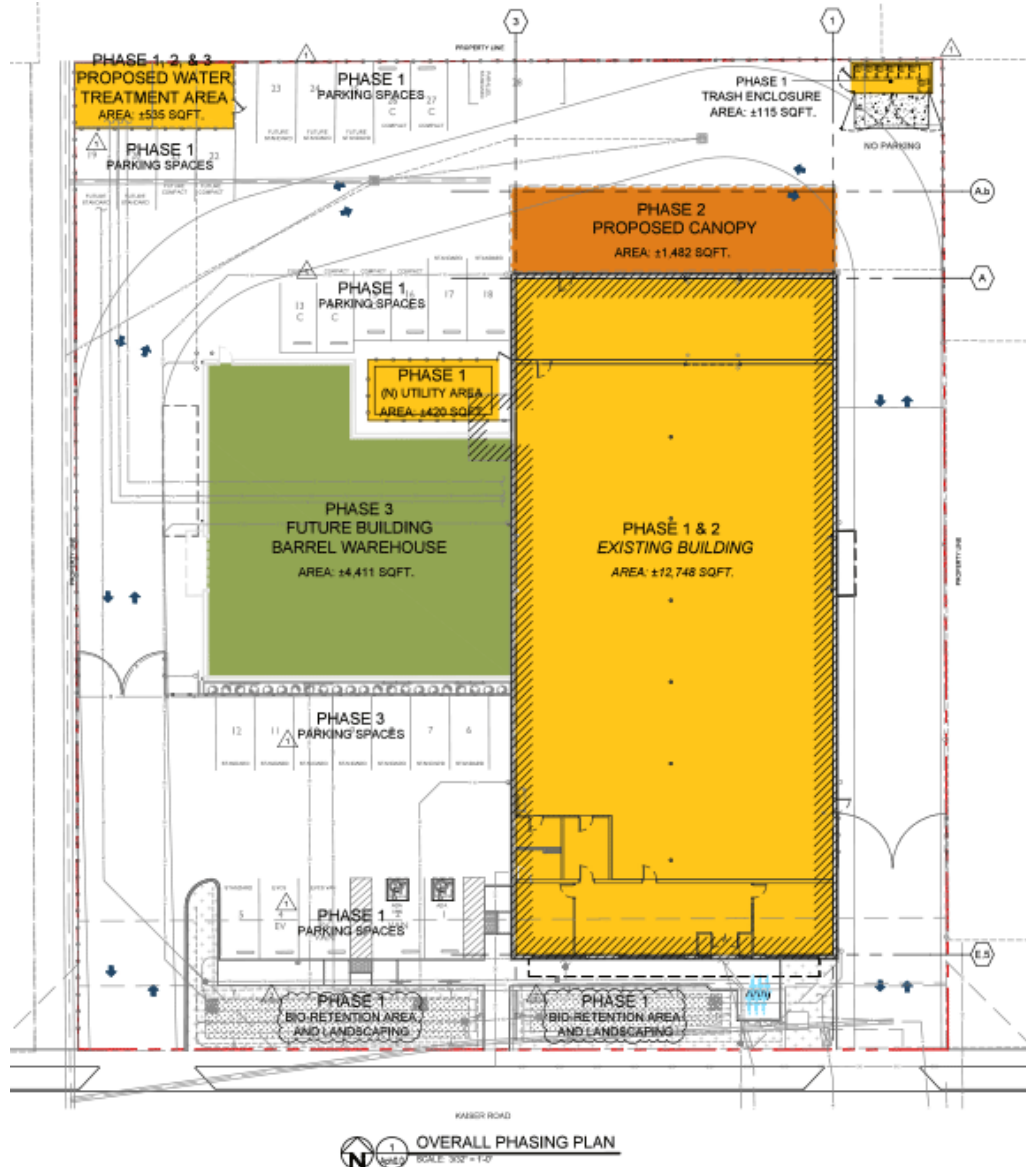


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### FLOORPLAN



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