

100% LEASED INVESTMENT OPPORTUNITY

38,640 SF

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CLASS 'A' OFFICE BUILDING OFFERED FOR SALE

222-240 NAPA, CA GATEWAY ROAD WEST

THE OFFERING: JLL, as exclusive advisor, is pleased to offer for sale 222-240 Gateway Road West, in Napa, California ("The Offering"), a single-story office building, totalling ±38,640 RSF.

222-240 Gateway Road West was constructed in 2000 with recent major renovations in 2018. The Property is 100% leased to two well established tenants - Papyrus Recycled Greetings, a wholly owned subsidiary of American Greetings Corporation (30,117 SF), and Specialty Program Group, a subsidiary of Hub International (8,523 SF).

FINANCIAL SUMMARY:

TOTAL NET RENTABLE AREA (RSF):	38,640 SF
PERCENT LEASED:	100%
IN-PLACE NET OPERATING INCOME:	\$610,828



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222-240

GATEWAY ROAD WEST | NAPA, CA

CORPORATE NEIGHBORS

1. BENCHMARK WINE GROUP
2. DELICATO FAMILY VINEYARDS
3. CONSTELLATION BRANDS
4. SPRINGHILL SUITES (MARRIOTT)
5. EUROSTAMPA
6. SUTTER HOME
7. TREASURY WINE ESTATE
8. FOLIO WINE GROUP
9. DON SEBASTIANI & SONS
10. BRONCO WINE
11. DEL DOTTO
12. WINESHIPPING
13. AP TECH
14. BERGIN GLASS
15. SAFE HARBOR WINE STORAGE
16. LAIRD FAMILY ESTATE



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