

25 Executive Court, Napa, CA 94558



AVAILABLE FOR SALE MCO-PTFO

Offered at \$3,750,000

Also Available for Lease \$0.95 /SF/Mo. NNN \pm 24,000 SF (\pm 6,000 SF Divisible)

Ideal location in the hub of Napa County, surrounded by world class wineries and championship golf courses. This \pm 24,000 SF office building includes:

First Floor \pm 12,000 SF

- 8 Private Offices
- 2 Conference Rooms
- 50% Open for Cubicles

Second Floor \pm 12,000 SF

- 18 Private Offices
- 2 Conference Rooms
- 40% Open for Cubicles

Warehouse/Manufacturing/Production Space Options Considered from \pm 1,500 to \pm 4,000 SF with Different Clear Height Options for Mixed Use Prospects

- NNN Expenses (\$0.25 /SF/Mo. Est.)
- Parcel Size \pm 1.56 Acres
- Men's and women's bathrooms on both floors
- Kitchen/breakroom & kitchenettes
- Signage opportunities where property faces Hwy 29
- 89 Parking Spaces
- Large Perimeter Window Lines
- Average Daily Traffic \pm 65,000 (\pm 23 Million Annually)
(2017 Cal Trans)



Virtual Tour Link: <https://youtu.be/MTKSRvljTIE>

NAPACOMMERCIALPROPERTIES.COM



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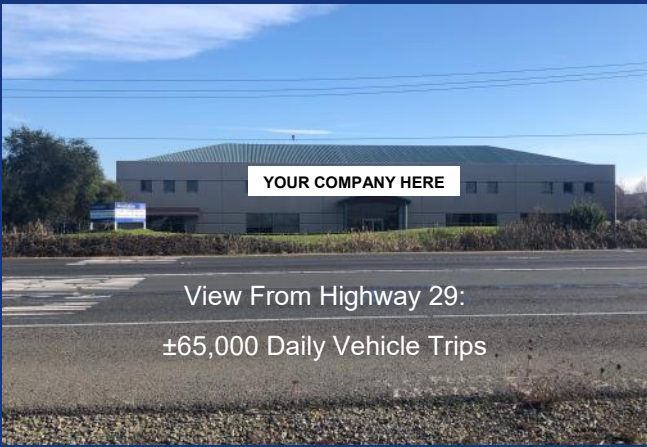
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1040 MAIN ST. #101
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View From Highway 29:
±65,000 Daily Vehicle Trips



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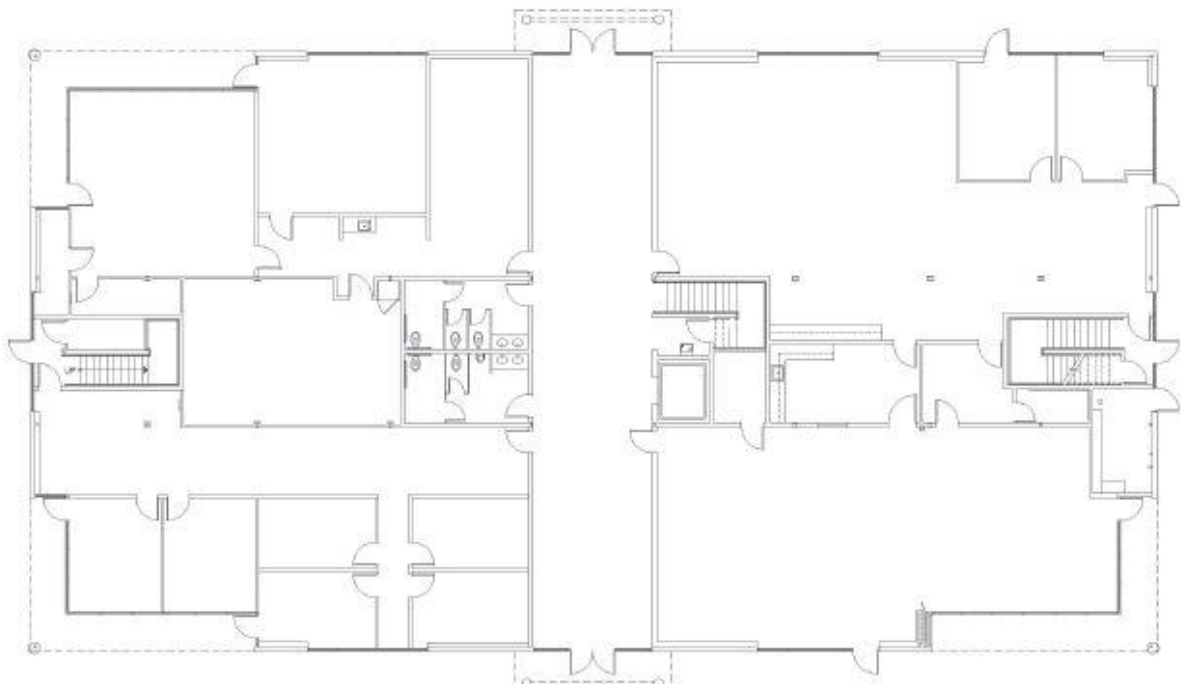
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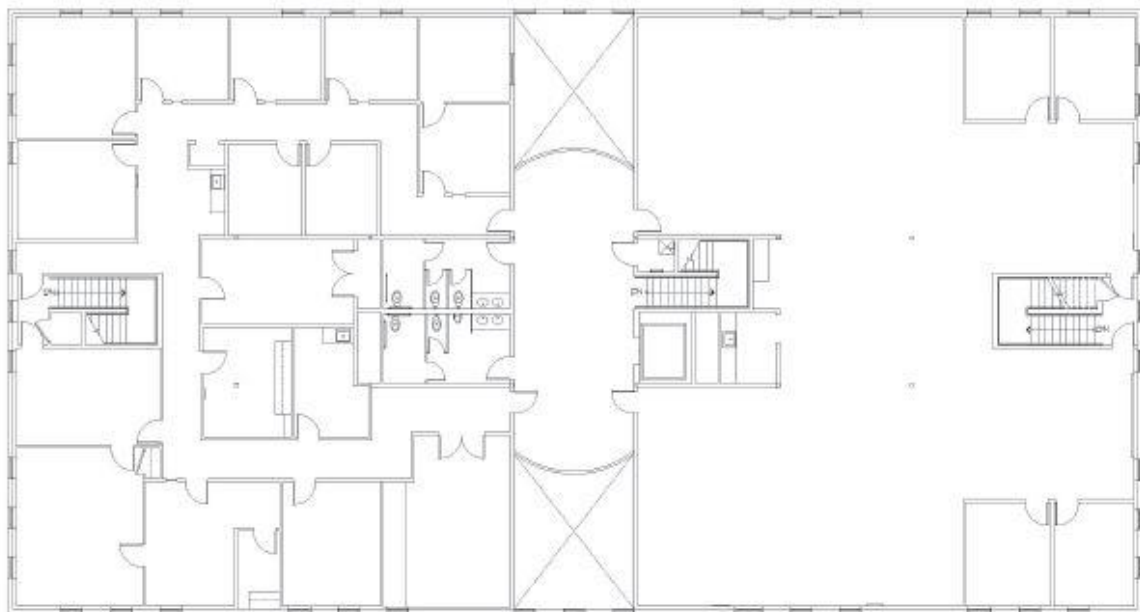
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FIRST FLOOR



SECOND FLOOR

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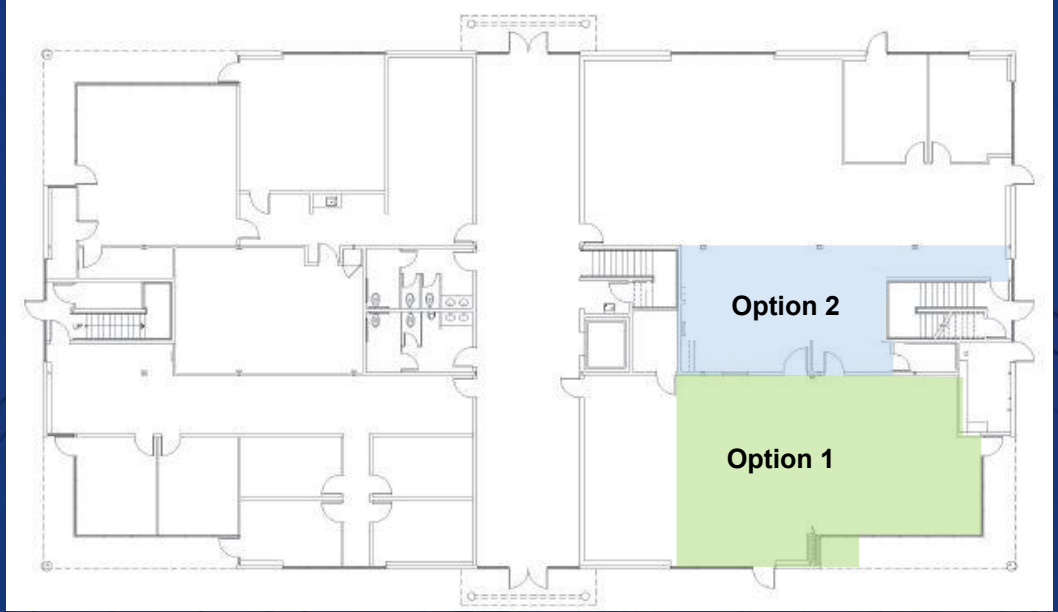
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FIRST FLOOR OPTIONS FOR CONVERSION TO WAREHOUSE/MANUFACTURING/PRODUCTION

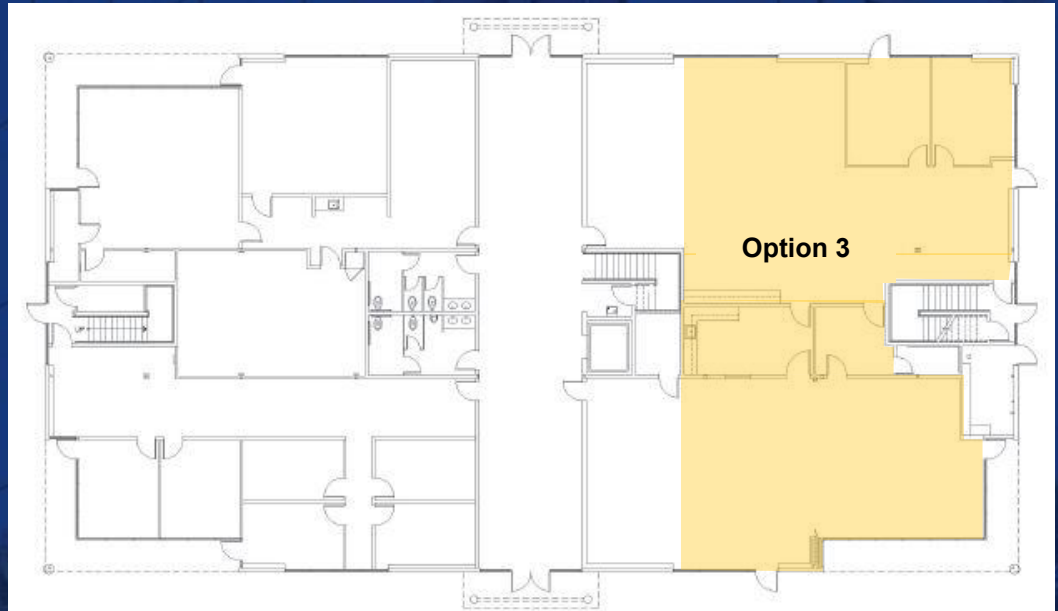
Option 1

Option 2

Option 1 Can be Expanded to Include All or Any Portion of Option 2



Option 3



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