

# FOR SALE

**Q1 2023 DELIVERY**

**Building L**  
9,464 SF

**Building H**  
17,236 SF

**Large Availabilities at Napa Vault | 1055 Soscol Ferry Rd, Napa**

## **BUILDING H: 17,236 SF**

*Divisible to: ±2,304 SF*

*Clear Height: 24'*

*Roll-up Doors: 16*

## **BUILDING L: 9,464 SF**

*Divisible to: ±4,712 SF*

*Clear Height: 24'*

*Roll-up Doors: 6*



NAPA VAULT



*Jones Lang LaSalle Brokerage, Inc. RE Lic# 01856260*

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# PROJECT

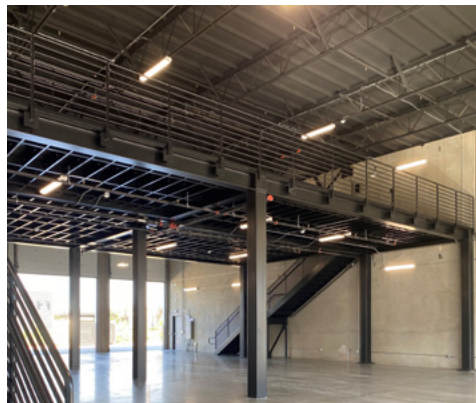
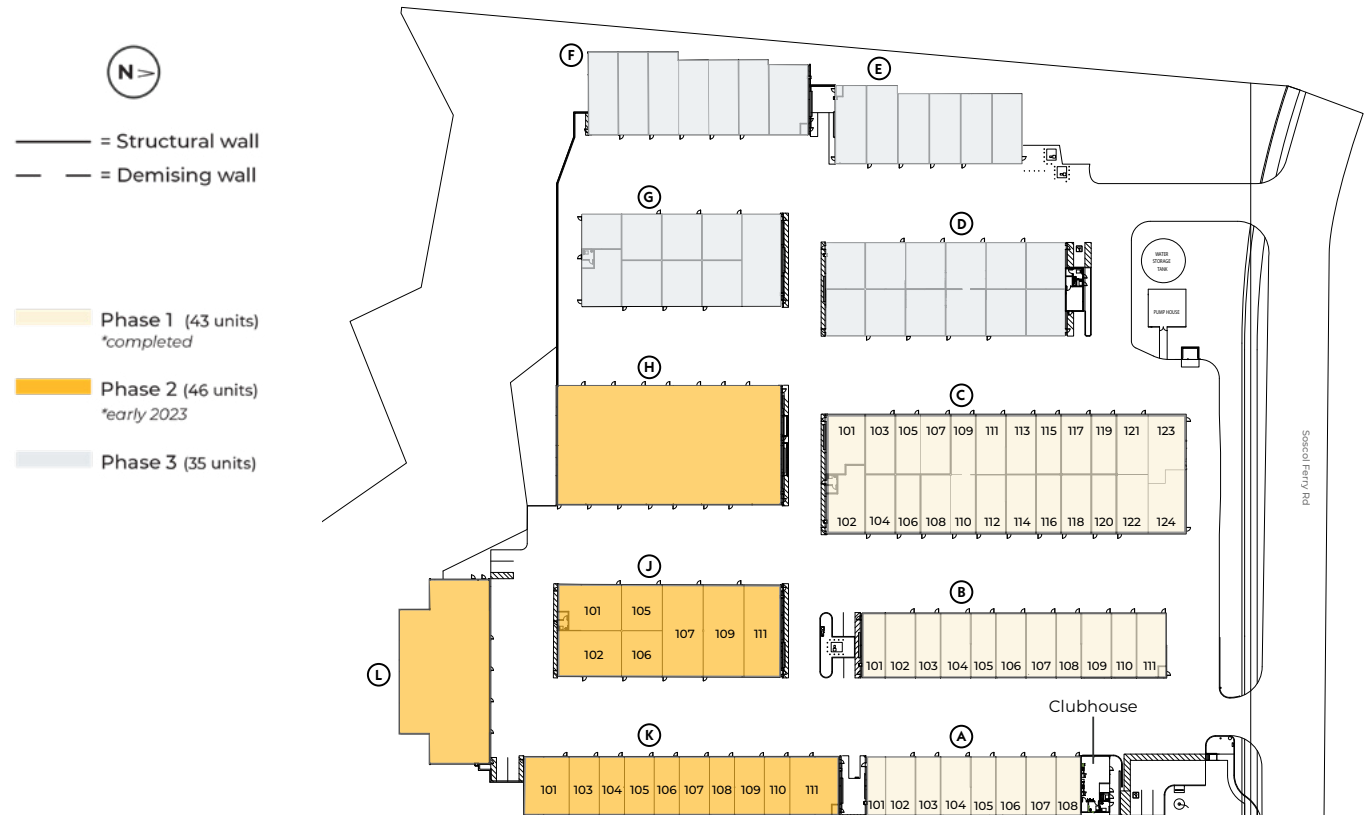
- Storage Condos for sale
- Custom sizes available up to full building (±17,236 SF)
- Concrete tilt-up construction
- Grade-level roll-up doors
- Insulated walls (R-19) and roof (R-30)
- Sprinklers and LED lights
- State-of-the-art security system
- Extra-wide 62' drive aisles
- Ideal for cased wine goods, packaged materials, bottles, barrels, equipment and more
- Located in Napa just off Hwy 12, a half-mile from Napa Valley's iconic Grape Crusher Sculpture

**Download Buyer  
Resource Guide**

*With CC&Rs, Uses and Restrictions*



The Napa Vault master plan consists of three phases of construction. Phase 1 is now complete and includes our standard-size units. Phase 2 is under construction with units scheduled to be delivered in early 2023.



# FLOOR PLANS

## BUILDING H:

**$\pm 17,236$  SF**

*Divisible to  $\pm 2,304$  SF*

*Grade level doors: 16*

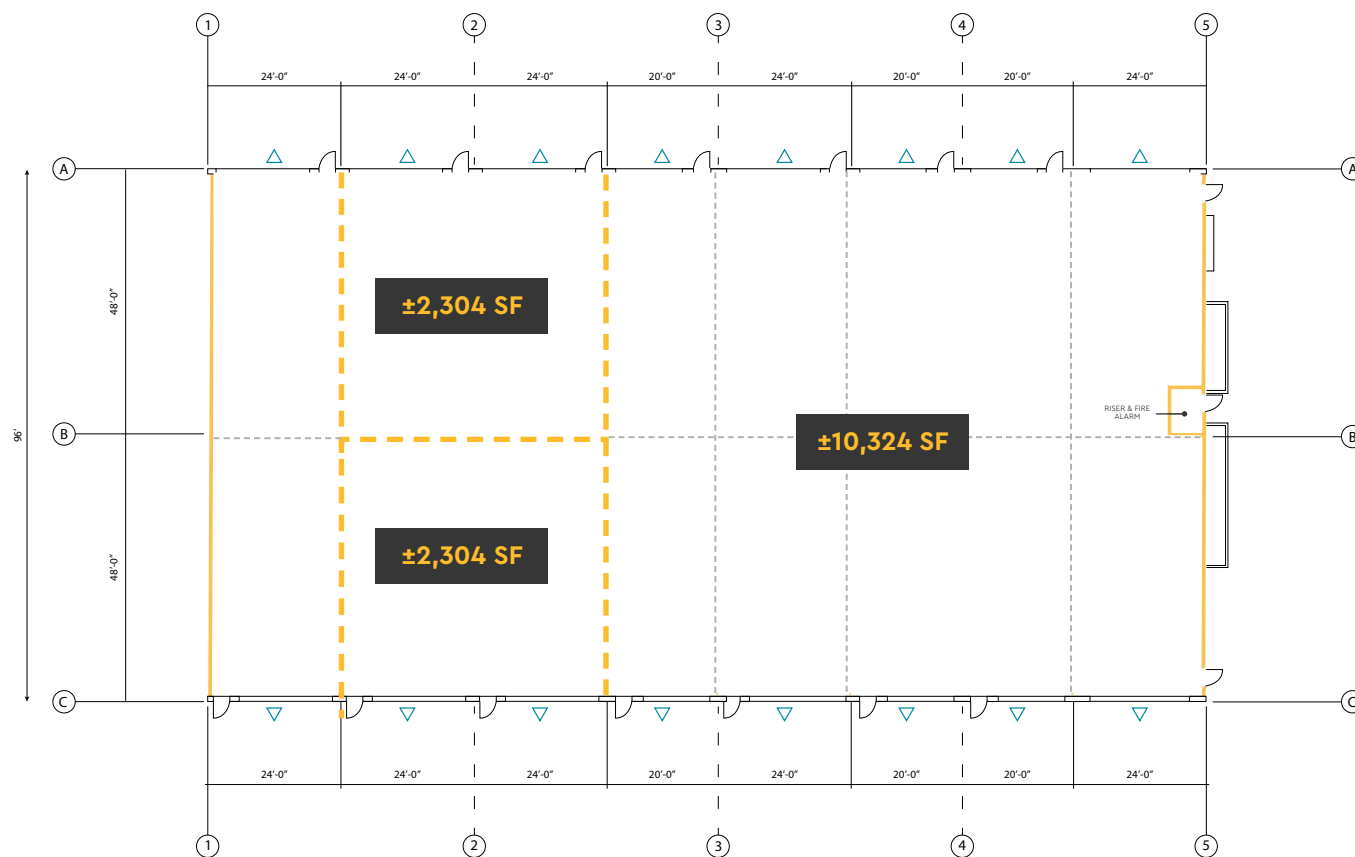
*Clear height of doors: 14'*

*Ceiling height: 24'*

*Now under construction*

*Delivery Q1 2023*

## Building H: $\pm 17,236$ SF



*\*Standard size units can also be delivered:*

*20' x 48' =  $\pm 960$  SF*

*24' x 48' =  $\pm 1,152$  SF*



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= Grade level roll up door

*The square footage and individual dimensions shown on this plan are approximate. They may vary for any number of reasons after the units are built and are not guaranteed by the developer.*

# FLOOR PLANS

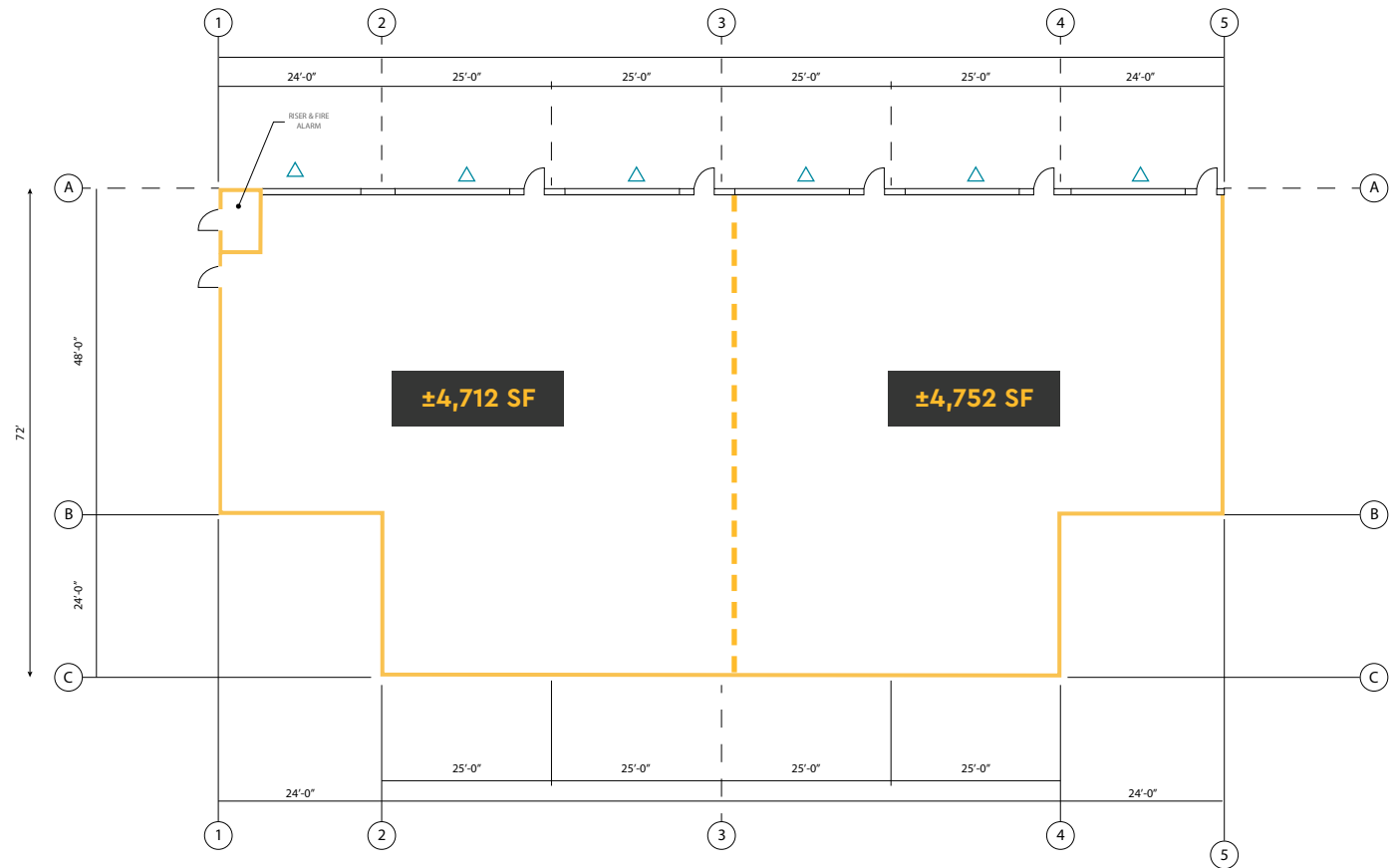
## BUILDING L:

**$\pm 9,464$  SF**  
*Divisible to half  
 building size  
 ( $\pm 4,712$  SF)*

*Grade level doors: 6*  
*Clear height of doors: 14'*  
*Ceiling height: 24'*

*Now under construction*  
*Delivery Q1 2023*

## Building L: $\pm 9,464$ SF



= Grade level roll up door

*The square footage and individual dimensions shown on this plan are approximate. They may vary for any number of reasons after the units are built and are not guaranteed by the developer.*



# LOCATION

- Convenient access to Highways 12, 29 and 221
- Half-mile from Napa Valley's iconic Grape Crusher Sculpture, just off Hwy 29
- 14 miles from I-80 and I-680 in Fairfield
- 2 miles to Napa Airport
- 6 miles to Downtown Napa

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