

FOR SALE



±9,464 SF Warehouse/Distribution Building For Sale @ Napa Vault

1055 SOSCOL FERRY ROAD | BUILDING L

- Divisible to: ±4,712 SF
- Clear Height: 24'
- Roll-up Doors: 6 (14' high)
- Sprinklers and LED lights
- Insulated walls (R-19) and roof (R-30)
- Concrete tilt-up construction
- Six (6) individual 125-amp subpanels, separately metered

- *Half building can be delivered for purchase (±4,712 SF)*

NAPA VAULT

JLL

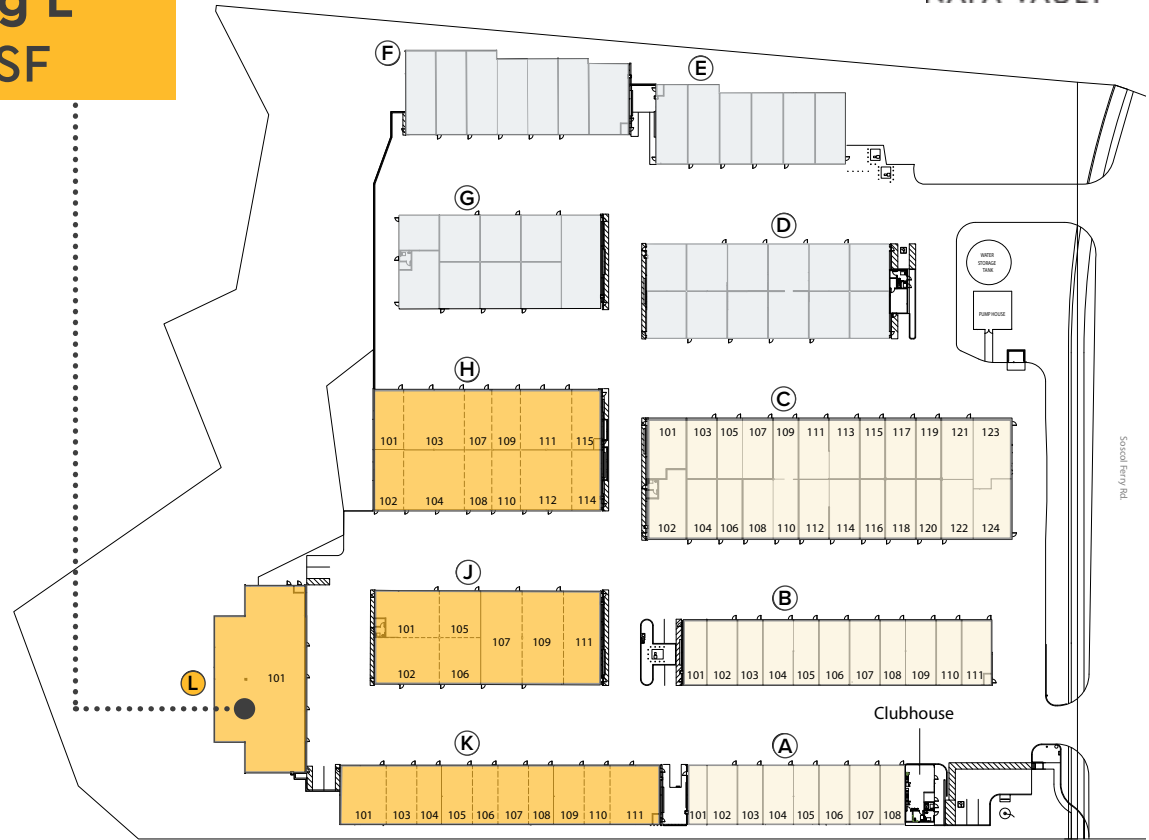
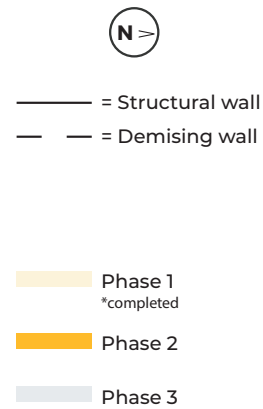
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PROJECT HIGHLIGHTS

- Napa Vault is an 11-building project situated on 11 acres
- Individual storage condos available for sale
- Various space sizes available ranging from 960 SF up to 9,464 SF full building
- Buildings A-C (phase 1 of 3) are complete with limited units remaining (960 or 1,152 SF)
- Buildings H, J, K, L (phase 2 of 3) are scheduled for delivery June 2023
- Build-to-suit opportunities available for phase 3 in 2024 (please inquire)
- All units are heavily insulated (climate control available)
- Project features 24/7 video surveillance, electronic coded entrance gates, steel fence perimeter
- Onsite club-house and common restrooms throughout for owners' use
- Extra-wide 62' concrete drive aisles great for truck access
- Ideal for business inventory storage/distribution, including cased wine goods, packaging materials, barrels, tanks, etc.
- Located in Napa just off Hwy 12 in Napa Airport submarket

Building L 9,464 SF



[Download Buyer Resource Guide](#) With CC&Rs, Uses and Restrictions

Building L interior photos



FLOOR PLAN

BUILDING L:

±9,464 SF
 Divisible to half
 building size
 (±4,712 SF)

Grade level doors: 6

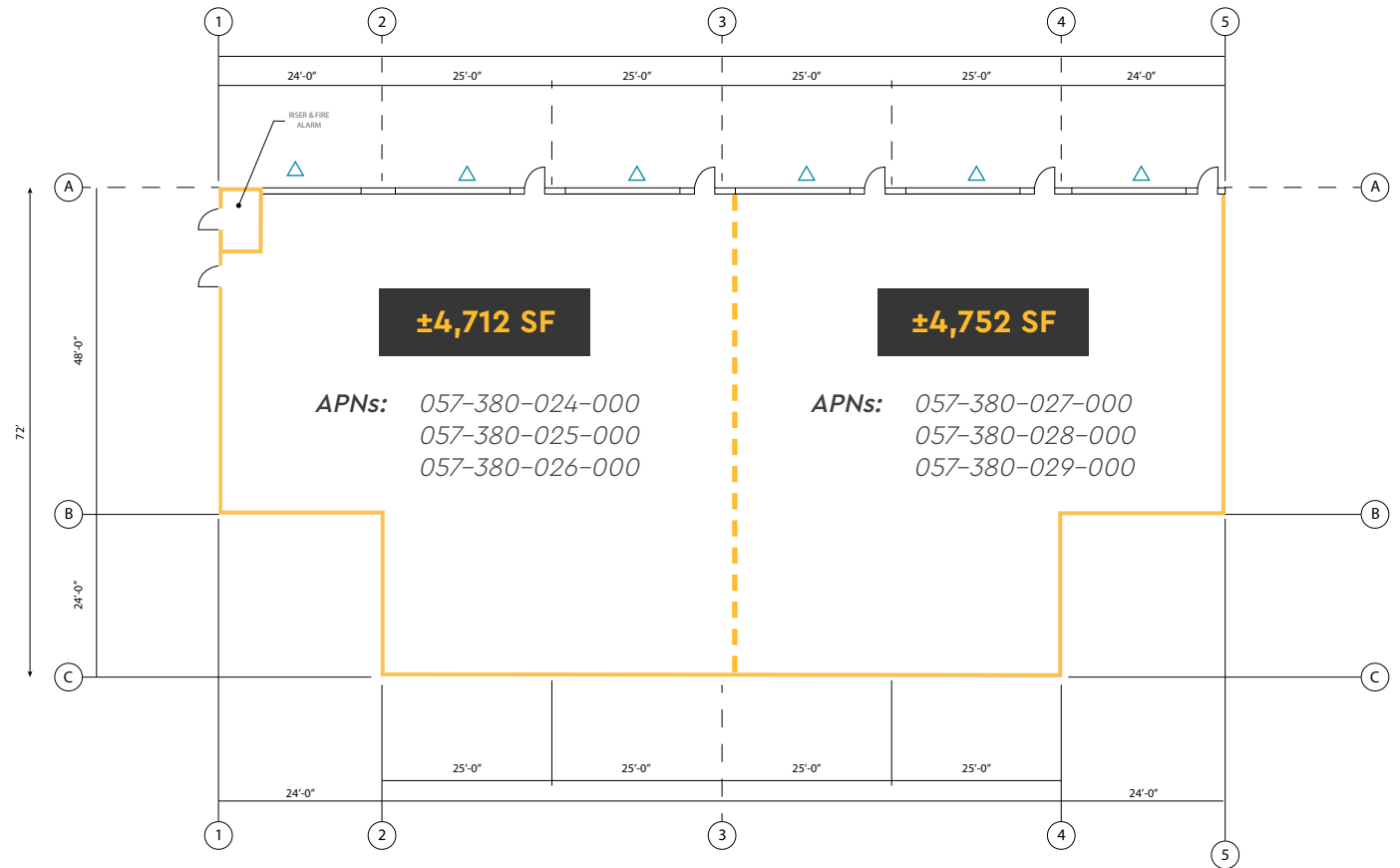
Clear height of doors: 14'

Ceiling height: 24'

Available Now

Asking Price: \$370/psf

Building L: ±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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