

UNITS AVAILABLE FOR LEASE



VIEW
PROJECT VIDEO



±1,108 SF up to ±2,304 SF condos for lease or sale @ Napa Vault

1055 SOSCOL FERRY ROAD | BUILDING H

- Clear Height: 24'
- Sprinklers and LED lights
- Insulated walls (R-19) and roof (R-30)
- Concrete tilt-up construction
- 125-amp subpanel



PROJECT HIGHLIGHTS

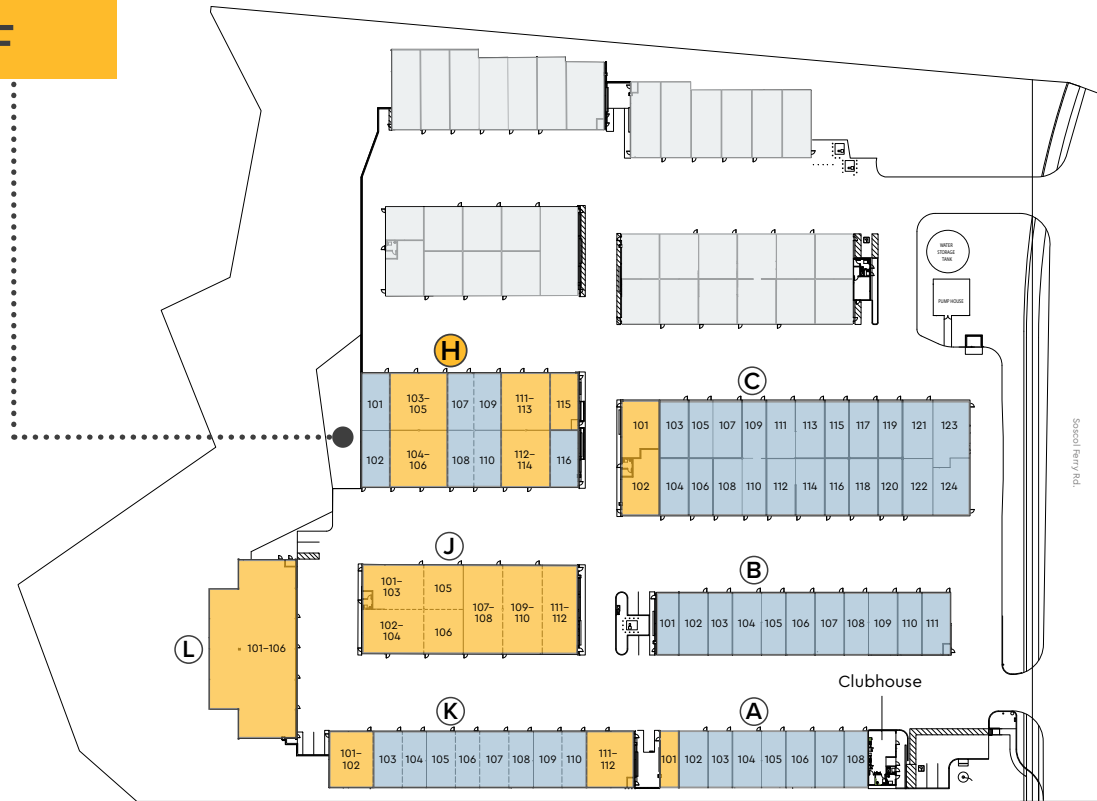
- 73 newly constructed storage condos on 10-acre site
- Condos situated on individual parcels and available for sale (H only for lease)
- Storage you can OWN – 24/7 access, full control of your own real estate asset
- Ideal uses include car/RV/boat storage, work-shop/man-cave/she-shed to declutter home garage
- Also ideal for business inventory storage/distribution uses (no retail sales onsite)
- 24/7 video surveillance, electronic coded entrance gates, steel fence perimeter
- Onsite club-house and common restrooms throughout for owners' use



Building H ±17,236 SF



- Standard Units**
20'x48' = 960 SF
24'x48' = 1,152 SF
- Larger, Flexible Spaces**
Up to 9,464 SF



**Download Buyer
Resource Guide**

With CC&Rs, Uses and Restrictions

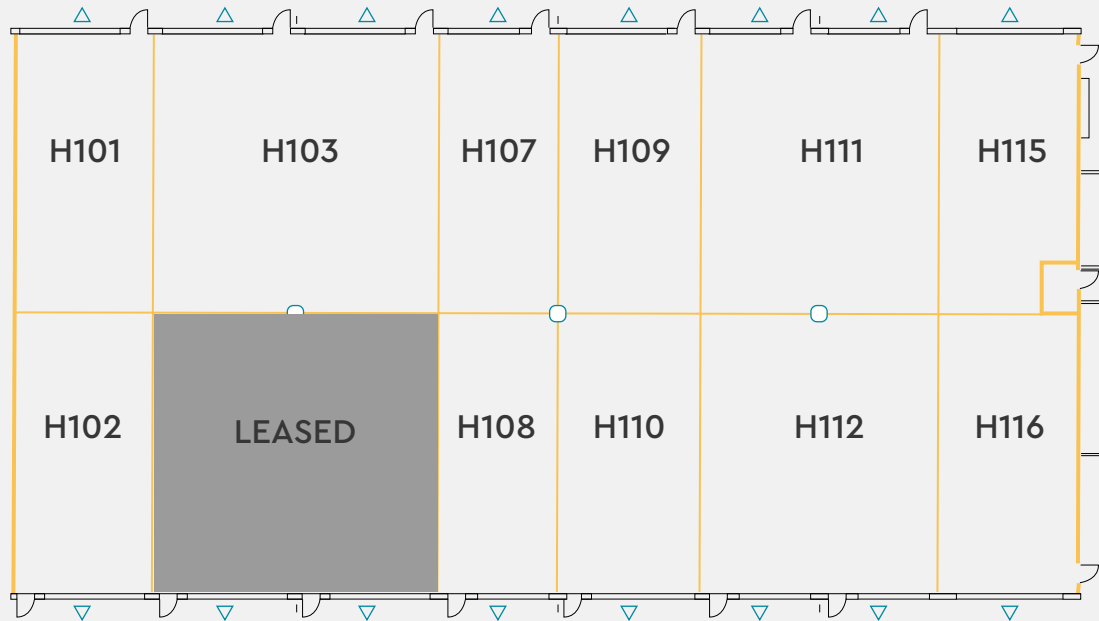
Building H Base Unit Features:

- 24' ceilings
- One 14' high roll-up door per standard-sized unit
- Heavily insulated (R-19 in walls, R-30 in roof)
- 125 amps, 220 volt electrical supply (individually metered)
- Abundant LED lighting
- Fire Sprinklers Installed
- Concrete floors finished with Finished with spray applied Master Kure 300 WB surface hardener or equivalent
- Common exterior water hose bibs accessible (units not individually plumbed)
- See customizable UPGRADE options available: <https://napavault.com/upgrades/>

FLOOR PLAN

Building H: ±17,236 SF

△ = Grade level roll up door



Rates:

| Unit # | Width | Depth | SF | 14' high roll-up door width | 2nd roll-up door | Base Gross Rent | Base Gross Rent Monthly* | HOA Dues (included in Base Rent) | Unit Purchase Price | Notes |
|----------|-------|-------|-------|-----------------------------|------------------|-----------------|--------------------------|----------------------------------|---------------------|--|
| H101 | 24 | 48 | 1,152 | 16' 10" | | \$2.20 | \$2,534.40 | \$303 | \$455,000 | |
| H102 | 24 | 48 | 1,152 | 16' 10" | | \$2.20 | \$2,534.40 | \$303 | \$455,000 | |
| H103/105 | 48 | 48 | 2,304 | 16' 10" | 16' 10" | \$2.20 | \$5,068.80 | \$606 | \$900,000 | |
| H107 | 20 | 48 | 960 | 12' 0" | | \$2.20 | \$2,112.00 | \$303 | \$380,000 | |
| H108 | 20 | 48 | 960 | 12' 0" | | \$2.20 | \$2,112.00 | \$303 | \$380,000 | |
| H109 | 24 | 48 | 1,152 | 16' 10" | | \$2.20 | \$2,534.40 | \$303 | \$455,000 | |
| H110 | 24 | 48 | 1,152 | 16' 10" | | \$2.20 | \$2,534.40 | \$303 | \$455,000 | |
| H111/113 | 40 | 48 | 1,920 | 12' 0" | 12' 0" | \$2.20 | \$4,224.00 | \$606 | \$760,000 | |
| H112/114 | 40 | 48 | 1,920 | 12' 0" | 12' 0" | \$2.20 | \$4,224.00 | \$606 | \$760,000 | |
| H115 | 24 | 48 | 1,108 | 18' 0" | | \$2.20 | \$2,437.60 | \$303 | \$435,000 | less 44 SF |
| H116 | 24 | 48 | 1,152 | 329 | 18' 0" | TBD | TBD | \$303 | TBD | Includes mezzanine platform (33% coverage) |

***Industrial Gross Lease Type.** In addition to base rent, tenant pays its own separately metered PG&E, and operating expense increases over a base year. Base rents increase 3% per year. Flexible lease terms, 3-year term preferred. Inquire with listing broker for more details and visit: <https://napavault.com/buyers-resources/>

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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