



**COLDWELL BANKER
COMMERCIAL**
BROKERS
OF THE VALLEY

FOR SUBLEASE

1909 & 1911 N. Kelly Rd. ~ Napa, CA
At Highway 12 & 29



Office & Industrial Space ~ Up to ±10,368 SF
One Tenant Desired but Suites Can Be Leased Separately

Suite 1909 - ±5,184 SF Office/Warehouse

- ±1,230 SF Office
- Open Office & Conference Room
- Large Break Room
- Office & Warehouse Restroom
- 5-Ton Cooling Unit (Warehouse)

Zoning: Industrial Park (IP)

Suite 1911 - ±5,184 SF Warehouse

- Two Restrooms
- Mop Sink Area

Each suite has extensive window lines, insulated warehouse space, ±22' clear height, one grade-level roll-up door, 200 amps/120-277-480volt/3-phase power, shared dock loading access nearby via an exterior dock pad in the building, and 300 gallons per day of domestic water available.

Offered at \$1.24/SF/Mo. NNN



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1775 Lincoln Ave.
Napa, CA 94558

Cathy D'Angelo Holmes
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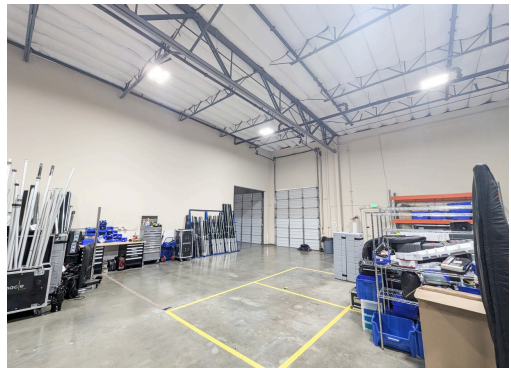
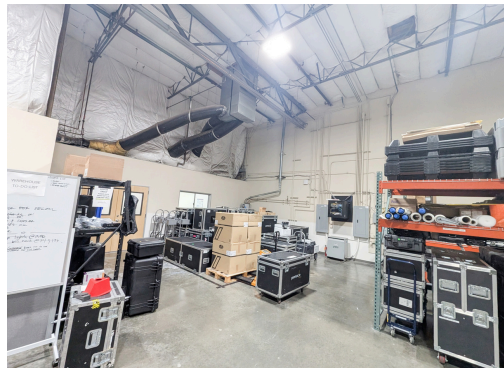


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1909 PHOTOS



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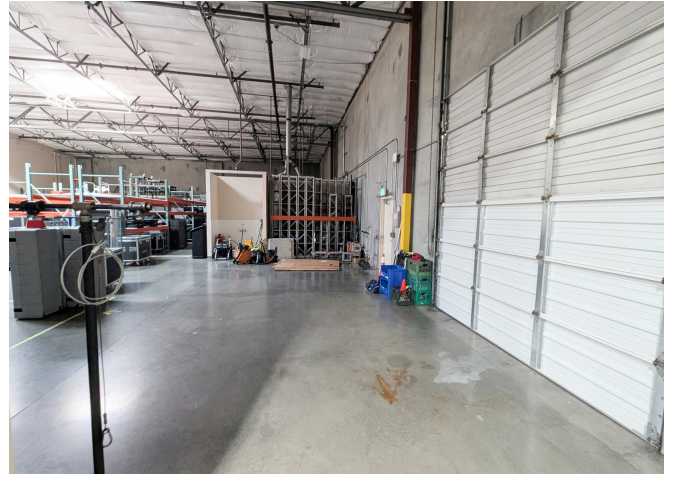


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1911 PHOTOS



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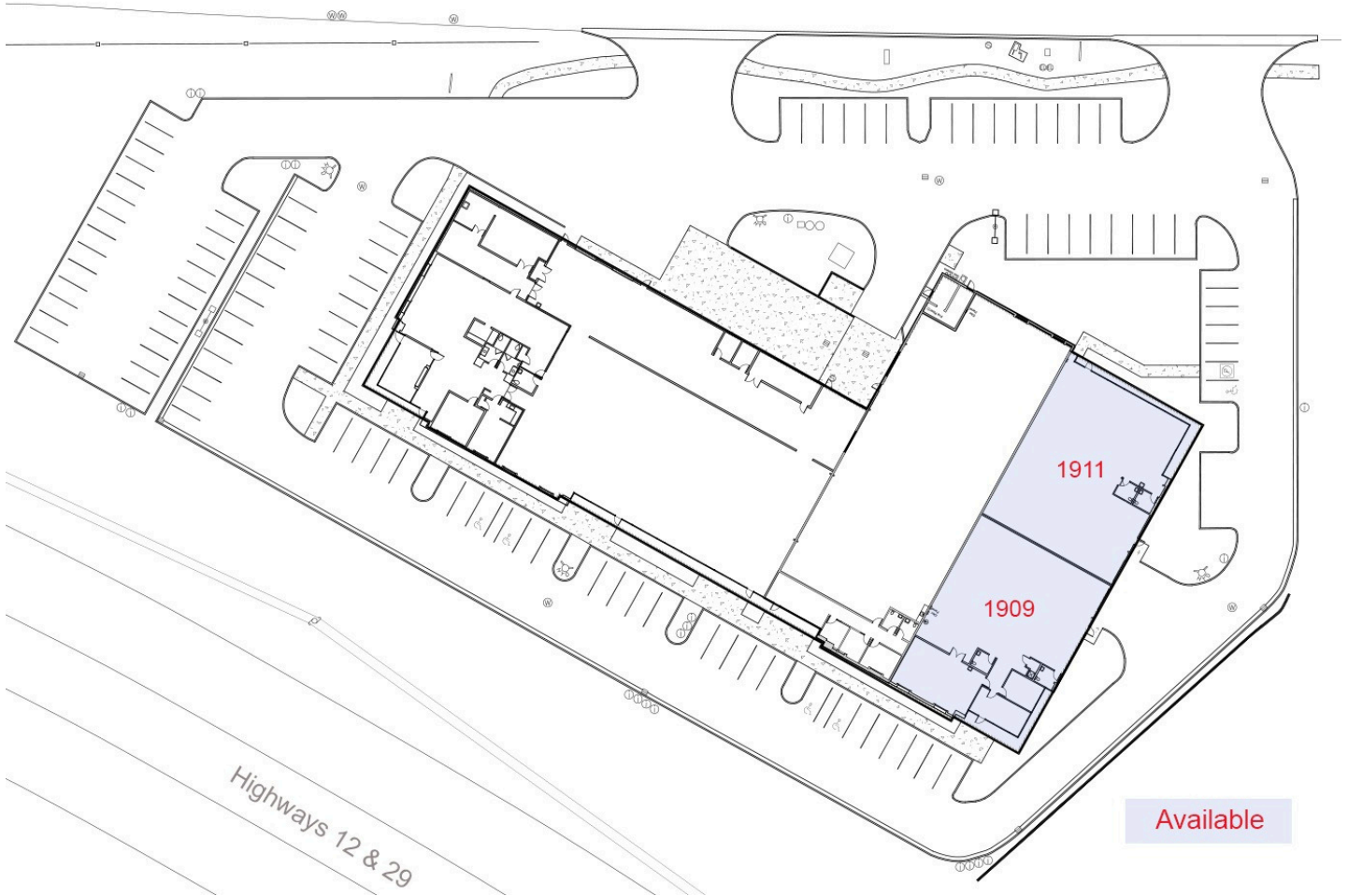


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FLOORPLAN



Available



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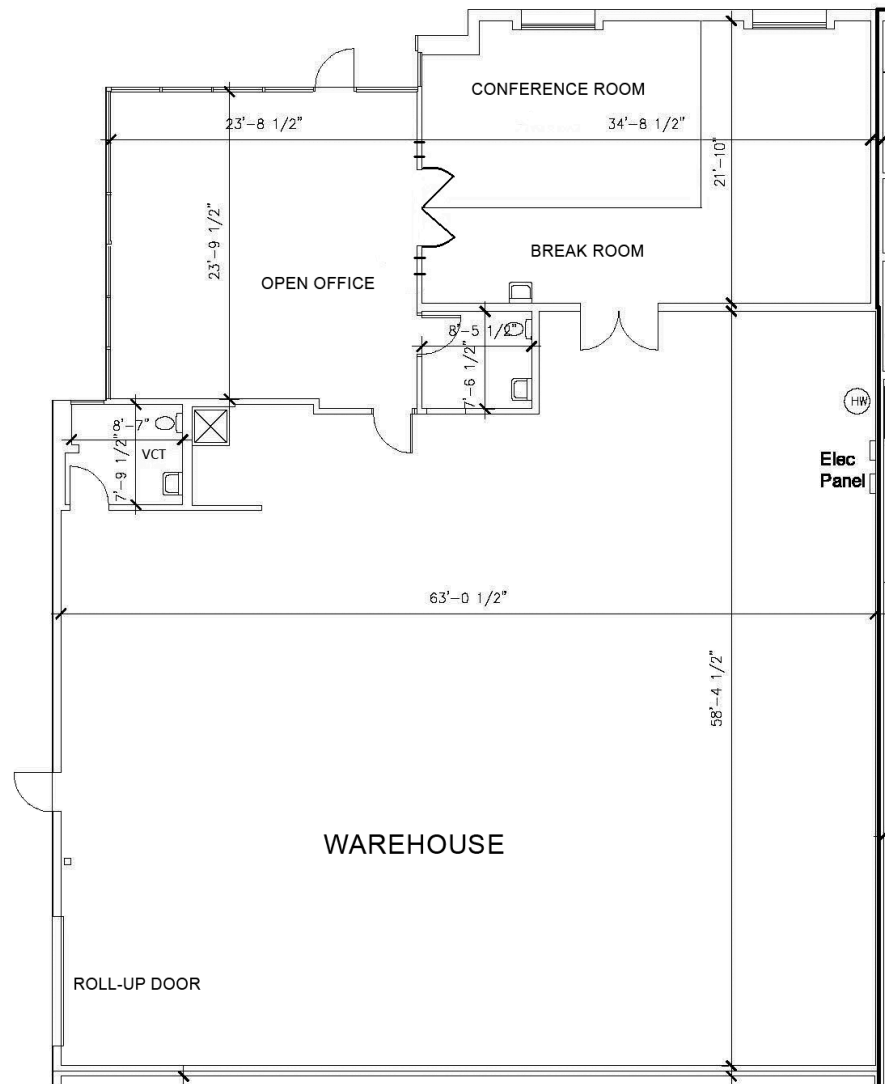


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