



FOR LEASE · AVAILABLE NOW

NAPA COMMERCE CENTER · 500 DEVLIN ROAD, NAPA, CALIFORNIA

Purpose-built for the *business of wine.*

SUITE 101 · ±18,103 SF · WINE STORAGE / DISTRIBUTION / FULFILLMENT

±18,103 SF

AVAILABLE IMMEDIATELY

28'

WAREHOUSE CLEAR HEIGHT

DH + GL

DOCK-HIGH & GRADE LOADING

ESFR

FIRE SUPPRESSION · 400A POWER

A premier industrial opportunity in the heart of Napa — *ready for your label.*

500 Devlin Road offers ±18,103 square feet of new-generation industrial space, ideally configured for **wine storage and distribution operations**. The suite combines 28-foot clear heights, ESFR fire suppression, and flexible loading with both dock-high and grade-level access — wrapped in an insulated envelope engineered for the stable conditions the wine trade demands.

A finished office component with reception and private offices means you're operational from day one. With **400-amp electrical service**, generous on-site parking, and an unbeatable position at Devlin Road and Airport Boulevard, this is Napa Valley logistics without compromise.

NEW CONSTRUCTION**28' CLEAR****ESFR SPRINKLERS****INSULATED WALLS & ROOF****400-AMP SERVICE****MOVE-IN-READY OFFICE****ENTRY ELEVATION · EXTENSIVE GLASS LINE & SIGNAGE****DOCK-HIGH & GRADE-LEVEL LOADING**

Floor plan — Suite 101

18,138 RSF · PREMISES SHOWN IN RED



±18,103

SF GROSS LEASABLE

28'

CLEAR HEIGHT

DH + GL

LOADING DOORS

Office

RECEPTION + PRIVATES, BUILT OUT

Available	Suite 101 — ±18,103 SF (18,138 RSF)
Occupancy	Immediate
Construction	New concrete tilt-up
Clear height	28'
Loading	Dock-high + grade-level
Fire protection	ESFR sprinkler system
Power	400-amp electrical service
Envelope	Insulated walls & roof deck
Office	Reception + partitioned offices
Parking	Ample on-site (2.0 / 1,000 SF)
Zoning	IP:AC — Industrial Park
Lease type	NNN · terms negotiable



AERIAL PHOTOGRAPH — DEVLIN RD × AIRPORT BLVD, SOUTH NAPA

Adjacent **Highway 29** — Napa Valley's north–south spine, 43,800+ vehicles daily at the property's doorstep.

Immediate **SR-12 access** — straight shot east through Jameson Canyon to the I-80 corridor.

6 mi **Interstate 80** — Bay Area, Sacramento and port connectivity within minutes.

Next door **Napa County Airport** — the region's business-aviation gateway, directly west.

Minutes **Downtown Napa & the valley floor** — up-valley wineries, suppliers and hospitality via 29/221.

Vinfolio

FINE-WINE STORAGE & E-COMMERCE

THIS BUILDING

Bounty Hunter Wine & Spirits

RARE-WINE RETAIL & DISTRIBUTION

THIS BUILDING

Fior Di Sole

WINE PRODUCTION & BOTTLING

IN PARK

M7 Wine Solutions

WINE STORAGE & LOGISTICS

IN PARK

Napa Commerce Center is where the valley's wine trade *stores, ships, and scales.*



SUITE 101 · ±18,103 SF · AVAILABLE NOW

Schedule a tour today

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