



A NEW DEVELOPMENT BY:

 PANATTONI®

BUILDING D **+90,799 SF**

**INDUSTRIAL  
BUILDING**

AVAILABLE FOR OCCUPANCY  
Q4 2020

Buildings will Range in Size from  
**±20,000 SF to 150,000 SF**

**SOUTH KELLY ROAD AT HIGHWAY 29**  
AMERICAN CANYON, CA

Exclusively Listed by The Dowling-Bracco Team of JLL  
Real Estate License #01856260



## PROJECT HIGHLIGHTS



One of the Premier Developments in the San Francisco Bay Area



5 Industrial & Distribution Buildings on 36.5 Acres



Dock & Grade-Level Loading with Excellent Truck Staging & Access



Buildings will Range in Size from 20,000 to 150,000 SF



Excellent Location in the Napa Valley Wine Country



Adjacent to Napa County Airport and Hwy-29; Just ½ Mile to Hwy-12

## BUILDING D HIGHLIGHTS

- 90,799 SF Class “A” Industrial Building
- Divisible to 20,000 SF
- Fourteen (14) Dock-High Loading Doors
- 1,600 AMP at 277/480 Volt Power Service
- Skylights at 1 per 10,000 SF

## 90,799 SF PLANNED

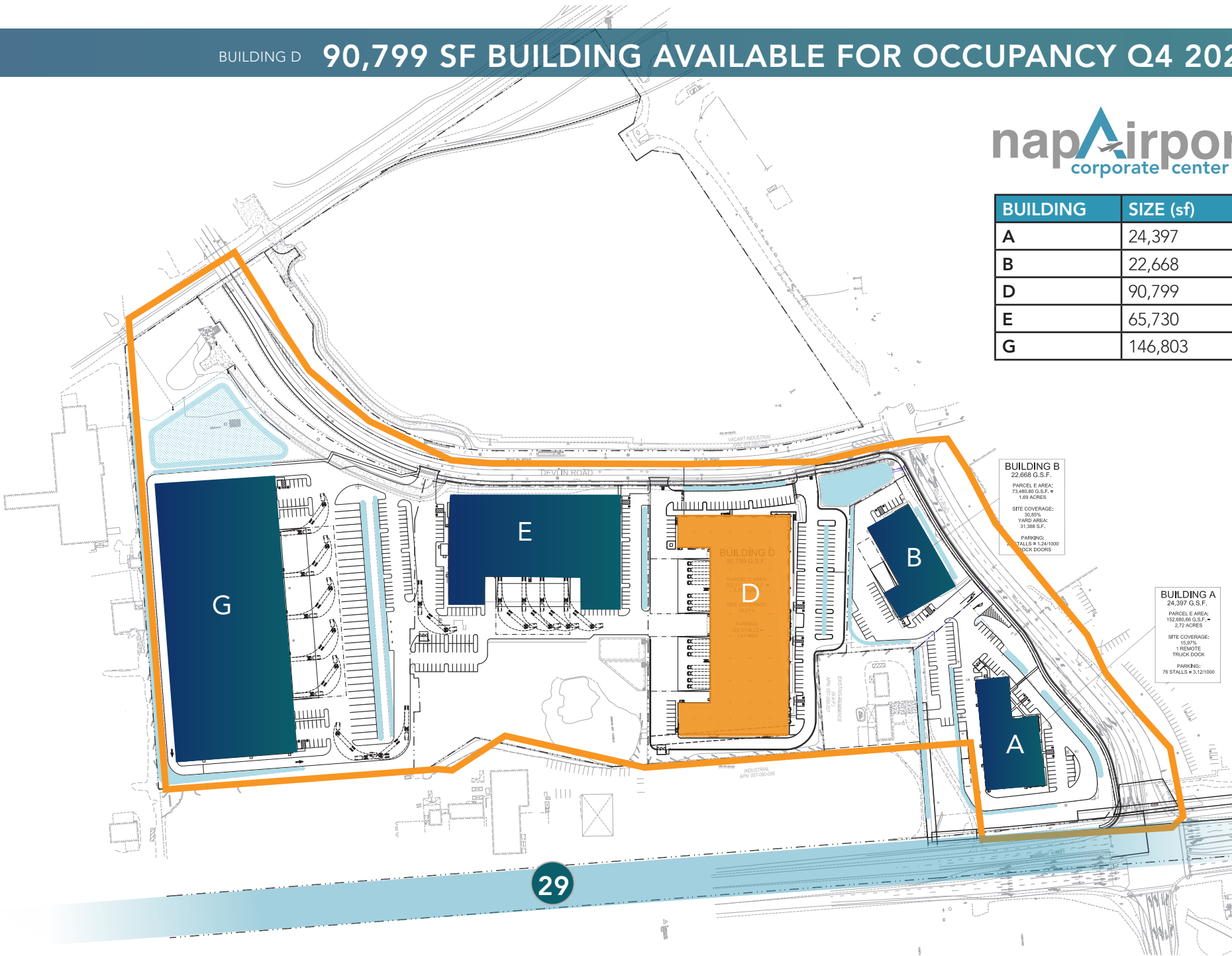
- Available for Sale or Lease - Q4 2020
- Office Built-to-Suit
- 28’-30’ Clear Height
- ESFR Sprinkler System



BUILDING D 90,799 SF BUILDING AVAILABLE FOR OCCUPANCY Q4 2020



BUILDING	SIZE (sf)
A	24,397
B	22,668
D	90,799
E	65,730
G	146,803



BUILDING D

# 90,799 SF BUILDING AVAILABLE FOR OCCUPANCY Q4 2020

NAPA COUNTY  
AIRPORT

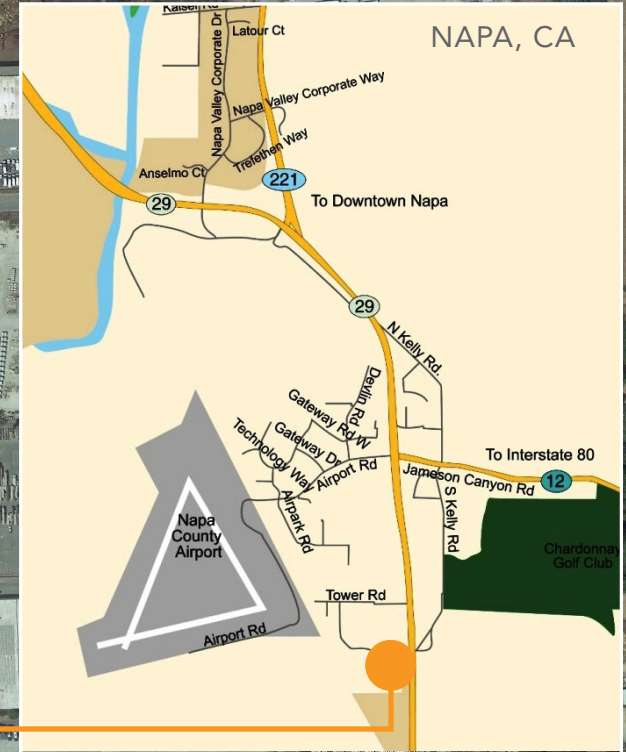


UNION PACIFIC / CA NORTHERN RAILROAD

DEVLIN ROAD

nap Airport  
corporate center

29 1/2 MILE TO HIGHWAY 12



- In Close Proximity to Napa County Airport and Adjacent to Highway-29
- Just 1/2 Mile to Highway-12



## DISTANCE MAP

City	Distance (Miles)
Napa	7
Concord/East Bay	27
Oakland	35
San Francisco	41
Sacramento	55
Stockton	66
San Jose	80
Tracy	77
Fresno	200
Port of Benicia	18
Port of Oakland	36
Oakland Intermodal	33
Port of Stockton	68
Ports of LA/Long Beach	420
Port of Seattle	774
Napa Airport	2
SFO International Airport	51
Oakland Airport	45
Reno	186
Portland	600
Boise	607
Las Vegas	582
Salt Lake City	703
Phoenix	768
Denver	1,215

**American Canyon**



Exclusively Listed by  
The Dowling-Bracco Team of JLL  
707 421 2900  
www.DBREA.com  
www.US.JLL.com





**To Schedule a Tour or For More Information, Please Contact: The Dowling-Bracco Team of JLL**

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