

# FOR SALE



## INDUSTRIAL CONDO/WINERY BUILDING



# 25 ENTERPRISE COURT

## NAPA, CA

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# PROPERTY HIGHLIGHTS

25 Enterprise Court in Napa is a high quality industrial condo building currently used by one tenant. The building has an existing winery permit allowing receiving, crush, fermentation, storage, racking, and bottling of wines. Located in Los Carneros A.V.A.

Building Size:	Up to $\pm$ 18,000 SF
Space Available:	Units 1-6 (potential to add 7 & 8)
Site Area:	2.4 AC (entire parcel)
Loading:	6 grade level loading doors
Parking:	51 spaces
Year Built:	2007
Waste Water:	20,000 gallon capacity
Floor Drains:	Yes
Clear Height:	$\pm$ 20'
Sprinkler:	Yes
Power (To Be Verified):	1000 amps, 277/480 volt, 3 phase
Winery Permit:	200,000 gallons per year
Cooling:	Krack Evap Coolers in every room (two in rooms 3 and 4). Glycol boiler/chiller is on the roof.



# CURRENT EQUIPMENT

Item	Description	Quantity
Tank	5 ton submerged cap, 1382 gal, glycol jacket, stainless cap	5
Tank	7 ton submerged cap, 2262 gal, glycol jacket, stainless cap	2
Tank	10 ton stainless, 3000 gal, glycol jacket	6
Tank	20 ton stainless, 6000 gal, glycol jacket	4
Porta Tank	425 gal square, glycol panel	2
Porta Tank	400 gal cylindrical, glycol jacket	2
Stands	Stainless stands for porta tanks	2
Concrete Egg	480 gal, glycol plumbed	4
Pressure Washer	W barrel attachments	2
Basket Press	JLB20 5 ton hydraulic	1
Bladder Press	Bucher 12 ton whole cluster	1
Air Compressor	Quincy	2
Air Compressor	Kaeser	1
Pump	Waukesha	2
Pump	Air	2
Wastewater System	20,000 gallon capacity- 2x5,000gal septic tanks, 5,000gal circulation/aeration tank, and a 5,000gal "dosing" tank for chemical adjustments	
Destemmer/Crusher	Pellanc	1
Sorting Line/Bin Dumper	Feeds destemmer	1
Must Pump	For moving grapes to tank	2
Stainless Sumps	For pumpovers, pressing	4
SO2 Machine	Doses/dispenses SO2 for additions	1
Air Purifiers	Aerocide	2
Generator		1
Tank Washer	Goes inside tanks, spins and cleans	1
Forklifts	With chargers	3



# PROPERTY HIGHLIGHTS



**AVAILABLE SPACE**  
Up to ± 18,000 SF



**ZONING**  
Light Industrial (City of Napa)



**APN**

- 046-760-004 (UNIT 1)
- 046-760-003 (UNIT 2)
- 046-760-005 (UNIT 3)
- 046-760-006 (UNIT 4)
- 046-760-007 (UNIT 5)
- 046-760-008 (UNIT 6)
- 046-760-009 (UNIT 7)
- 046-760-010 (UNIT 8)



**SALE PRICE**  
\$350 PSF



**PARKING**  
51 spaces



# NEARBY DESTINATIONS

## FROM VINE TO WINE



25 ENTERPRISE COURT  
NAPA CA

### Wineries

- |                           |                        |
|---------------------------|------------------------|
| 1. The Wine Foundry       | 8. Brut Bottling       |
| 2. Crosby Roamann         | 9. Wine Stash          |
| 3. Petree Cellars         | 10. Holman Cellars     |
| 4. Tobacco Road Cellars   | 11. J Moss Winery      |
| 5. Appellation Trading Co | 12. AvinoDos Wines     |
| 6. Longfellow             | 13. Maldonado          |
| 7. Mi Sueno               | 14. Bartalotti Wine Co |

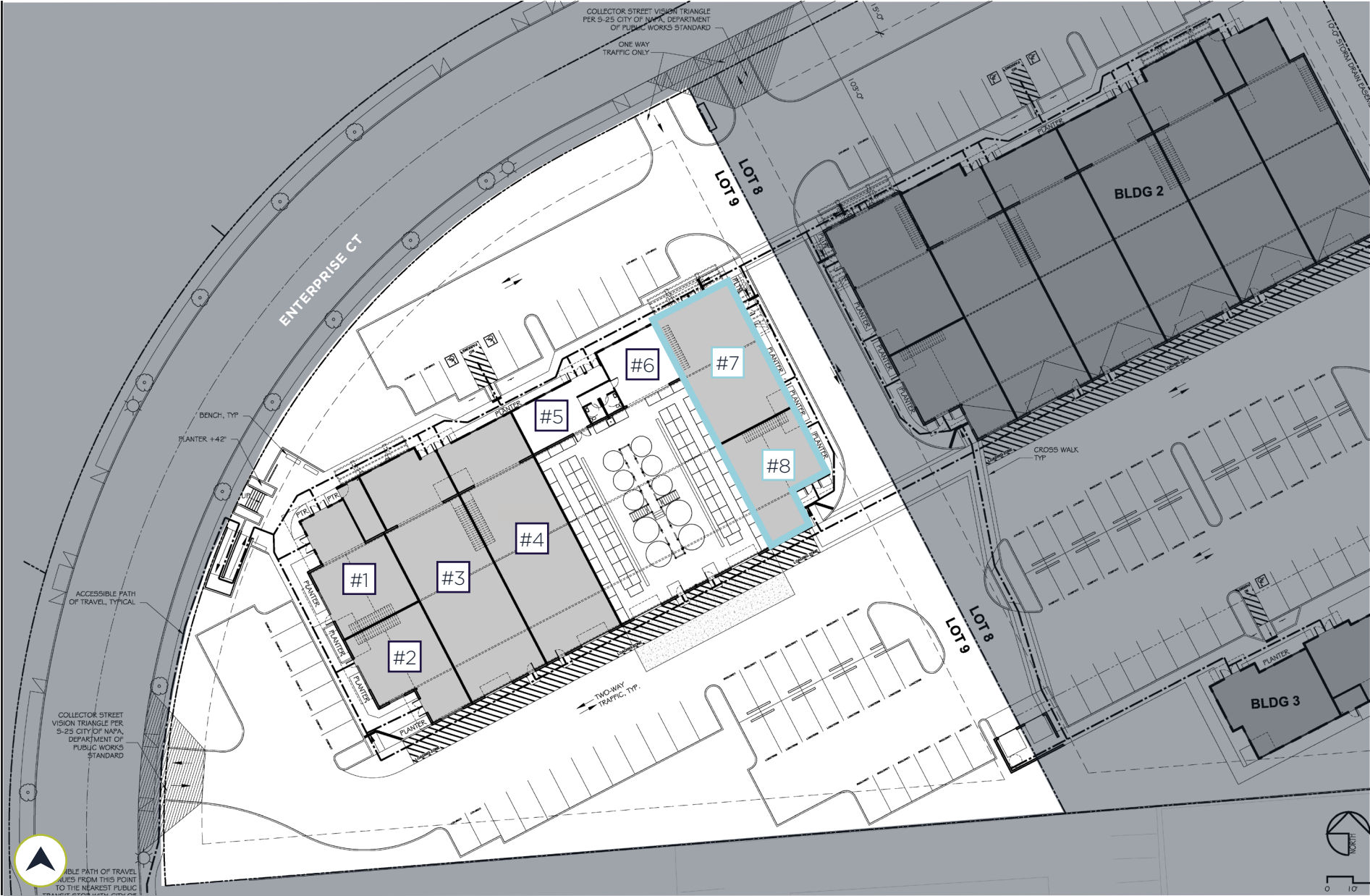
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|-----------------------------|
| 15. JUCLAS USA              |
| 16. Taylor Family Vineyards |
| 17. Blackbird               |
| 18. Bespoke Collection      |
| 19. Falcor Winery           |
| 20. Spelletich              |
| 21. Grape Culture           |

- |                         |
|-------------------------|
| 22. Top It Off Bottling |
| 23. Gen 7 Wines         |
| 24. Trinitas            |

### Resorts

- |                                  |
|----------------------------------|
| 1. Meritage Resort & Spa         |
| 2. Vino Bello Resort             |
| 3. The Villlage at Vista Collina |





Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
± 2,107 SF	± 1,196 SF	± 3,049 SF	± 2,987 SF	± 2,987 SF	± 3,115 SF	± 1,755 SF	± 1,196 SF

OWNED SEPARATELY (ASSUMABLE LEASE)





ON SITE PARKING



GRADE LEVEL LOADING





# CONTACT INFORMATION

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