

NAPA VALLEY'S - OAT HILL WINERIES

"Control From Vine to Bottle"



PROPERTY HIGHLIGHTS:

- 56,084SF Approved Winery Facility
- Divisible to 6,100SF Suites
- Purchase or Lease YOUR OWN Winery Space
- NO More Custom-Crush Headaches!
- Office & Tasting Rooms with Wine Production And Storage Space for Barrels and Tanks
- Tasting Room Retail Sales Opportunities
- Sweeping Napa Valley Views
- CONTROL! CONTROL! CONTROL!
- Concrete Tilt Up Construction
- Conditioned And Insulated
- 5 Acres of Lush Vineyard and an Olive Orchard
- Highly Visible and Iconic Building in Napa Valley
- Easy Access to HWY 29, I-80 and HWY 37



FOR LEASING OR SALES INFORMATION:

RH HESS DEVELOPMENT CO.
OFFICE: 707-255-8075
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Cell: 925-984-5683
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Photosimulation From HWY 29 in American Canyon
of Oat Hill And Napa Junction Road



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All information, representations and projections shown herein are based on information supplied by sources deemed to be reliable; however, they are not warranted by RH Hess Development Company and are subject to change without notice.

RH Hess Development Company welcomes Broker Cooperation for the Oat Hill Wineries project.

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Oat Hill Winery Features:

- Each Suite Approved for Winery Production, Tastings and Retail Sales
- Utilizes "Hold & Haul" for Wine Waste Disposal Within Each Suite
- Second Floor Office/Tasting Rooms & Some with Balconies
- "Wine-Flexspace" in Rear of Each Unit: 5,000 SF Insulated Warehouse Space for Crushing, Tanks, Barrels, Cased Goods, Supplies and All Your Winery Operations
- Roll-Up Door and Man Door in Rear of Each Unit to access Wine-Flexspace
- Concrete "Loading Zone" Along the Rear of the Building and Wine-Flexspace for Crushing and Bottling
- Picnic, Barbeque, Seating and Viewing Areas On-Site with Napa Valley Views
- Extensive Architecture including Stone Façade, Barrel Tile Roofs & Towers



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