

NEWS RELEASE

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DivcoWest and Orchard Partners Announce Completion of Phase 1 of Napa Logistics Park in American Canyon

AMERICAN CANYON, CALIF. – November 14, 2016 – DivcoWest and Orchard Partners have completed the first phase of Napa Logistics Park, an approximately 2.9 million square foot master planned warehouse distribution park on 218 acres adjacent to Highway 29 in Napa County.

The project's first phase includes an approximately 646,000 square foot state-of-the-art, cross-dock logistics facility, which is currently available for sale or lease.

[Brooks Pedder](#) and [Benjamin Conwell](#) of Cushman & Wakefield and [Greig Lagomarsino](#) of Colliers International represent the landlords.

The building – which is located just 34 miles from the Port of Oakland and features direct rail service access to the Union Pacific Railroad -- has 32-foot clear heights and 50-foot by 54-foot column spacing. It features 150 dock high doors which are convertible to rail loading as well as four to eight grade level doors and 86 trailer stalls. There is also parking for up to 575 cars.

Designed by Pleasanton-based architectural firm, [Ware Malcomb](#), the building utilizes Type IIIB construction with concrete tilt-up walls. A combination of stone and wood veneer accents are incorporated at the entrances, with an exterior paint scheme that complements the stone and wood materials. The main entrance also features a custom-designed glass and steel canopy. Oltmans Construction Co. was the general contractor on Phase One.

The warehouse project also included site improvements and the construction of a new private road. Napa Logistics Park also benefits from direct access to Highway 29, and has access to Interstate 80 from Highways 12 and 37 to the north and south, respectively.

The Napa Logistics Park master plan includes five buildings totaling approximately 2,900,000 square feet of warehouse and distribution space with direct rail-served access to Union Pacific Railroad. The completion of the Highway 12 road-widening improvements has positioned Napa Logistics Park into a premier regional logistics location within Northern California.

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For more on Napa Logistics Park, visit the project's website at www.napalogisticspark.com. To view a virtual tour of the project, click [here](#).

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About DivcoWest:

DivcoWest is a vertically-integrated real estate investment company with offices in the San Francisco Bay Area, Los Angeles, and Boston. Founded by Stuart Shiff, DivcoWest is comprised of a dedicated group of professionals with extensive experience in sourcing, structuring, acquiring, financing, developing, redeveloping, managing, leasing and selling primarily commercial real estate and related assets. Since 1993, the company has acquired more than 36 million square feet of commercial real estate through a series of funds, joint ventures and separate accounts. DivcoWest employs a disciplined approach to investing on behalf of a broad base of U.S. and non-U.S. public and corporate pension funds, institutional investors and high net worth individuals, with a focus on creating value through prudent acquisitions, active management and well-timed sales.

www.divcowest.com.

About Orchard Partners:

Orchard Partners is a diversified real estate investment and development firm headquartered in the San Francisco Bay Area. Orchard Partners focuses on core and value-add investment opportunities, and specializes in office and industrial properties throughout the United States. Since its inception, Orchard Partners has acquired over 50 industrial, office and R&D properties exceeding \$1 billion of total investment cost. Orchard Partners has cultivated strong relationships with a select group of equity partners and lenders, maintaining an alignment of interest with our capital partners by co-investing in properties that it acquires or develops. More information on Orchard Partners can be found at: www.orchardpartners.com.