



Cold Storage Overview

The on-site refrigerated warehouse at 3106 Golden Gate Road is a rare, purpose-built asset within Napa Valley’s agricultural corridor. For many local growers and producers, comparable cold storage requires transport outside the region—making this facility uniquely convenient.

Located in Carneros, the ±5,200 sq. ft. warehouse has served wineries, growers, and agricultural businesses for over 30 years. Designed for working operations, it accommodates rootstock, seasonal crops, flowers, and specialty products in a secure, temperature-controlled environment.

Flexible, month-to-month leasing is available with a range of private storage configurations— from 3’ x 3’ x 4’ lockers to 10’ x 15’ rooms, with additional capacity options as needed.

Facility	Type	Location	Notes
Subject Property: 3106 Golden Gate Road, Napa Napa Cold Storage	Agricultural-grade cold storage	Napa, CA	Rare refrigerated warehouse directly on the property — historically used for agricultural products, rootstock, produce, and specialty goods. A true operational asset for local growers and wineries
StoragePRO Self Storage of Napa	Climate-controlled wine/self-storage	Napa, CA	Self-storage facility with some climate-controlled units that include wine storage; not designed for large-scale agricultural refrigeration — more consumer/business storage
Jackson Street Wine Warehouse	Wine storage	Napa, CA	Wine-focused storage small-scale warehousing; not full-scale refrigerated storage for ag product preservation
Valley Wine Warehouse (American Canyon)	Wine storage / warehouse	American Canyon, CA	Offers general storage services with multiple locations; primarily wine storage, not temperature-controlled cold storage dedicated to ag products
Western Carriers / West Coast Warehousing (American Canyon)	Large, refrigerated warehousing	American Canyon, CA	Large, industrial scale refrigerated space; significantly distant from Napa Valley operations and primarily serving large volume logistics rather than direct grower access