



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

31795 MCCRAY ROAD  
CLOVERDALE, CA

INDUSTRIAL DEVELOPMENT LAND

**PRICE REDUCED!**

Go beyond broker.

PRESENTED BY:

**RUSS MAYER, PARTNER**  
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RMAYER@KEEGANCOPPIN.COM





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INDUSTRIAL DEVELOPMENT  
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CLOVERDALE, CA

**FOR SALE**

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# EXECUTIVE SUMMARY

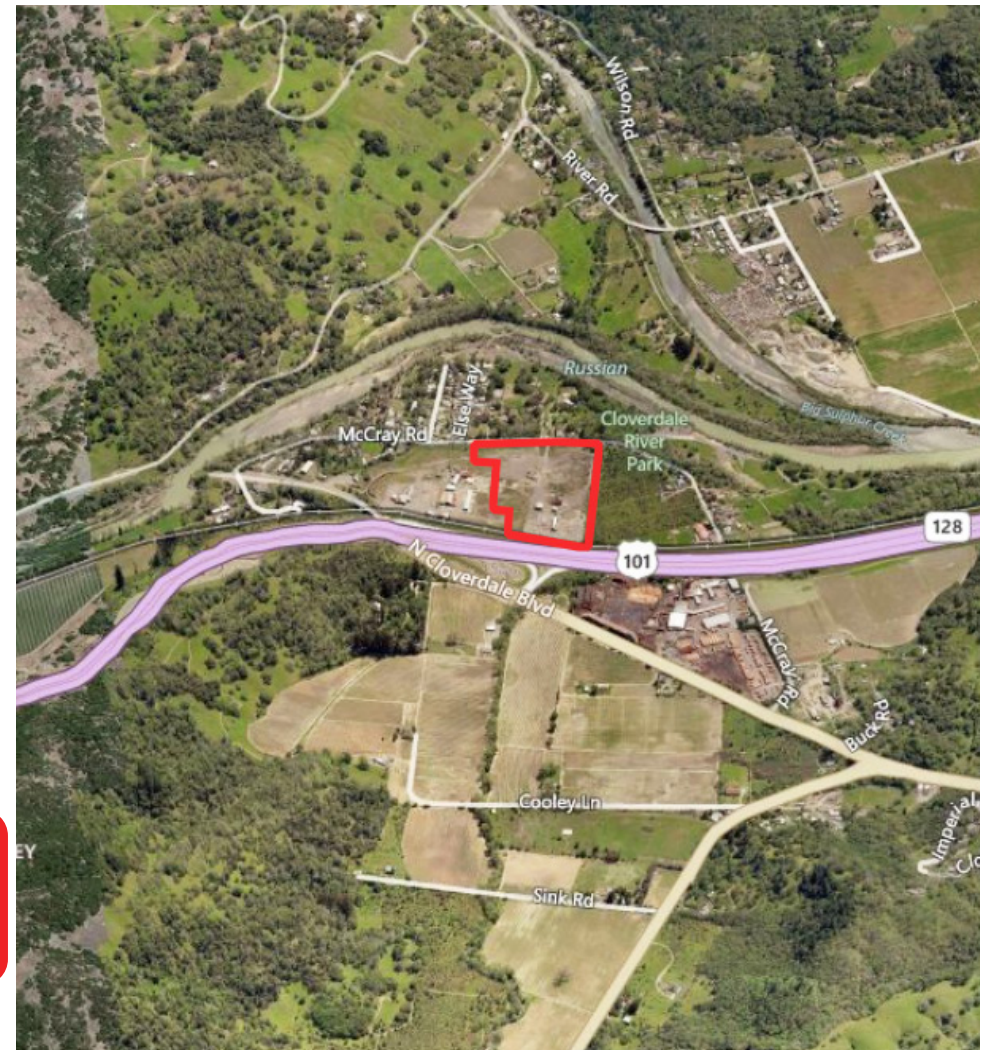


INDUSTRIAL DEVELOPMENT  
31795 MCCRAY ROAD  
CLOVERDALE, CA

FOR SALE

An approximately 16.47-acre parcel of land located near the City of Cloverdale's northern border and within the city's Sphere of Influence and Urban Growth Boundary. The property is mostly level and situated between several blocks of single family residential homes set along the Russian River and Highway 101. In the late 1950's and early 1960's a plywood mill, teepee burner and vehicle repair shop area were constructed on the property. A fire destroyed the mill in late 1979 and an older office building last year. A pole barn is the only remnants of this use on the property.

- 16.47+/- Acres
- Highway 101 Frontage
- M1-Limited Industrial Zoning
- Near the Cloverdale River Park and just a Short Drive to the Downtown Plaza
- In the Alexander Valley World-Class Wine Region



NEW OFFERING

Sale Price	<del>\$2,850,000</del>
Price PSF	+/- \$3.97

Sale Price	\$1,900,000
Price PSF	+/- \$2.65

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# PROPERTY DESCRIPTION



INDUSTRIAL DEVELOPMENT  
31795 MCCRAY ROAD  
CLOVERDALE, CA

**FOR SALE**



115-150-067  
APN

16.47  
LOT SIZE

M1-Limited Industrial  
ZONING

The site is zoned M1 Limited Urban Industrial allowing for many different permitted and conditional uses including: Contractor's equipment storage or rental yards; truck, trailer and farm equipment sales and repair facilities; lumber yards; any other heavy commercial uses for which storage of large or heavy merchandise or commercial transportation facilities are necessary and usual to the operation; processing, storage, bottling, canning, etc. of agricultural products, including wineries and similar uses and including incidental retail sales of products processed on the site; commercial cannabis uses in compliance with Sections 26-88-250 through 26-88-256 of the Sonoma County Municipal Code.



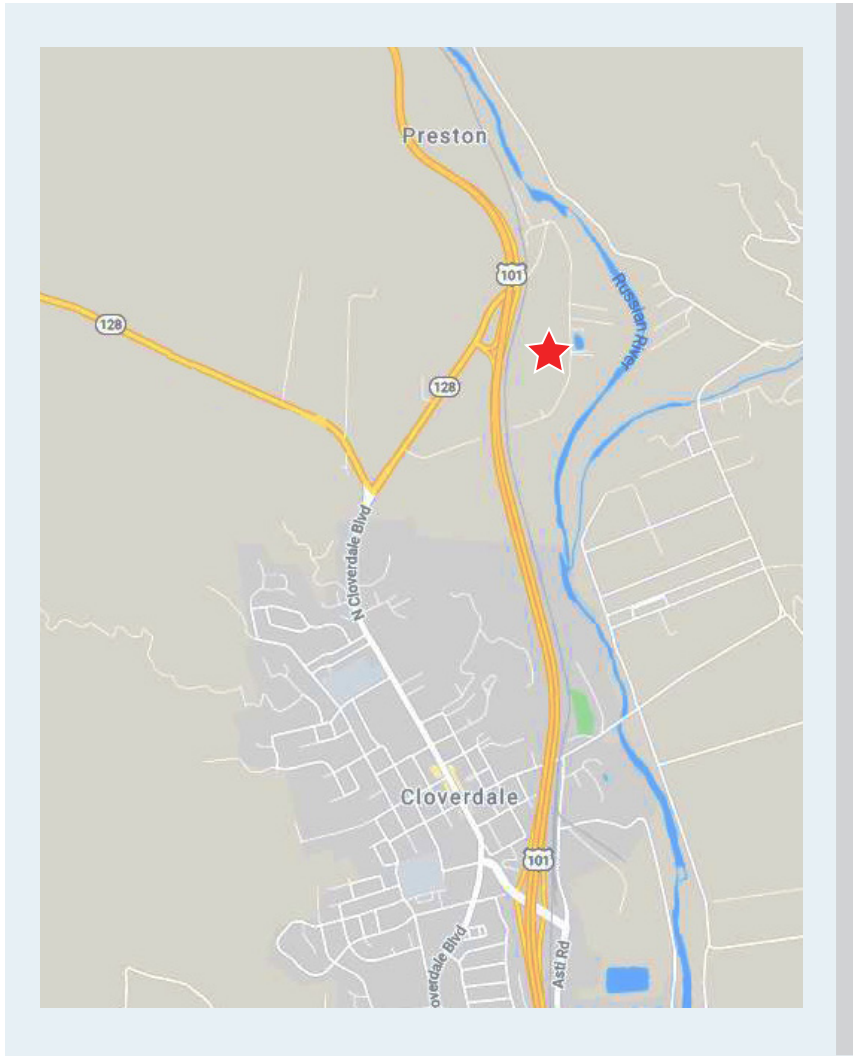


# LOCATION DESCRIPTION



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## DESCRIPTION OF AREA

This is an older residential and industrial neighborhood located at the north end of Cloverdale and a short drive from downtown. The property is minutes away from beautiful Lake Sonoma and just up the street from the new master-planned river park featuring over seventy acres along the Russian River with picnic areas, hiking, biking, equestrian trails, boat launch facilities, and fishing access. Cloverdale is situated at the north end of the Alexander Valley and in the heart of California's world-class wine region surrounded by many wineries and vineyards and is considered the "Gateway to the Redwoods." It serves as a regional hub connecting Lake, Mendocino, Napa and Sonoma Counties and is the northern terminus for the "SMART" Train. It is the fastest growing city in Sonoma County and several new subdivisions representing over 1,000 new single-family homes have been either recently constructed or approved in this community.

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## ABOUT US



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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