

Exclusive Winery Production Facility and Case Good Storage



Unlock the Essence of Winemaking in a Turnkey Facility on a Private Ranch

Nestled on a private ranch in the heart of Creston, California, this unparalleled winery production facility and case good storage offer a rare opportunity for passionate vintners and wine enthusiasts alike. Boasting a harmonious blend of functionality and serenity, this turnkey facility is ready to bring your winemaking dream to life.

Property Details

- +/- 13,750 SF Winery Storage Building
- +/- +/- 4,500 SF Main Warehouse plus a +/- 1,000 SF smaller Warehouse
- +/- 10,200 SF Winery Building
- +/- 1,600 SF On-Site Apartment

Offered At: **\$40,000.00 Per Month + NNN**
(Triple Net Lease)



Production and Winery Building (+/- 9,700 SF Plus +/- 500 SF Office)

- State-of-the-art production facilities to support your winemaking process.
- Office space for administrative tasks.



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Winery Storage Building (+/- 10,000 SF Plus +/- 3,750 SF Extension)

- Insulated and cooled for optimal wine preservation.
- Ample space and storage with high ceilings.
- Loading Docks.



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Case Good Warehouses

- +/- 4,500 SF warehouse and a +/- 1,000 SF smaller warehouse.
- Ideal for storing and organizing your premium wines.



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Equipment and Infrastructure

- Six 6,000 gallon storage tanks for efficient wine production.
- Four water storage holding tanks of 2,500 gallons each.
- All necessary equipment, pumps, hoses and more included (list to be provided).
- Impressive storage capacity of +/- 510,609 gallons in meticulously maintained tanks.



Equipment and Infrastructure



On-Site Apartment (+/- 1,600 SF)

- Comfortable living space for dedicated employees.
- Enhance work-life balance and foster a close-knit community.



Natural Resources

- Abundant well water for your winemaking needs.
- Small well producing +/- 20 gallons per minute.
- Main well producing +/- 150 gallons per minute.
- On-site reclamation ponds for sustainability.
- Picturesque surroundings.



DISCLAIMER

This Brochure contains select information pertaining to the Property, and does not purpose to be all-inclusive or contain all or part of the information which prospective investor(s), tenant(s), landlord(s), seller(s), and or buyer(s) may require to purchase or lease the property. The information contained in this Brochure has been obtained from sources believed to be reliable. All information is presented “as is” without representation or warranty of any kind. All references to acreages, square footage, and other measurements are approximations. All parties are advised to independently verify the accuracy and completeness of any and all information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS BROCHURE IS SOLELY AT YOUR OWN RISK.

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