



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1365 GRAVENSTEIN HIGHWAY SOUTH
SEBASTOPOL, CA

**INDUSTRIAL FOOD AND
BEVERAGE FACILITY**



GRAVENSTEIN HWY S

Go beyond broker.

PRESENTED BY:

MIKE FLITNER, PARTNER
LIC # 00840890 (707) 528-1400, EXT 239
MFLITNER@KEEGANCOPPIN.COM

DEMI BASILIADES, SENIOR REAL ESTATE ADVISOR
LIC # 02080190 (707) 664-1400, EXT 105
DBASILIADES@KEEGANCOPPIN.COM



PROPERTY DETAILS

PROPERTY INFORMATION

HIGHLIGHTS

- 26,748sf divisible down to 13,174sf
- 480v 3 phase
- Warehouse office and Lab
- 21.5 Ft clear height
- Floor drains throughout
- Ideal for Beverage production or barrel storage
- Roof access for large tanks by crain.
- Chiller and boiler
- Waste water system
- Common area restrooms maintained by professional janitorial service
- Gated Property
- Nightly patrols by security company

Parking

Ample On-Site

Zoning

M1 - Limited Urban Industrial District; County of Sonoma



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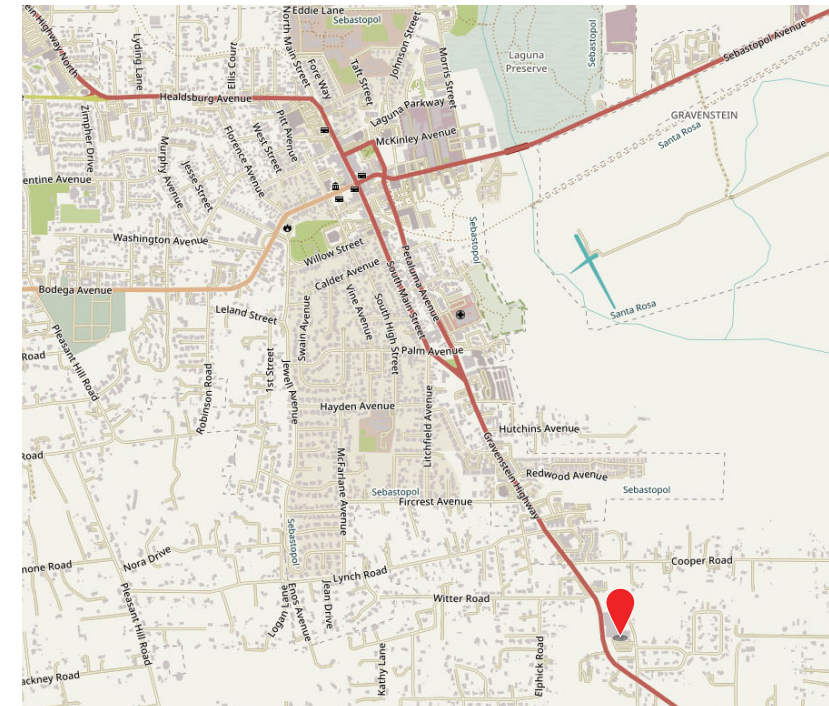
LEASE TERMS

Rate

\$1 psf Industrial Gross Plus CAM

Terms

3 - 5 years



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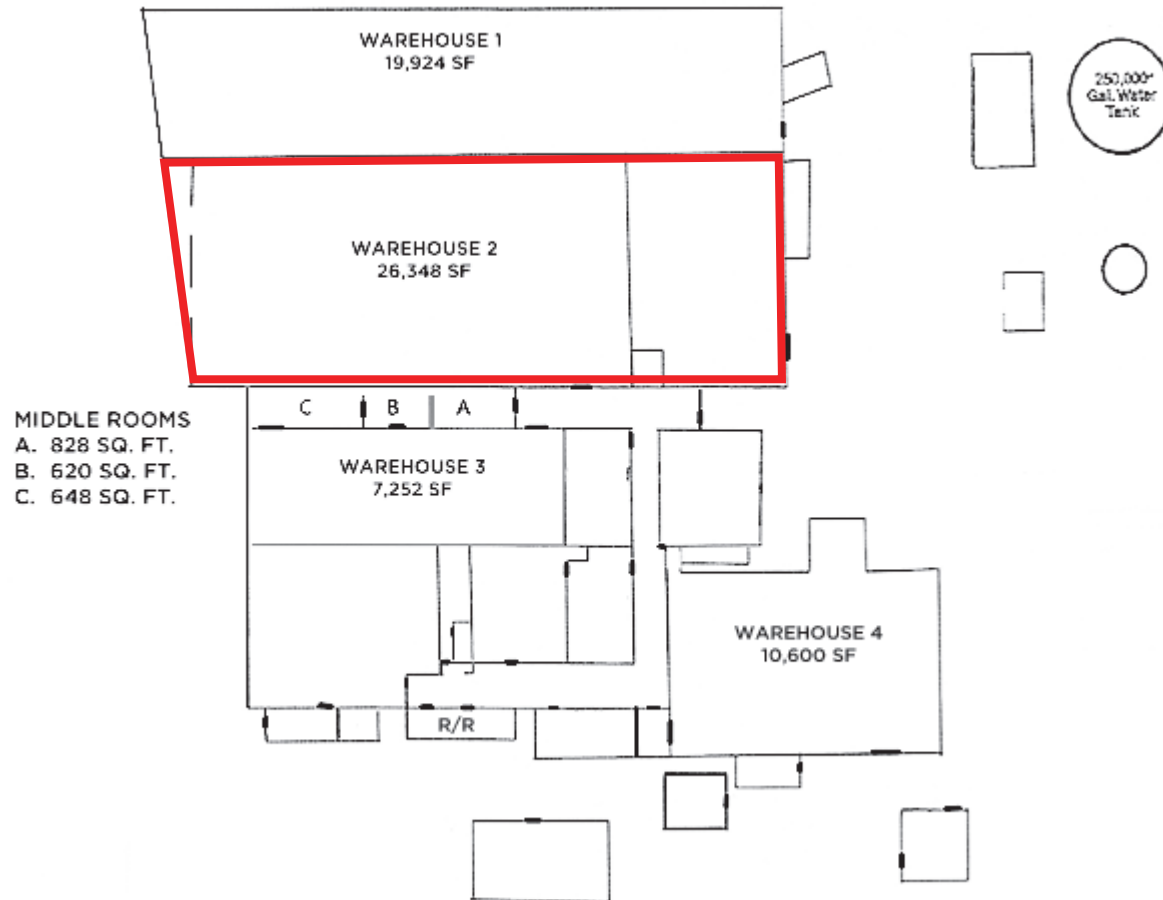


SITE PLAN



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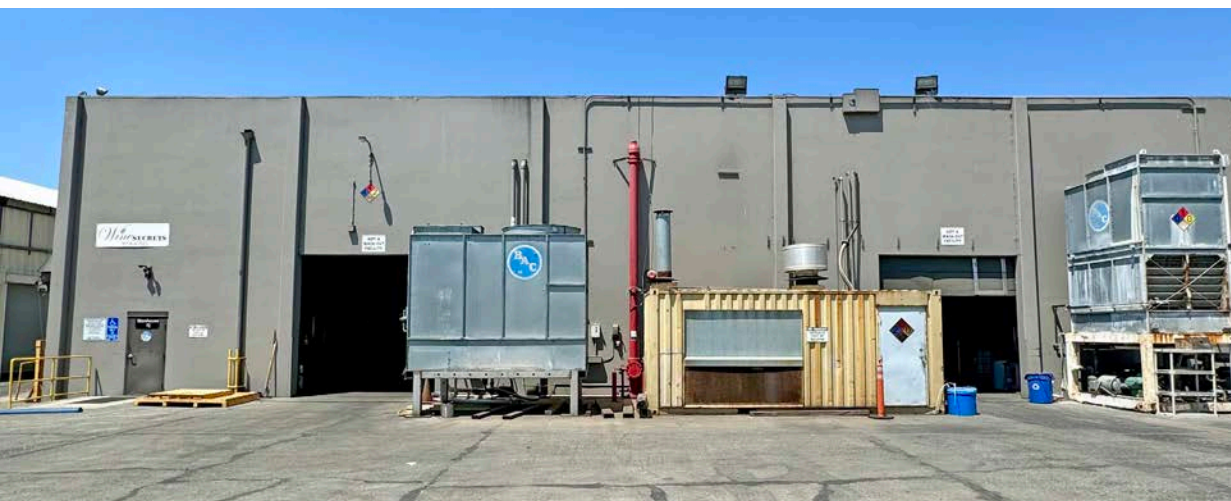
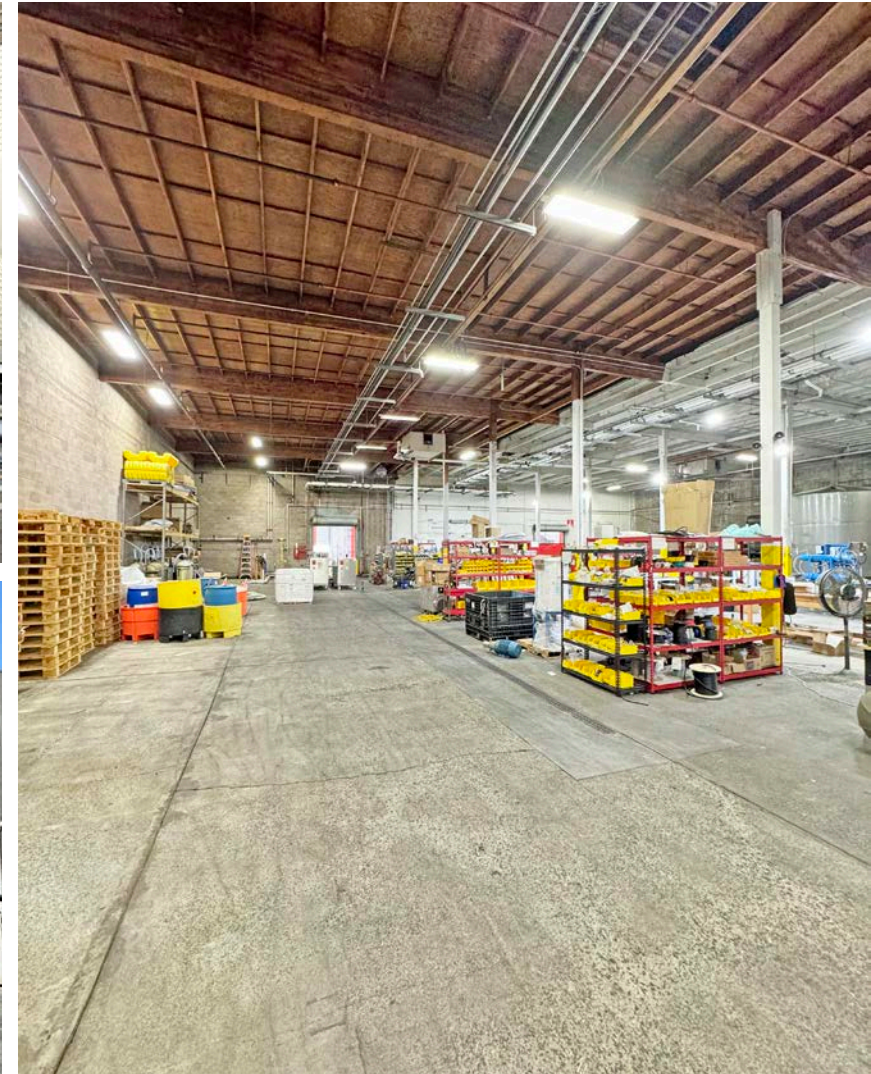
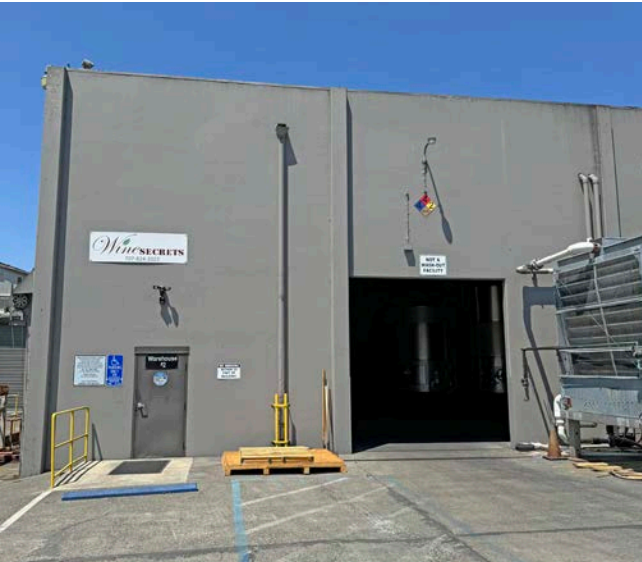


PROPERTY PHOTOS



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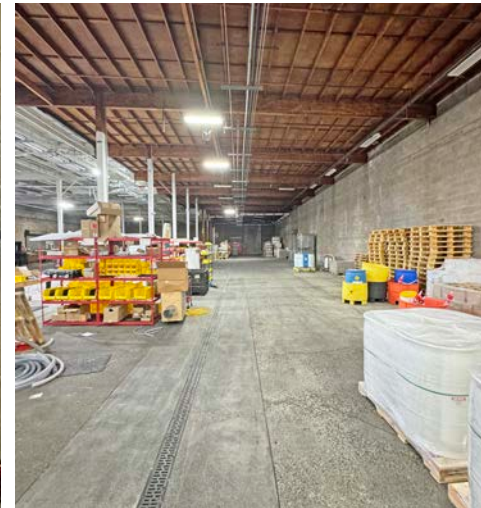
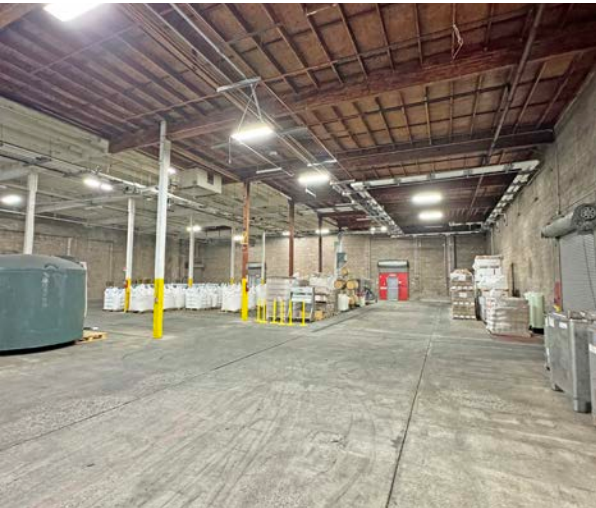


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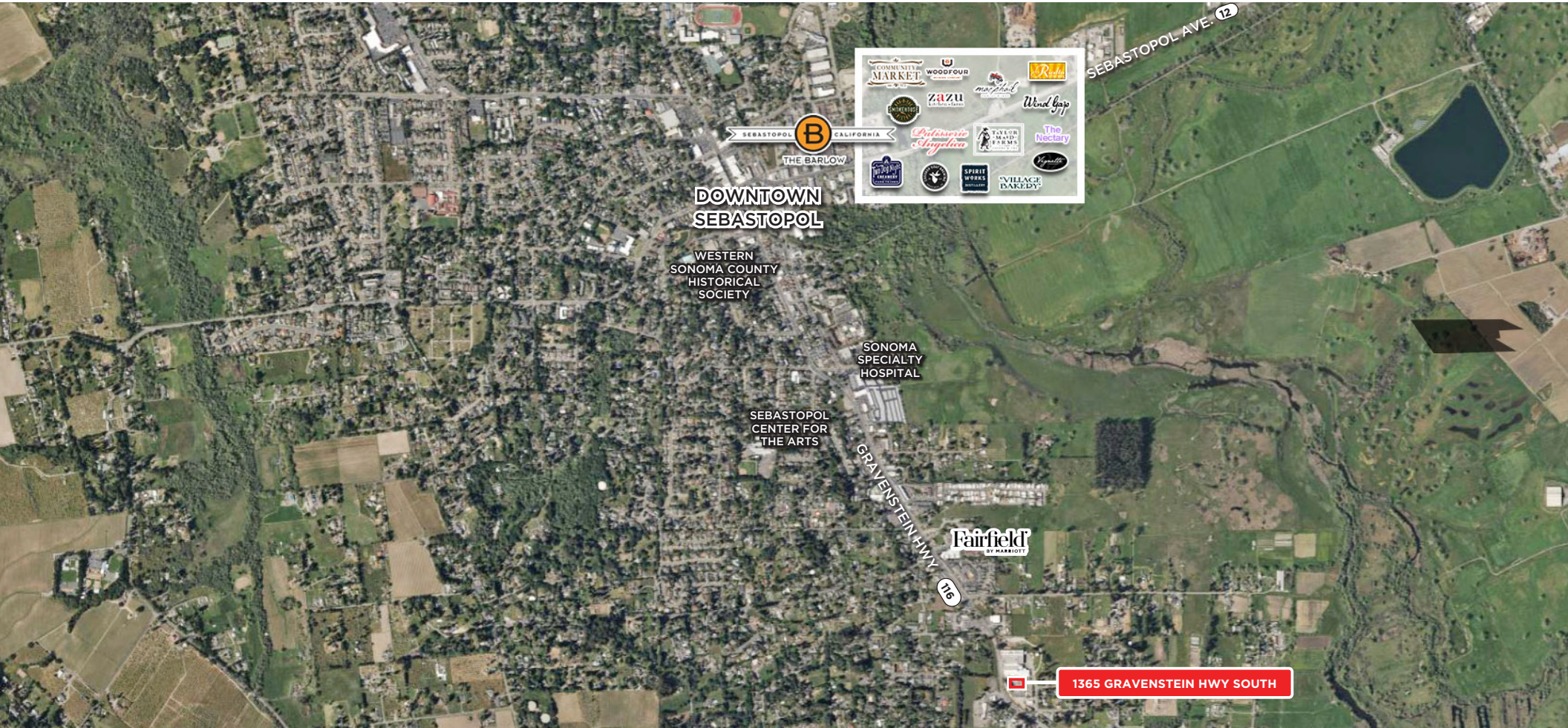


LOCATION MAP



1365 GRAVENSTEIN HWY SOUTH
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Keegan & Coppin Co., Inc.
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(707) 528-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

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