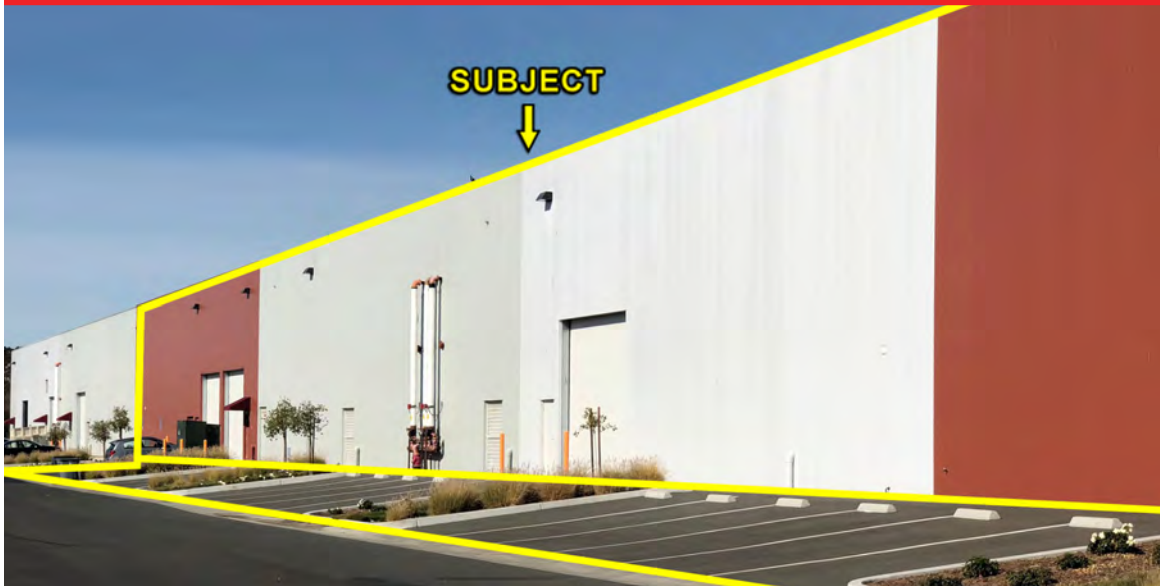


# High Cube Warehouse for Sublease

22020 Carneros Vineyard Way, Sonoma, CA

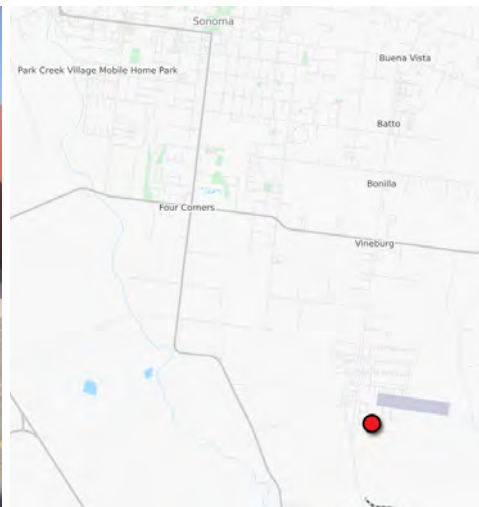


## LEASE RATE

**\$.93 psf Gross**

## PROPERTY SUMMARY

- ◆ 15,000± - 62,000± sf high cube warehouse
- ◆ Brand new building - Built in 2016
- ◆ 3 year term or more is acceptable
- ◆ Currently used as storage for cased goods (wine)
- ◆ Ample parking
- ◆ Use of 4 to 5 dock doors with several grade level roll-up doors distributed throughout
- ◆ Yard space available in rear building area



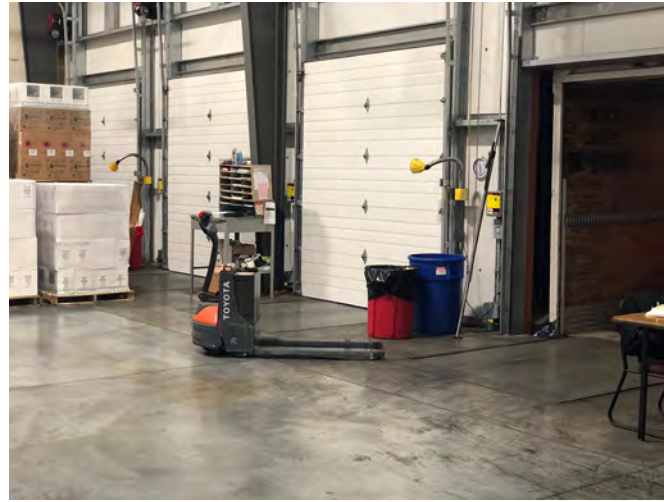
Vicinity Map

## Kevin Doran, Partner

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KDoran@KeeganCoppin.com

# High Cube Warehouse for Sublease

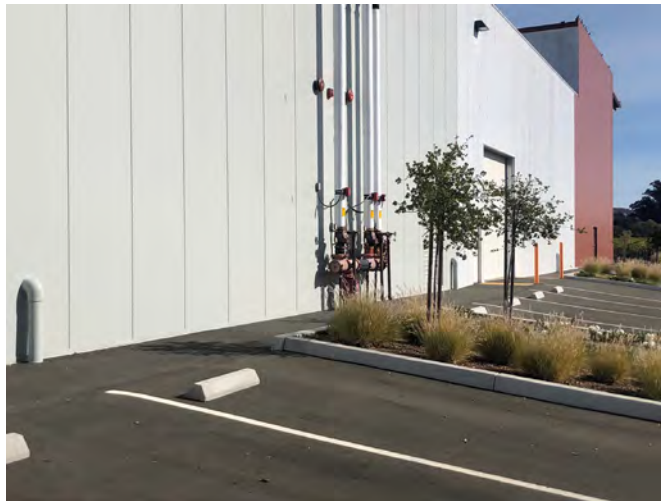
22020 Carneros Vineyard Way, Sonoma, CA



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.

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22020 Carneros Vineyard Way, Sonoma, CA

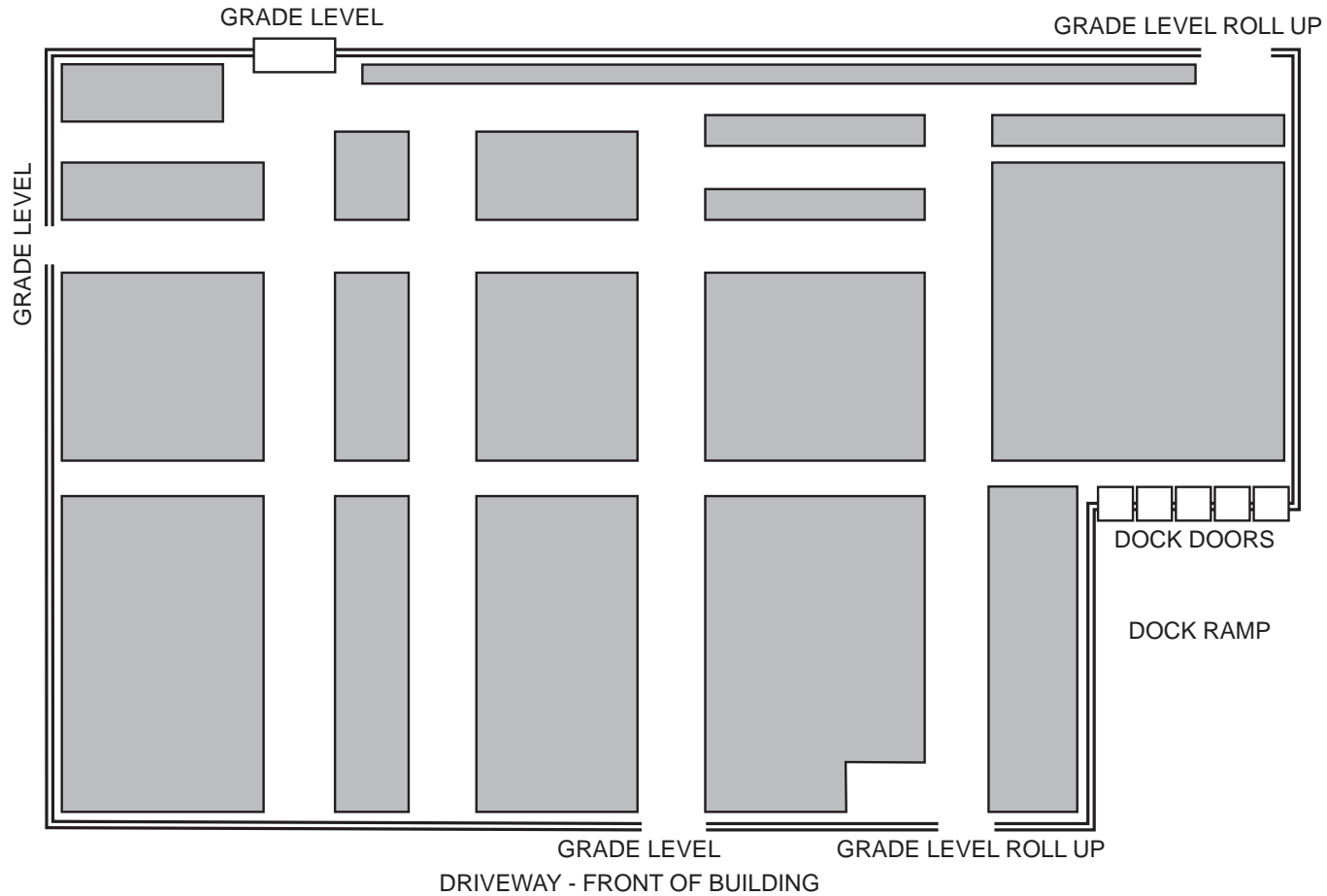


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## FLOOR PLAN



*Not to Scale*



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# High Cube Warehouse for Sublease

22020 Carneros Vineyard Way, Sonoma, CA

## USER SPACE

15,000± - 62,000± sf

## ADDRESS

22020 Carneros Vineyard Way

## CITY

Sonoma, California  
County of Sonoma

## LEASE RATE

\$.93 Gross

## LEASE TERM

3 year term or more is acceptable

## TOTAL BUILDING S.F.

120,000± sf

## PARKING

Ample

## DESCRIPTION OF PREMISES - FEATURES

High cube industrial warehouse space, includes several dock level doors, also includes grade level doors. Excellent clear height for storage and manufacturing. Potential for yard space in the rear of the building.

## DESCRIPTION OF LOCATION - AREA

Located in the heart of wine country, Sonoma, California. Great access to major highways and service to the North Bay. Located directly off Eighth Street East.



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