

FOR LEASE

±5 ACRE WINERY, VINEYARD & EVENT CENTER

8482 W. LINNE ROAD
TRACY, CA



SOUZA
REALTY &
DEVELOPMENT

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The information provided herein has been secured from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All information is subject to errors, omissions and changes and should be verified prior to sale or lease.

PROPERTY SUMMARY

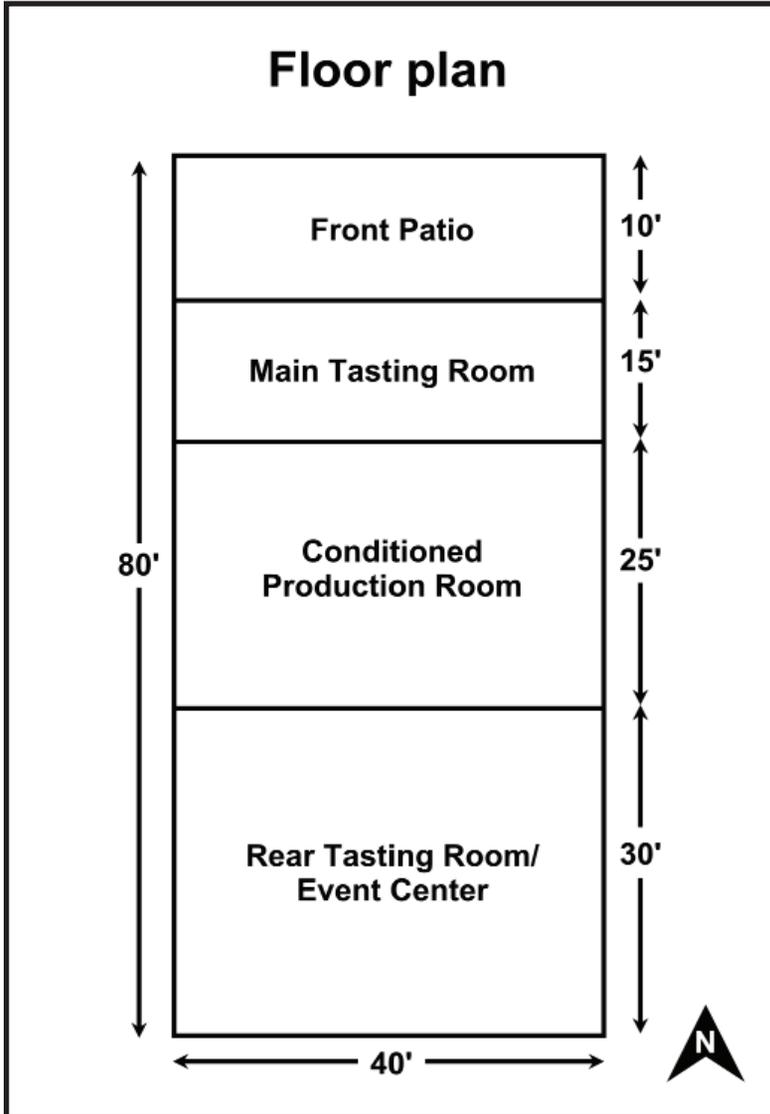
8482 W. LINNE ROAD, TRACY, CA



- SITE:** This ±5.00 acre property is comprised of:
- ±1.2 acres improved with a ±3,200 sq. ft. winery building, a ±1,600 sq. ft. conditioned storage building, a ±400 sq. ft. caretaker's quarters, a ±4,000 sq. ft. outdoor special event/picnic area, other miscellaneous storage structures, paved parking for 24 vehicles and a single family residence (not a part of this offering).
 - ±18,000 sq. ft. of partially graveled yard
 - ±3 acres of vineyard planted to Tempranillo, Sangiovese, Cabernet Franc, Barbera and Touriga grapes.
- PARCEL NUMBER:** 253-210-25 (San Joaquin County)
- ZONING:** I-G (General Industrial)
AG-40 (General Agricultural)
- OTHER USES:** In addition to the existing winery operation and event center, alternative uses permitted or conditionally permitted by the industrial zoning include various ag uses, automotive and construction services, equipment sales and repair, nursery sales and landscaping services, and warehousing and distribution.
- DOMESTIC WATER:** Domestic water is provided by a well.
- IRRIGATION WATER:** Irrigation water is available from the Banta Carbona Irrigation District. The annual water assessment is \$14 per acre per year. Water usage is charged at \$65 per acre-ft.
- NATURAL GAS:** PG&E
- SEWER:** Two septic systems
- POWER:** PG&E and solar
- LEASE RATE:** \$7,500 per month Gross



WINERY MAIN BUILDING
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WINERY MAIN BUILDING
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Main Tasting Room



Main Tasting Room



Conditioned Production Room



Rear Tasting Room/Event Center



Rear Tasting Room/Event Center



Rear Tasting Room/Event Center

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OTHER FEATURES

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Outdoor Special Event Area



Outdoor Special Event Area



Outdoor Special Event Area



Conditioned Storage Building



Caretaker's Quarters

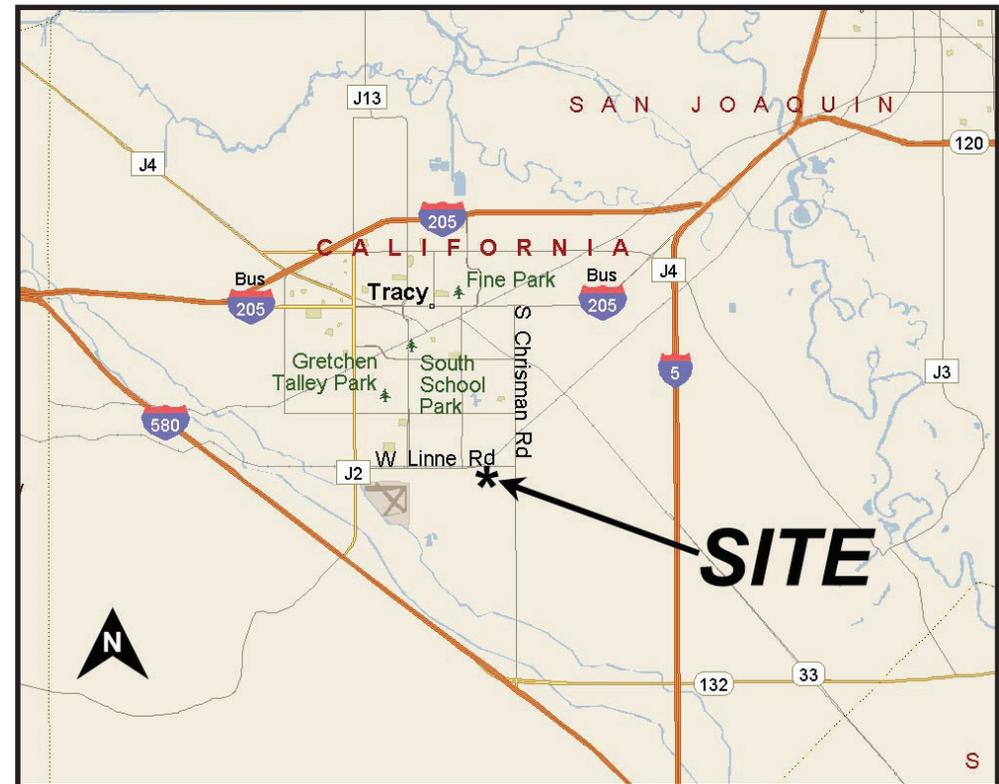
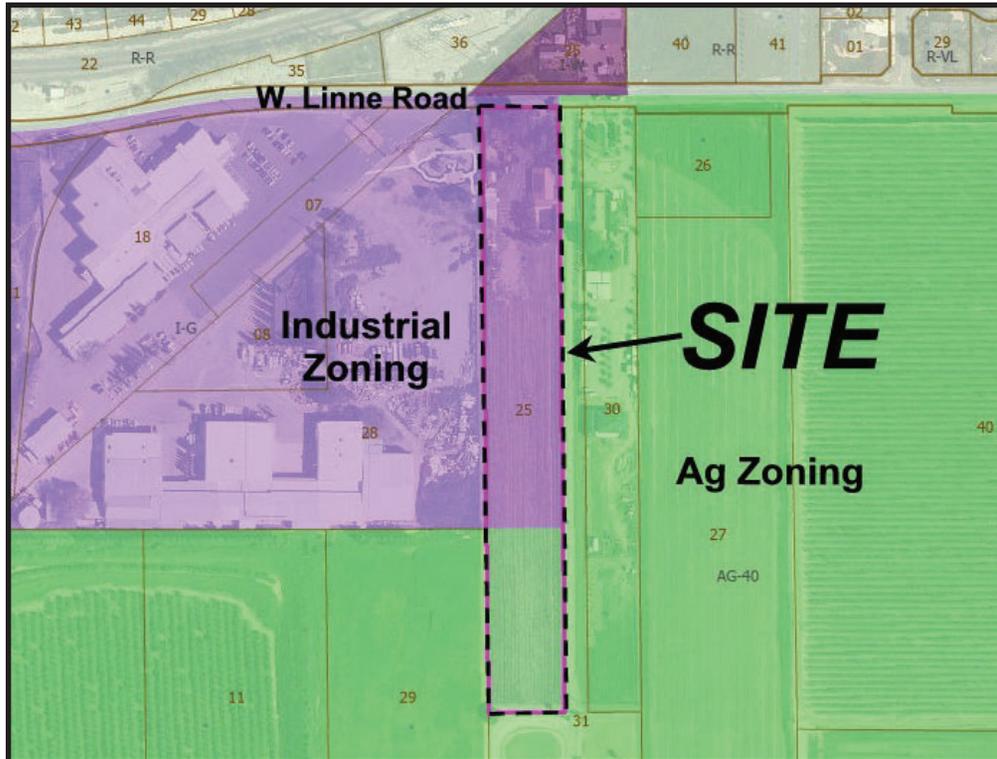


±3 Acre Vineyard

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MAPS

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