



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2064 GRAVENSTEIN HIGHWAY N
SEBASTOPOL, CA

PRODUCTION & WAREHOUSE
SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

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CAMPUS DETAILS



2064 GRAVENSTEIN HWY NORTH
SEBASTOPOL, CA

**WAREHOUSE & PRODUCTION
SPACE FOR LEASE**

CAMPUS INFORMATION

HIGHLIGHTS

- On-site security patrolled services provided
- On-site property management
- On-site well water
- Ideal for wineries, food processing or related uses
- Approximately 295,000 square feet of buildings
- Approved available wastewater capacity
- Ample parking / yard area available
- 7.5 minutes from CA 101

DESCRIPTION

Well situated in the heart of Sonoma County, Sonoma West offers generous facilities and tailored services ideal for the wine industry and producers of agricultural products.

The campus is located approximately five (5) minutes north of downtown Sebastopol at the intersection of the scenic Highway 116 and Occidental Road. This is a great location on a rural setting with easy access to U.S. Highway 101 via either Highway 12 or Highway 116.



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SUITE 501 DETAILS



2064 GRAVENSTEIN HWY NORTH
SEBASTOPOL, CA

WAREHOUSE & PRODUCTION SPACE FOR LEASE

SUITE 501

HIGHLIGHTS

- 8,902+/- sq. ft. of indoor warehouse space
- 120' x 15' outdoor space w. process waste drain
- 10'x12' Grade Level Door
- Can stake barrels 5 high on racking systems
- 15' clear-height
- 100 amp, 480 volt, 3-phase power
- Piping for cooling and chilling

DESCRIPTION

In addition to the indoor warehouse space, there is an adjacent 120' x 15' of outdoor space with a process waste drain available. This outdoor space is ideal for barrel work.

LEASE TERMS

Rate

\$1.05 psf Gross plus CAM

Terms

3 - 5 year lease term preferred

Parking

Ample On-Site



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SUITE 120 DETAILS



2064 GRAVENSTEIN HWY NORTH
SEBASTOPOL, CA

WAREHOUSE & PRODUCTION SPACE FOR LEASE

BUILDING 1 PRODUCTION SPACE SUITE 120

HIGHLIGHTS

- 32,077+/- sq. ft. of warehouse, production, and supporting office & lab space
- 10,563+/- sq. ft. outside processing space
- Extensive floor drain system included with Building #1 Suite 120.
- 8" concrete slab
- 25ft clear
- 15 inch drains throughout warehouse space
- Fire sprinklered
- Lab spaces included
- 800amp 480v 3 phase
- Two (2) grade level roll up doors (10x12 and 12x14)

DESCRIPTION

A rare opportunity at the Sonoma West North property. Suite 120 is a turnkey food and beverage production space in Building 1 consists of 32,077sf of warehouse, production and supporting office and lab space. The space has a max clear height of 25ft, 800amps of 480v 3 phase, 8 inch concrete slab, 15 inch drains throughout, two grade level roll up doors. with supporting labs and managers offices.

LEASE TERMS

Rate

Warehouse: \$1.25 psf Gross plus CAM

Production Space: \$1.50 psf Gross plus CAM

Outside Production: \$0.25 psf

Terms

3 - 5 year lease term preferred

Parking

Ample On-Site



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SOUTH YARD



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WAREHOUSE & PRODUCTION SPACE FOR LEASE

YARD AREA

HIGHLIGHTS

- 28,502+/- sf of outdoor rocked yard space
- Ease of access
- Power available at site
- Use must be Agricultural related to conform with Zoning

LEASE TERMS

Rate

Negotiable depending on intensity of use

Terms

3 - 5 year lease term preferred

Parking

Ample On-Site



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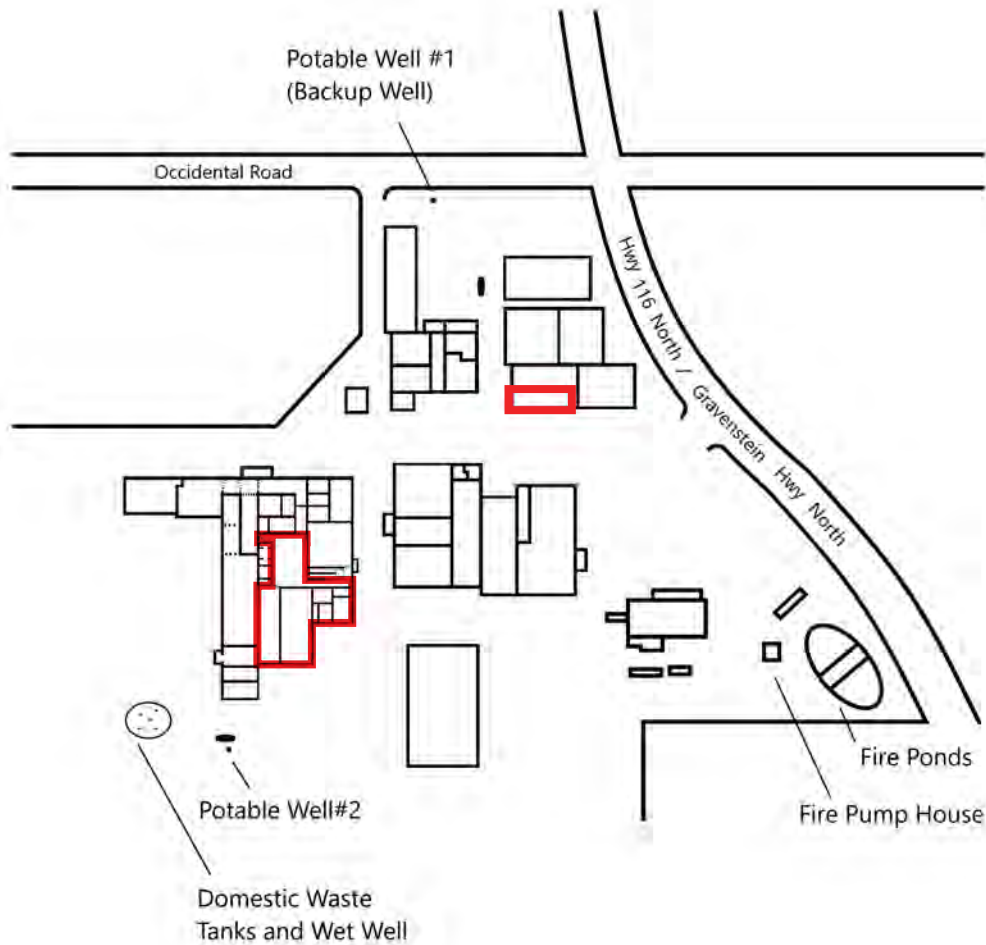


SITE PLAN



2064 GRAVENSTEIN HWY NORTH
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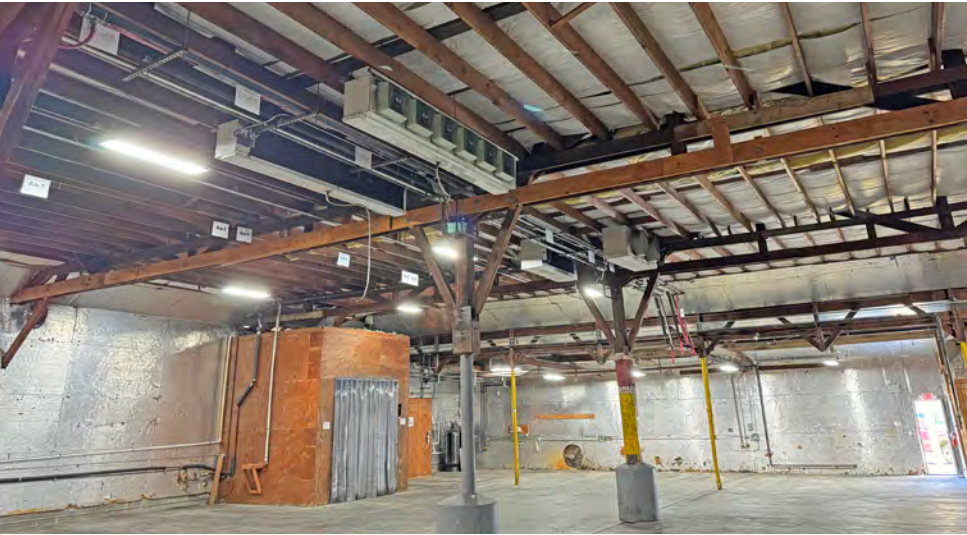


SUITE 501 PHOTOS



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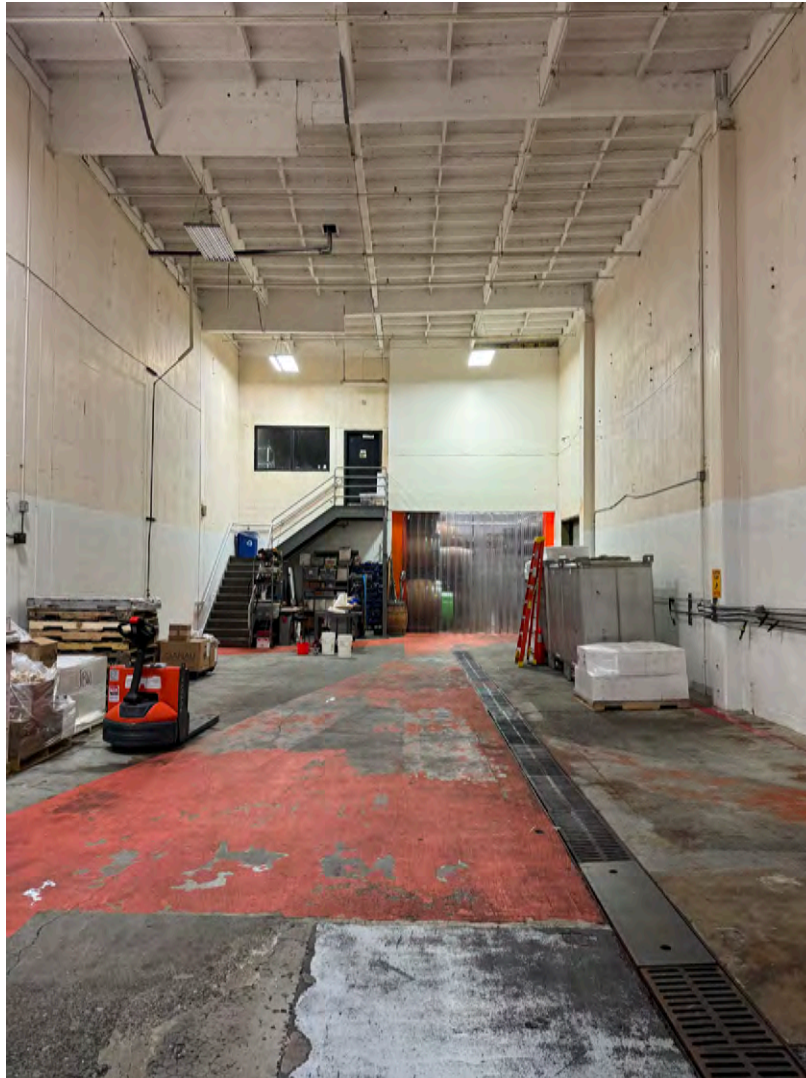


SUITE 120 PHOTOS



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SUITE 120 PHOTOS



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AERIAL PROPERTY PHOTO



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LOCATION MAP



2064 GRAVENSTEIN HWY NORTH
SEBASTOPOL, CA

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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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