

9119

GRATON

GRATON, CA

WAREHOUSE | FOOD  
PRODUCTION | WINE  
STORAGE | TANKS

FOR LEASE OR SALE



**TREVOR BUCK**

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# // PROPERTY FEATURES



± 18-30' CLEAR HEIGHT



6 DOCK HIGH LOADING DOORS



ABUNDANT PARKING SPACES



TRAILER STALL PARKING AREA



YARD SPACE AVAILABLE

## AVAILABLE SPACE

BUILDING	SQUARE FEET
A	± 47,513 SF
B	± 13,636 SF
C	± 10,784 SF
H2	± 11,938 SF
I	Call for details







## // BUILDING SPECS

### **BUILDING SIZE**

± 203,419 SF

### **CLEAR HEIGHT**

± 18-30'

### **SITE SIZE**

± 21.11 ACRES

### **POWER**

PROVIDED BY PG&E

### **GAS**

PG&E SUPPLIED

### **CONSTRUCTION**

MIX OF TILT UP, STEEL &  
WOOD CONSTRUCTION

### **ESFR SRINKLERS**

IN PART OF PROJECT, CALL  
FOR DETAILS

### **FULL DISTILLERY IN PLACE**

CALL FOR DETAILS

### **FOUNDATION**

CONCRETE SLAB

### **HVAC**

NIGHT AIR COOLING SYSTEMS

### **LOADING DOCKS**

6 DEDICATED TRUCK BAYS  
& VARIOUS BULK LOADING





## // WINE SPECS

### **PERMITTED CASES**

UP TO 3,000,000 CASES OF WINE AND SPIRITS

### **TANK STORAGE**

UP TO 1,500,000 GALLONS

### **CLEAR HEIGHT**

VARYING

### **SEWER CAPACITY**

43.5 MUNICIPAL SANITARY

### **RETENTION POND SPEC**

6,315,461 GALLON AEROBIC POND WITH SYNTHETIC LINER

### **WATER**

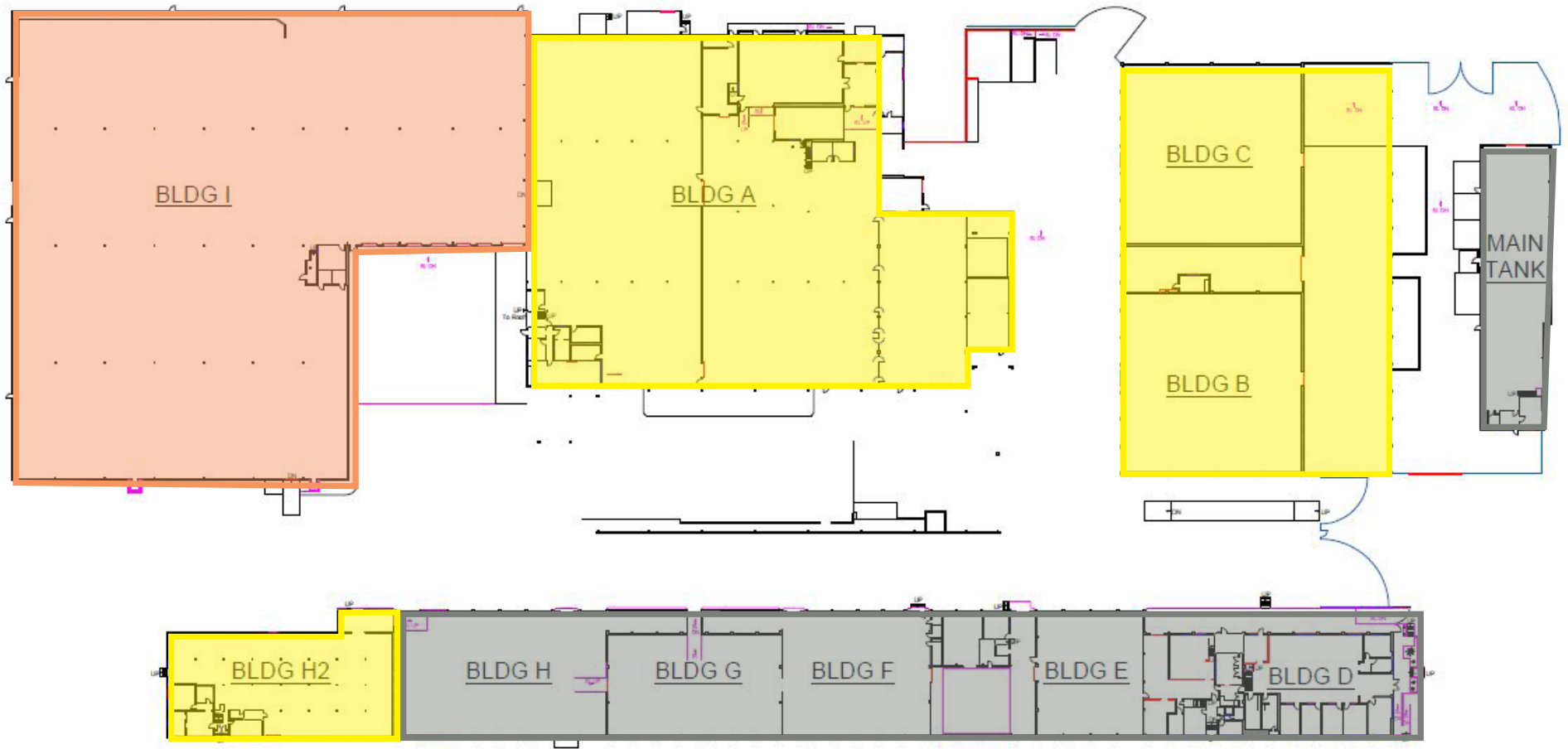
86 GALLONS PER MIN

### **EASEMENT**

10 ACRES FOR DISCHARGE



# // SITE PLAN



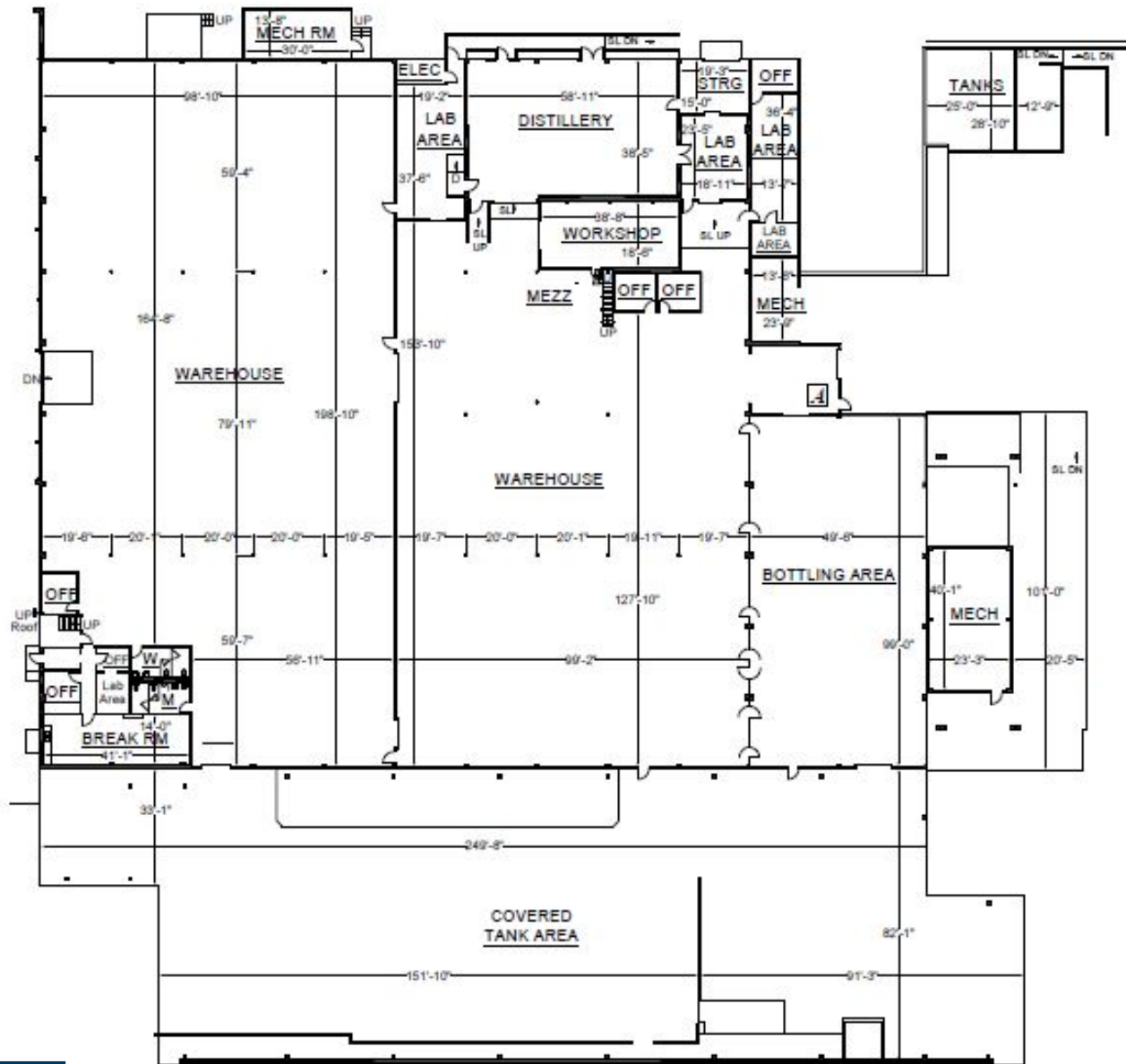
## SPACES

- AVAILABLE
- CALL FOR DETAILS
- LEASED



# SUB LEASE SPACES

## BUILDING A

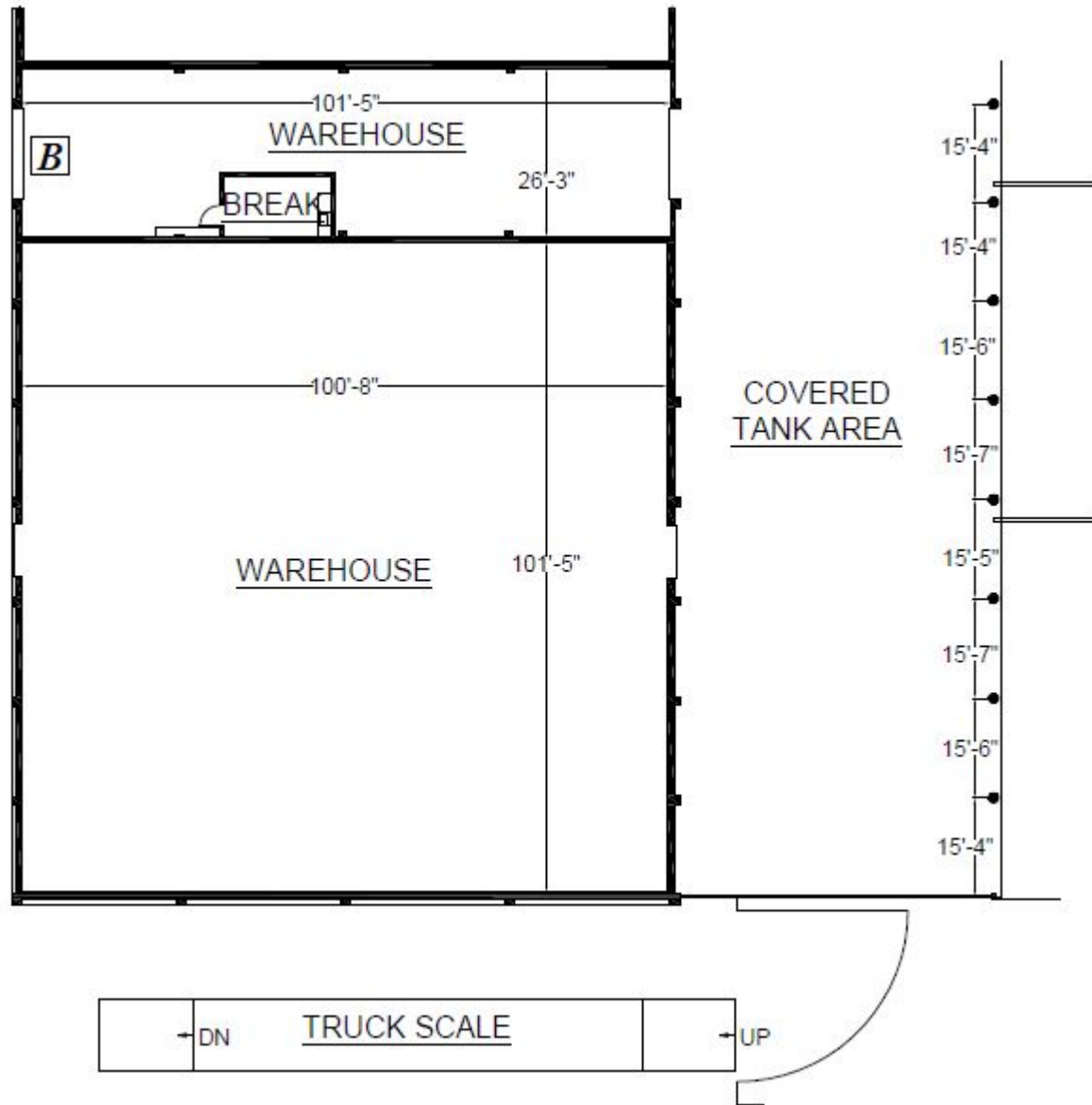


± 47,513 SF



# SUB LEASE SPACES

## BUILDING B

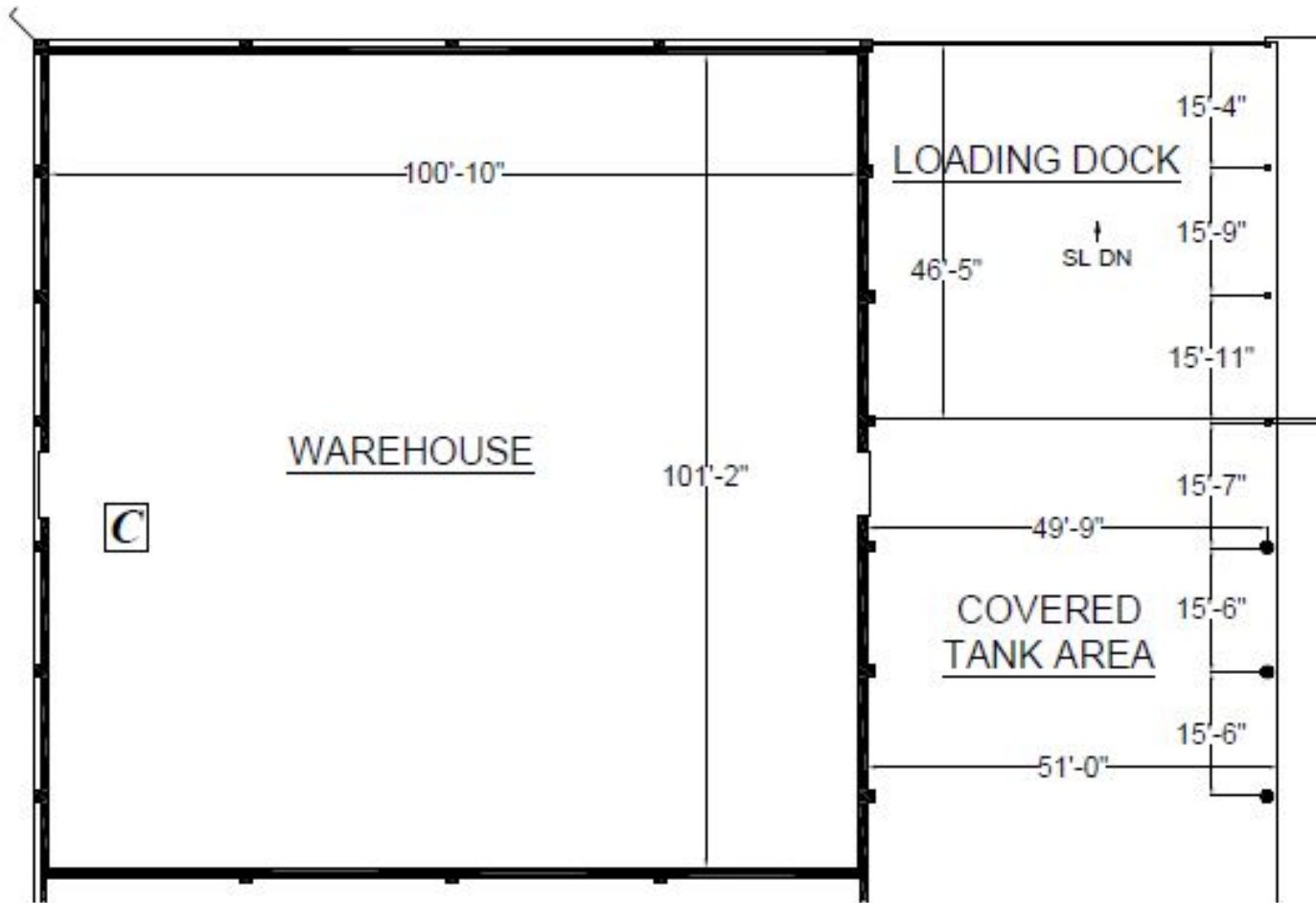


± 13,636 SF



# SUB LEASE SPACES

## BUILDING C

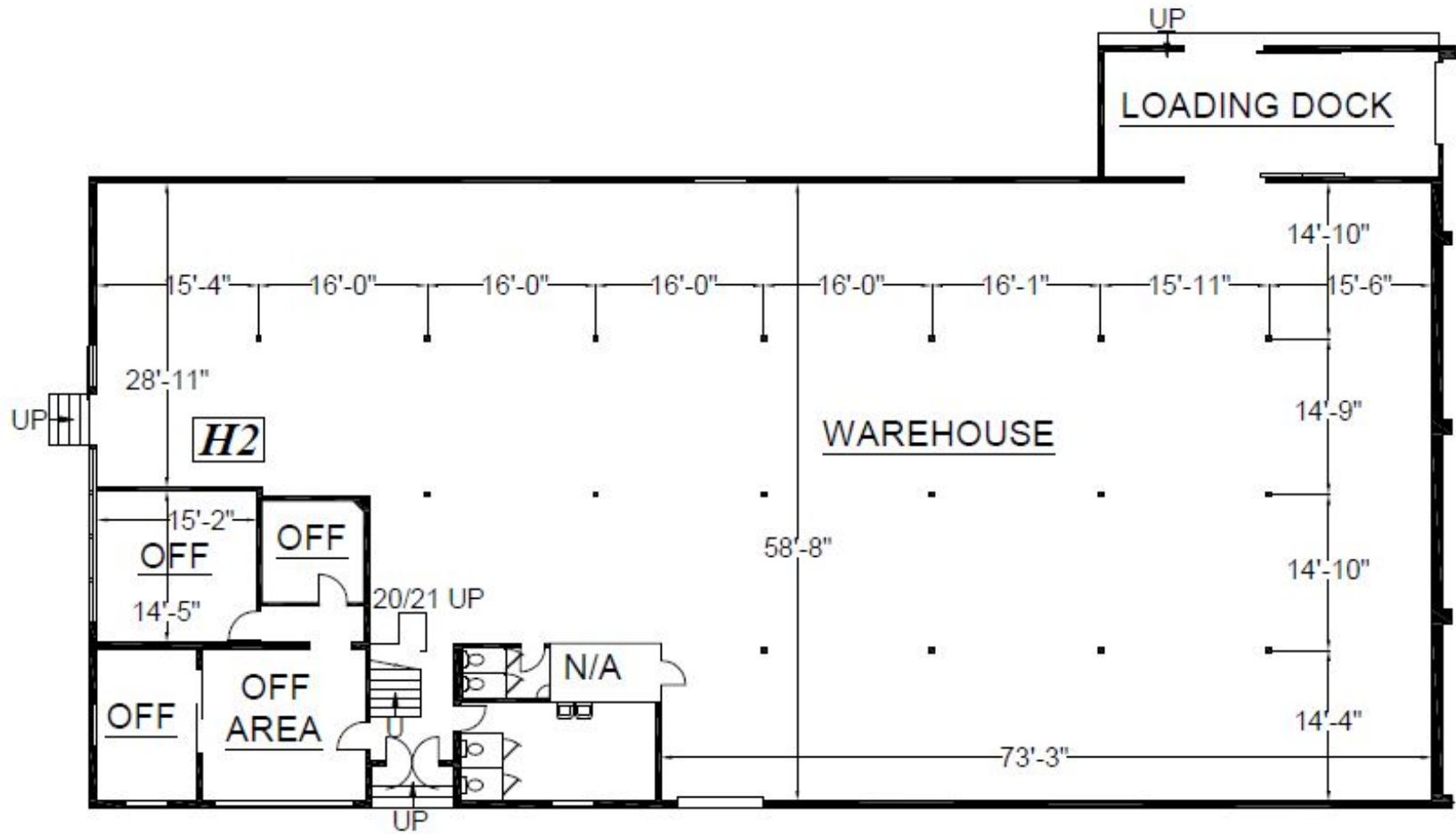


± 10,784 SF



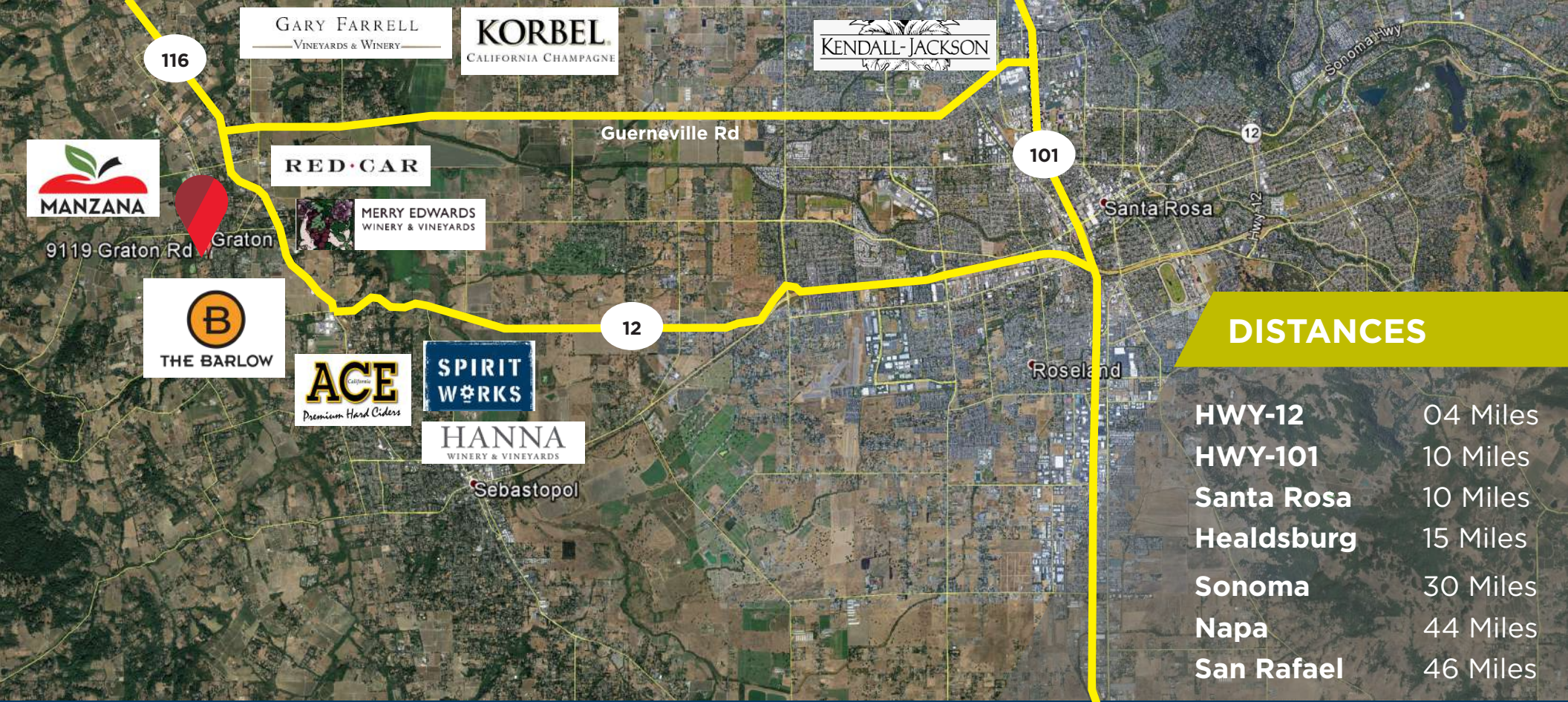
# AVAILABLE SPACES

## BUILDING H2



± 11,938 SF





9119 Graton Rd, Graton

GARY FARRELL  
VINEYARDS & WINERY

KORBEL  
CALIFORNIA CHAMPAGNE

KENDALL-JACKSON  
WINERY

RED·CAR



ACE  
California  
Premium Hard Ciders

SPIRIT  
WORKS

HANNA  
WINERY & VINEYARDS

### DISTANCES

HWY-12	04 Miles
HWY-101	10 Miles
Santa Rosa	10 Miles
Healdsburg	15 Miles
Sonoma	30 Miles
Napa	44 Miles
San Rafael	46 Miles

## // CORPORATE NEIGHBORS







## CONTACT

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