

WINERY ON ±22.75 ACRES
**5806 NORTH MODOC AVENUE,
KERMAN, CA 93620**

\$4,830,000.00 FOR SALE/LEASE



All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE# 02210729

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 **FORTUNE ASSOCIATES**
Commercial Real Estate Brokerage

PROPERTY INFORMATION

Property Features

- Approximately one (1) acre existing Chenin Blanc vineyard
- Six (6) acres ready to plant
- 275,128 gallons with Glycol/756,563 gallons without Glycol
- Stainless steel tanks plus concrete lined stainless steel tanks

Property Information

1 AG WELL	186 GPM
1 DOMESTIC WELL	90 GPM
FLOOD ZONE	X (Not in a federal flood hazard zone)
SOIL	Ha

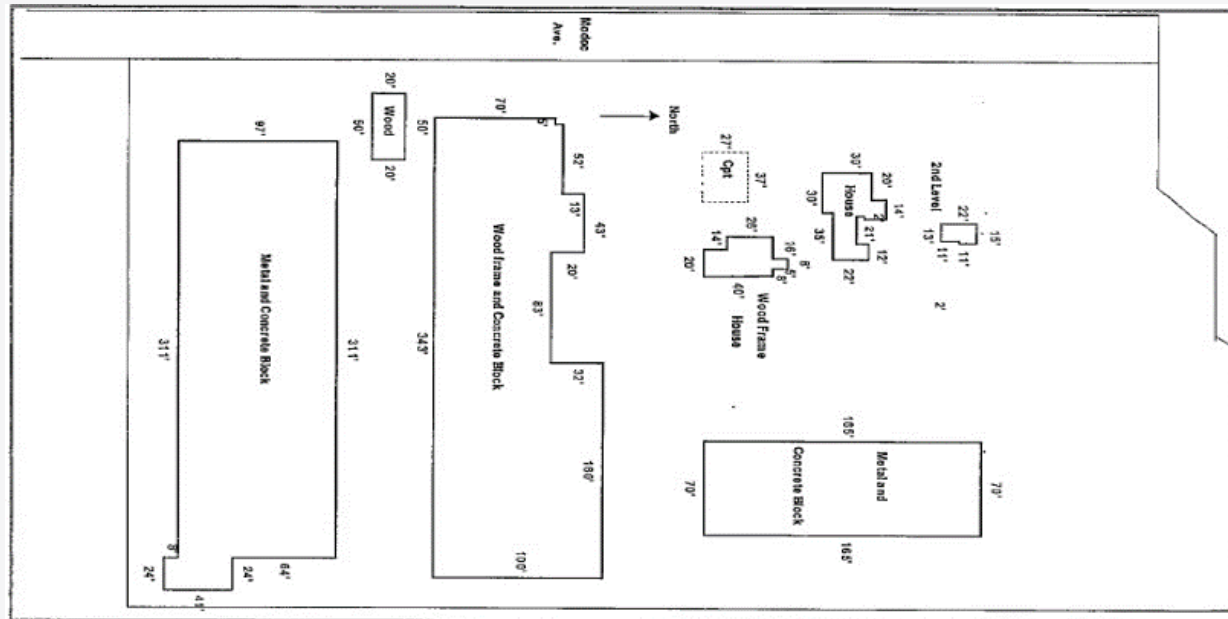
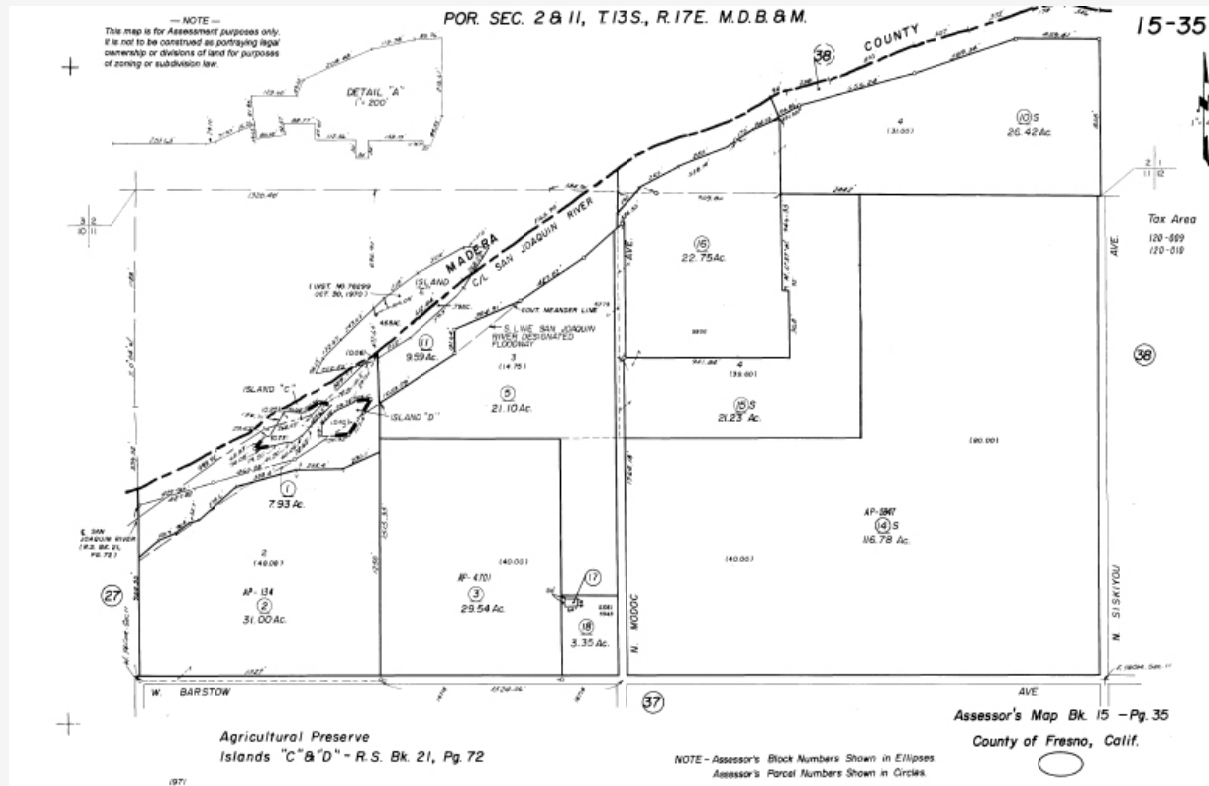
Total Square Footage of winery & storage: 73,379±

Contact Listing Agents for Lease Rate

SF	DESCRIPTION
31,151±	Concrete/block tank building
29,678±	Office/Warehouse block building
11,550±	Office/Warehouse metal building
1,000±	Office with truck scale
Contact broker for details	Single family residence: 3 bed, 2 bath
Contact broker for details	Single family residence: 2 bed, 2 bath



SITE PLANS





AERIAL

Office Warehouse



Industrial Office



Industrial Office



Single Family Residences

