



GRATON
CANNERY

WAREHOUSE | FOOD
PRODUCTION | WINE
STORAGE | TANKS

FOR LEASE OR SALE



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 **CUSHMAN &
WAKEFIELD**

// PROPERTY FEATURES

-  **± 18-30' CLEAR HEIGHT**
-  **6 DOCK HIGH LOADING DOORS**
-  **ABUNDANT PARKING SPACES**
-  **TRAILER STALL PARKING AREA**
-  **YARD SPACE AVAILABLE**

AVAILABLE SPACE

ADDRESS	BUILDING	SQUARE FEET
9119 Graton	A	± 47,513 SF
9109 Graton	B	± 13,636 SF
9113 Graton	C	± 10,784 SF
9101 Graton Unit 101	D	± 11,027 SF
9101 Graton Unit 106	H2	± 11,938 SF
9125 Graton	I	Call for details



HIGH PROOF DISTILLERY

// **9119 GRATON**
9119 Graton Road | Graton, CA

// DISTILLERY FEATURES

#1101 1,966 gal. cap.

#1102 3,370 gal. Cap. W/tank mixer

#1103 3,370gal. Cap. W/tank mixer

#1104 3,370 gal. Cap. W/ tank mixer

#1105,1106 1,966 gal. cap.

#1201 1,107 gal. cap.

#1202 2,168 gal. cap.

#1701 3,315 gal cap. Double wall, high proof spirits storage

**#1301 2,173 gal. Cap. W/load cells Mashtun
3,000+ gal cap. W/load cells**

- Grain handling hoist (for super sacks) with screw conveyor
- Headframe triple column still
- Grounding cables for high proof spirit transfers
- Ethanol and CO2 exhaust system with alarms
- Hemco exhaust hood
- CleaverBrooks 60hp steam boiler



HIGH PROOF DISTILLERY



// 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 SPRINKLERS
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

// **9119 GRATON**
9119 Graton Road | Graton, CA



// 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

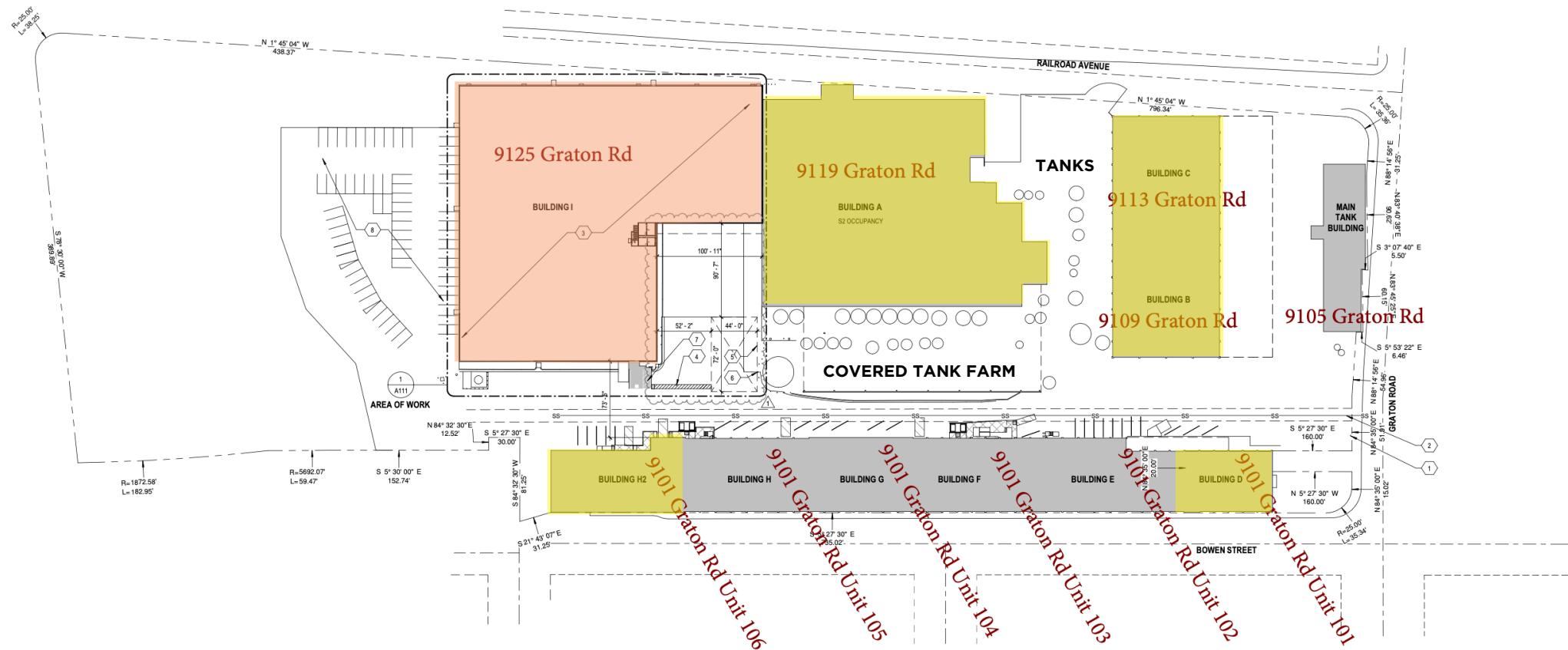
WATER

86 GALLONS PER MIN

EASEMENT

10 ACRES FOR DISCHARGE

// SITE PLAN



SPACES



AVAILABLE



CALL FOR DETAILS

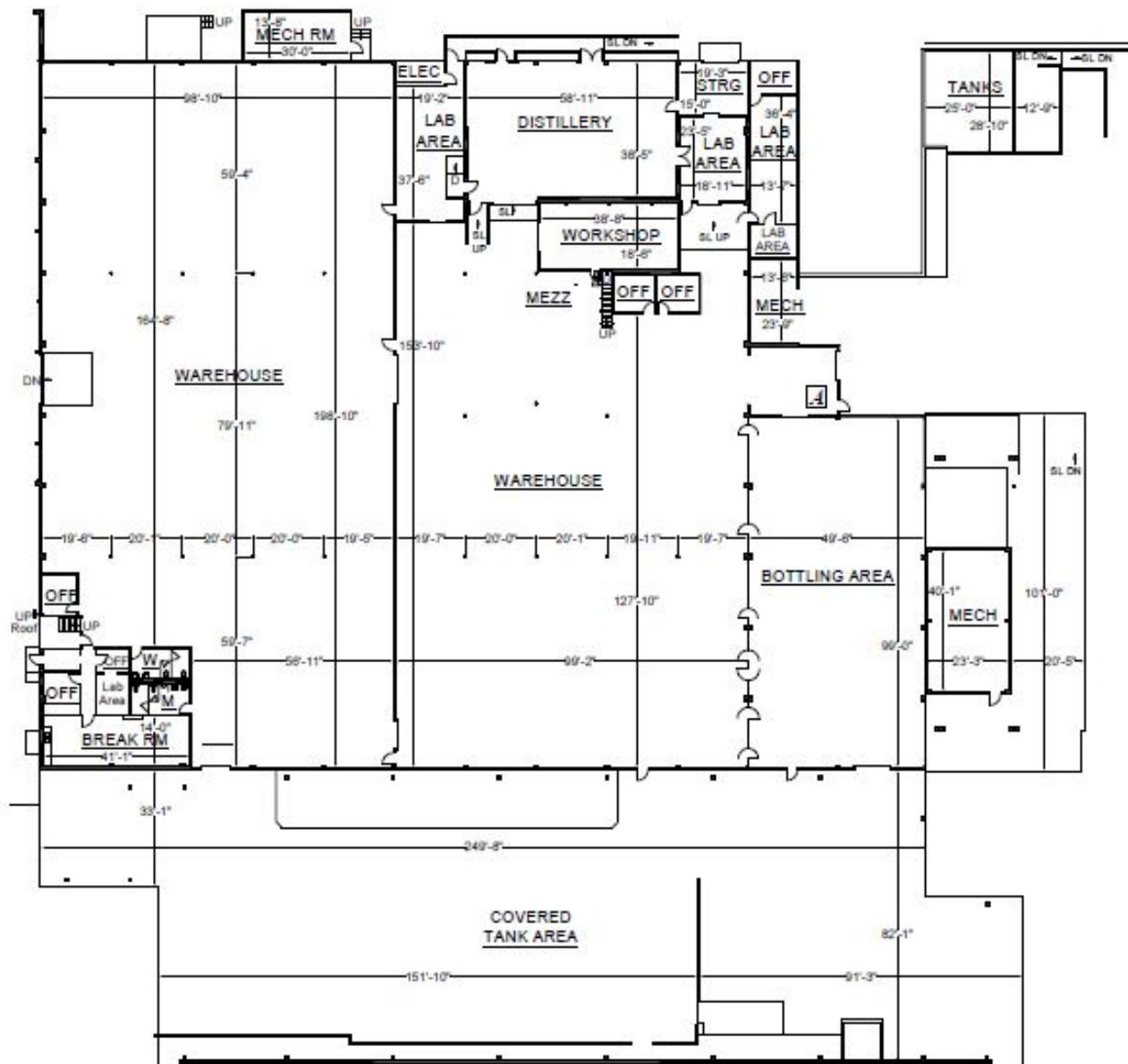


LEASED

// **9119 GRATON**
9119 Graton Road | Graton, CA

9119 GRATON

BUILDING A: ± 47,513 SF

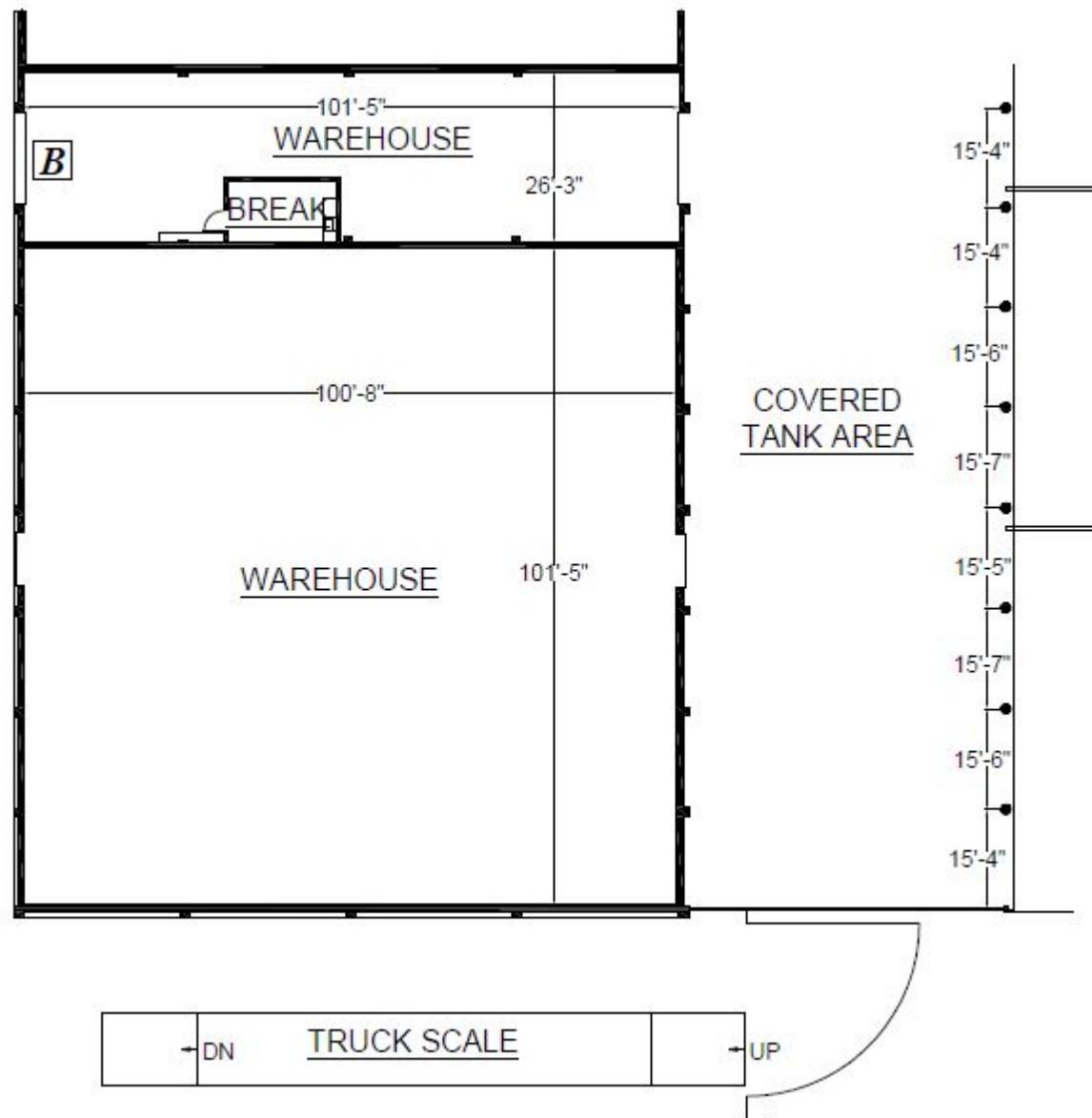


9119 GRATON

9119 Graton Road | Graton, CA

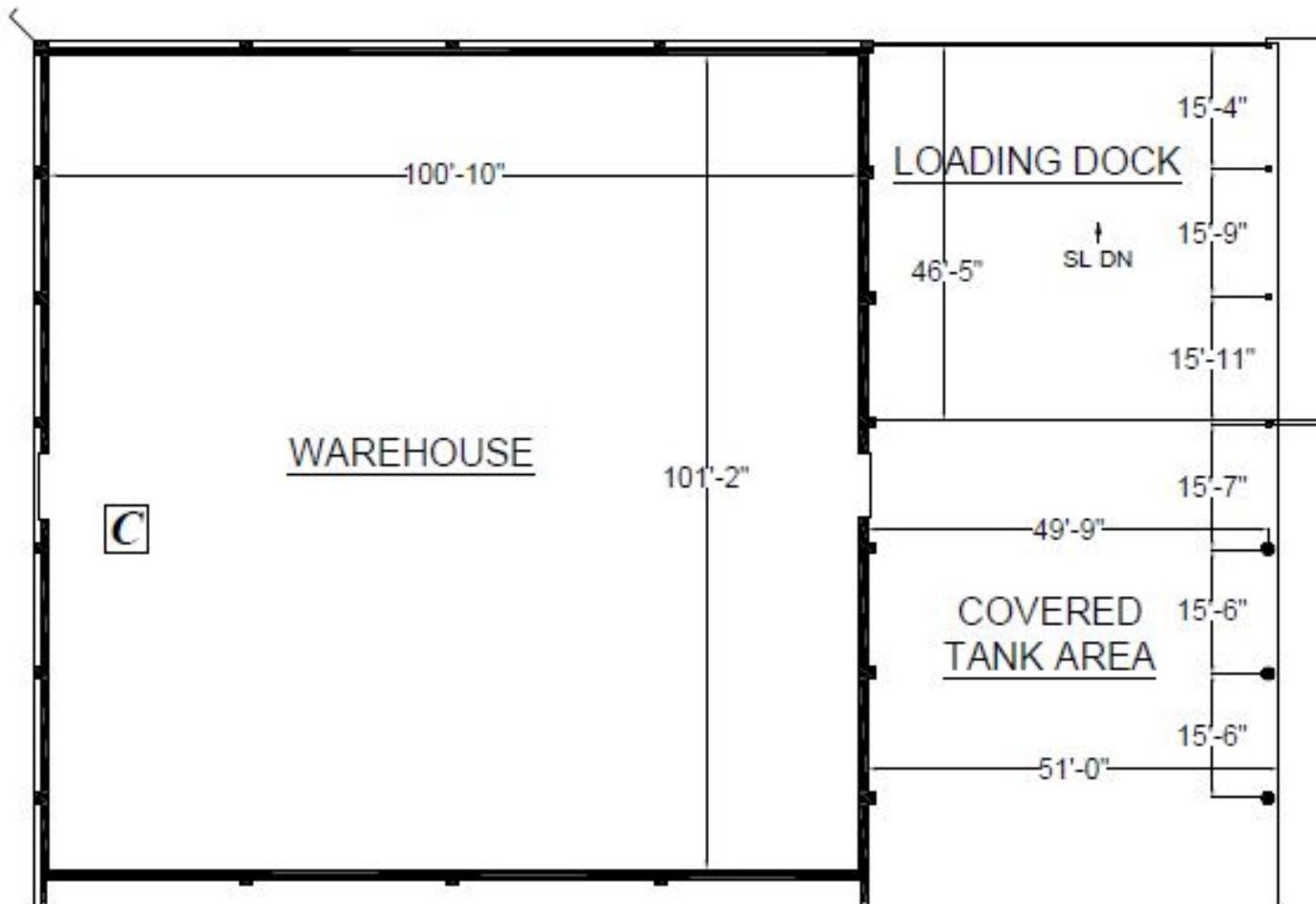
9109 GRATON

BUILDING B: $\pm 13,636$ SF



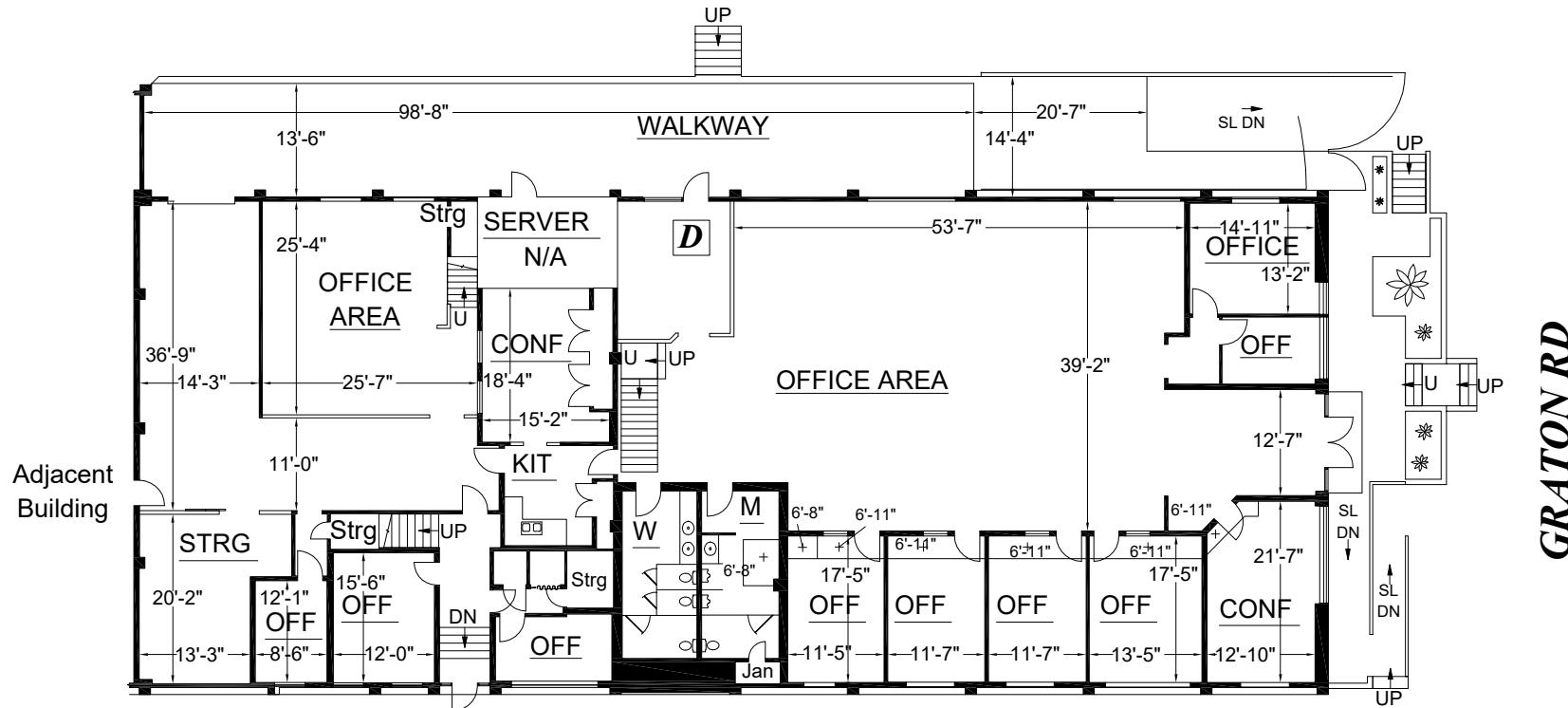
9113 GRATON

BUILDING C: \pm 10,784 SF



9101 GRATON UNIT 101

BUILDING D: $\pm 11,027$ SF

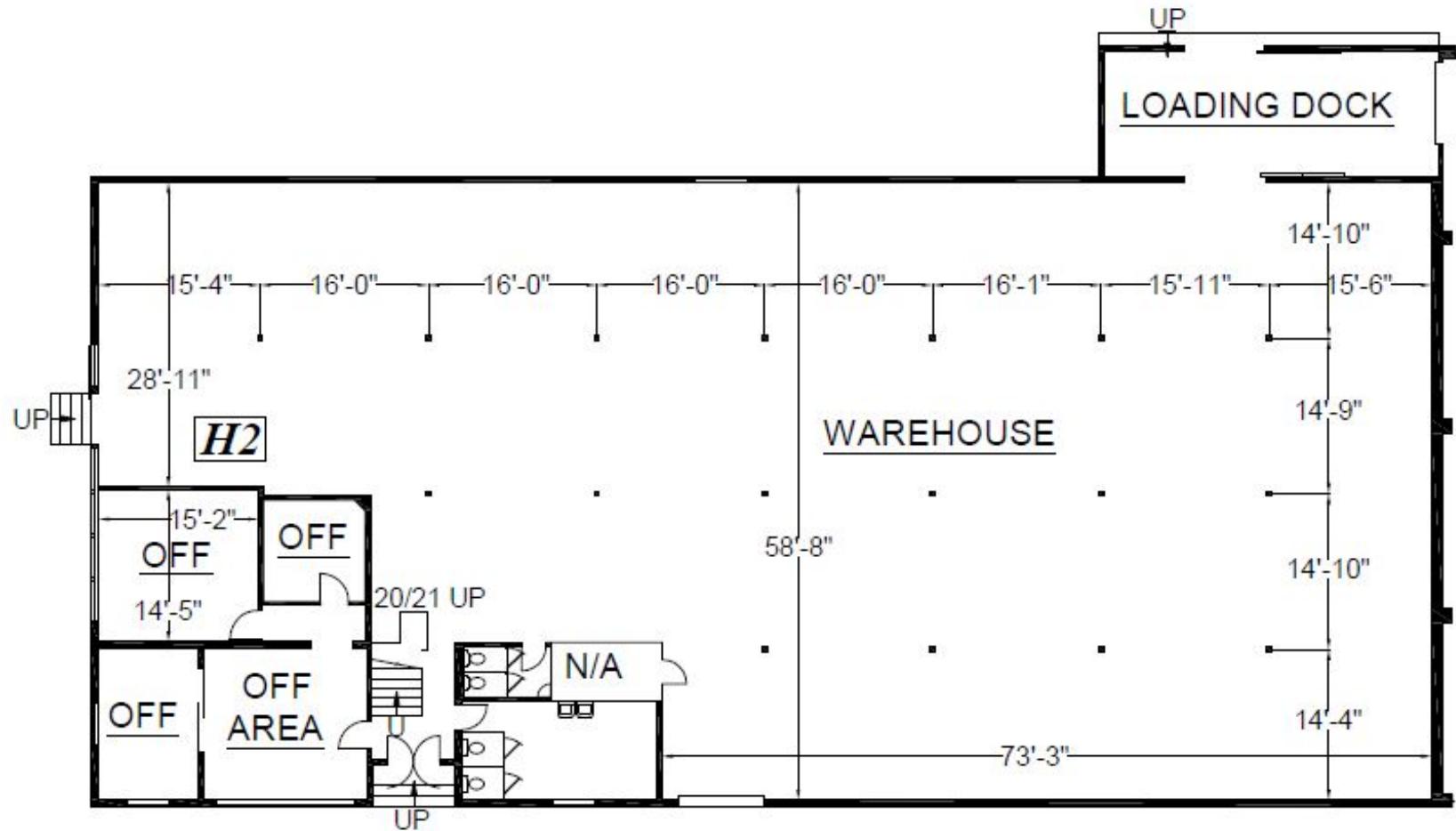


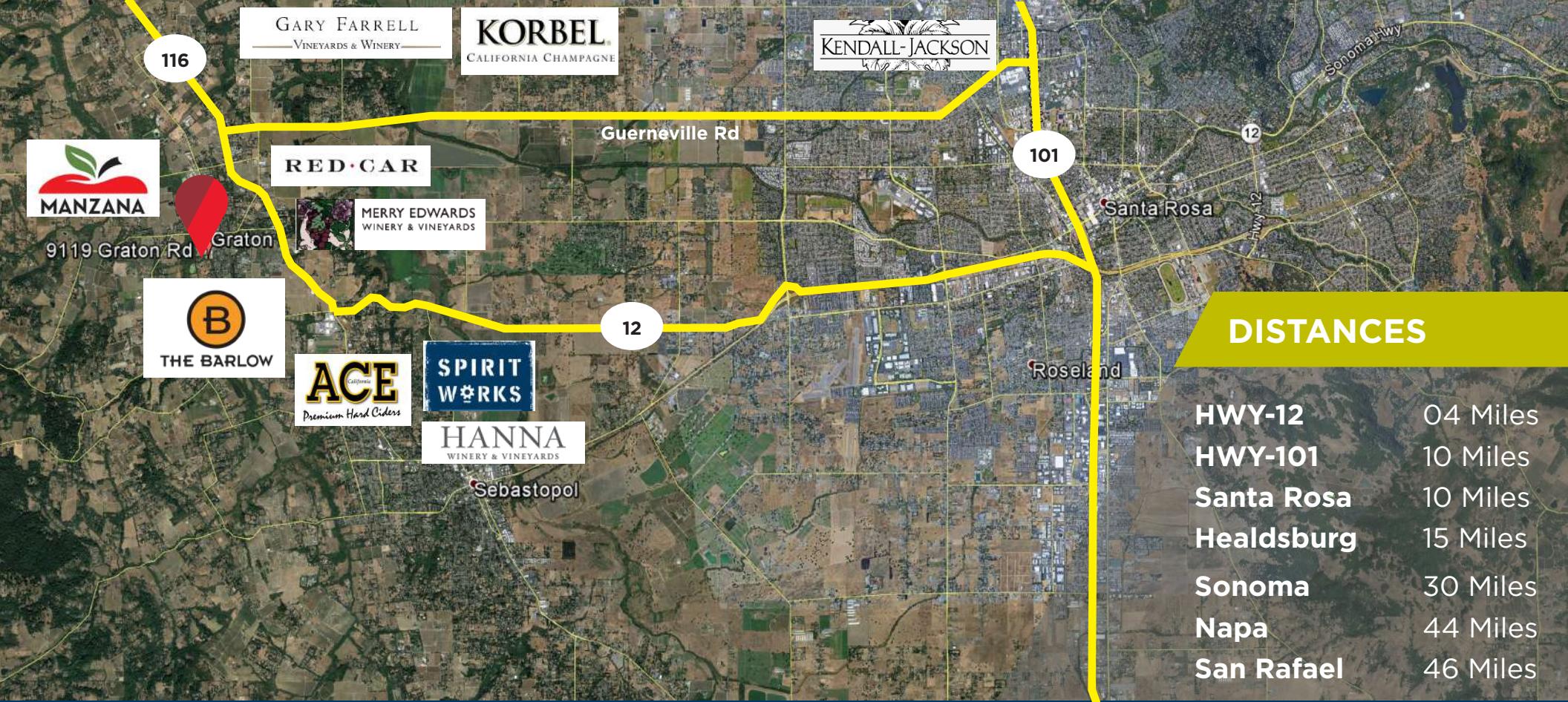
GRATON RD



9101 GRATON UNIT 106

BUILDING H: \pm 11,938 SF





// CORPORATE NEIGHBORS





CONTACT

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