



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2064 GRAVENSTEIN HIGHWAY N
SEBASTOPOL, CA

**PRODUCTION & WAREHOUSE
SPACE AVAILABLE**



PRIVATE
WASTEWATER
SYSTEM



FLOOR
DRAINS



HEAVY
POWER

Go beyond broker.

PRESENTED BY:

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DBASILIADES@KEEGANCOPPIN.COM

MIKE FLITNER, PARTNER
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PROPERTY DETAILS



2064 GRAVENSTEIN HWY NORTH
SEBASTOPOL, CA

**WAREHOUSE &
PRODUCTION SPACE
FOR LEASE**

PROPERTY 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

SonomaWest offers flexible warehouse, production, laboratory, office, and yard space for wineries, food and beverage manufacturers, agricultural processors, distributors, and other industrial users. The property features food-grade infrastructure, heavy power, floor drains, a private wastewater system with available processing capacity, generous yard areas, and on-site property management, creating an ideal environment for production and processing operations. Multiple suite sizes and flexible leasing configurations may be available to accommodate a variety of operational needs.

Located approximately five (5) minutes north of downtown Sebastopol at the intersection of Highway 116 and Occidental Road, SonomaWest offers excellent visibility and convenient access throughout Sonoma County. Highway 101 is just 7.5 minutes away via Highway 12 or Highway 116, providing efficient regional connectivity while maintaining the benefits of a rural Sonoma County setting.



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SUITE 501 DETAILS

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 stack barrels 5 high on racking systems
- 15' clear-height
- 100 amp, 480 volt, 3-phase power
- Piping for cooling and chilling

DESCRIPTION

Offering a combination of warehouse and outdoor processing space ideally suited for wineries and food manufacturers. The adjacent outdoor area with process waste drainage provides additional flexibility for barrel work, staging, equipment storage, or other production-related activities. Existing cooling infrastructure and three-phase power allow for a variety of production and warehouse uses.

Parking

Ample On-Site



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LEASE TERMS

Rate

Upon Request

Terms

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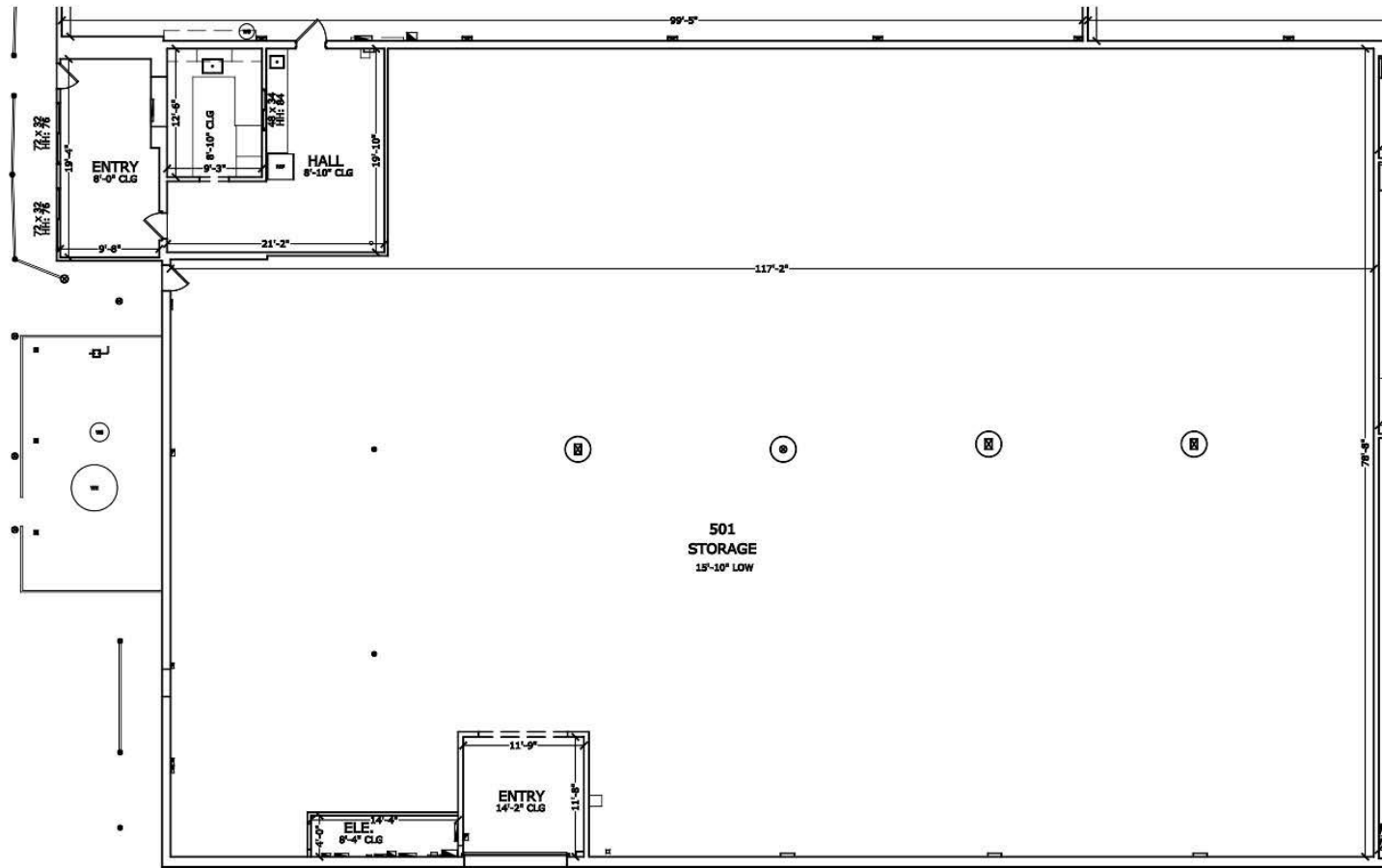


SUITE 501 FLOOR PLAN



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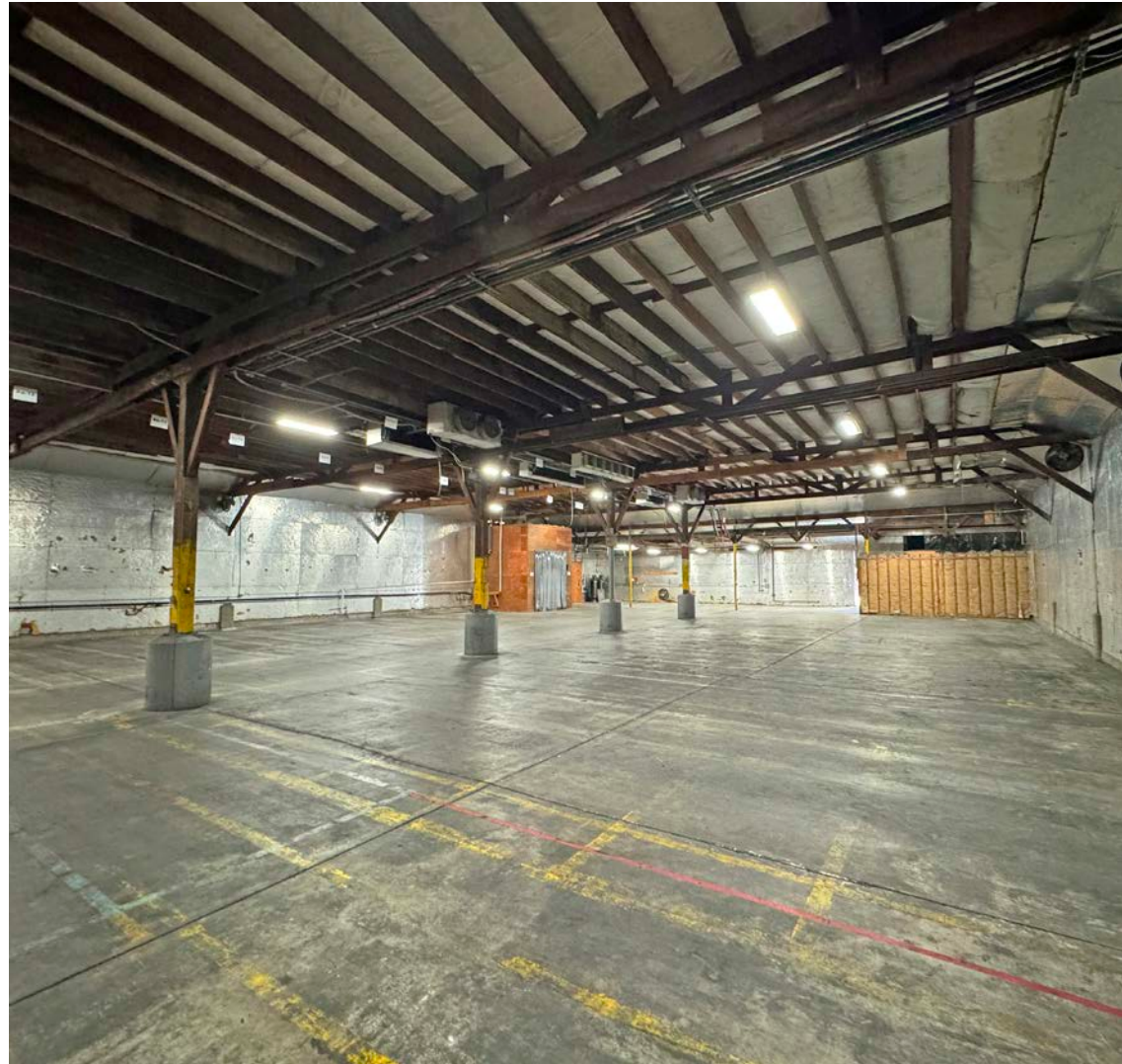


SUITE 501 PHOTOS



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SUITE 120 DETAILS



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WAREHOUSE & PRODUCTION SPACE FOR LEASE

BUILDING 1 PRODUCTION SPACE SUITE 120

HIGHLIGHTS

- 4,184 - 32,077+/- sq. ft. of divisible 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 (10'x12' and 12'x14')

DESCRIPTION

Combining warehouse, production, laboratory, and office space in a highly functional layout designed for food and beverage operations. Existing floor drains, heavy three-phase power, laboratory and production improvements, outdoor processing space, and generous clear heights can significantly reduce tenant improvement costs. A rare opportunity to lease a large-scale production facility within SonomaWest.

Parking

Ample On-Site

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Terms

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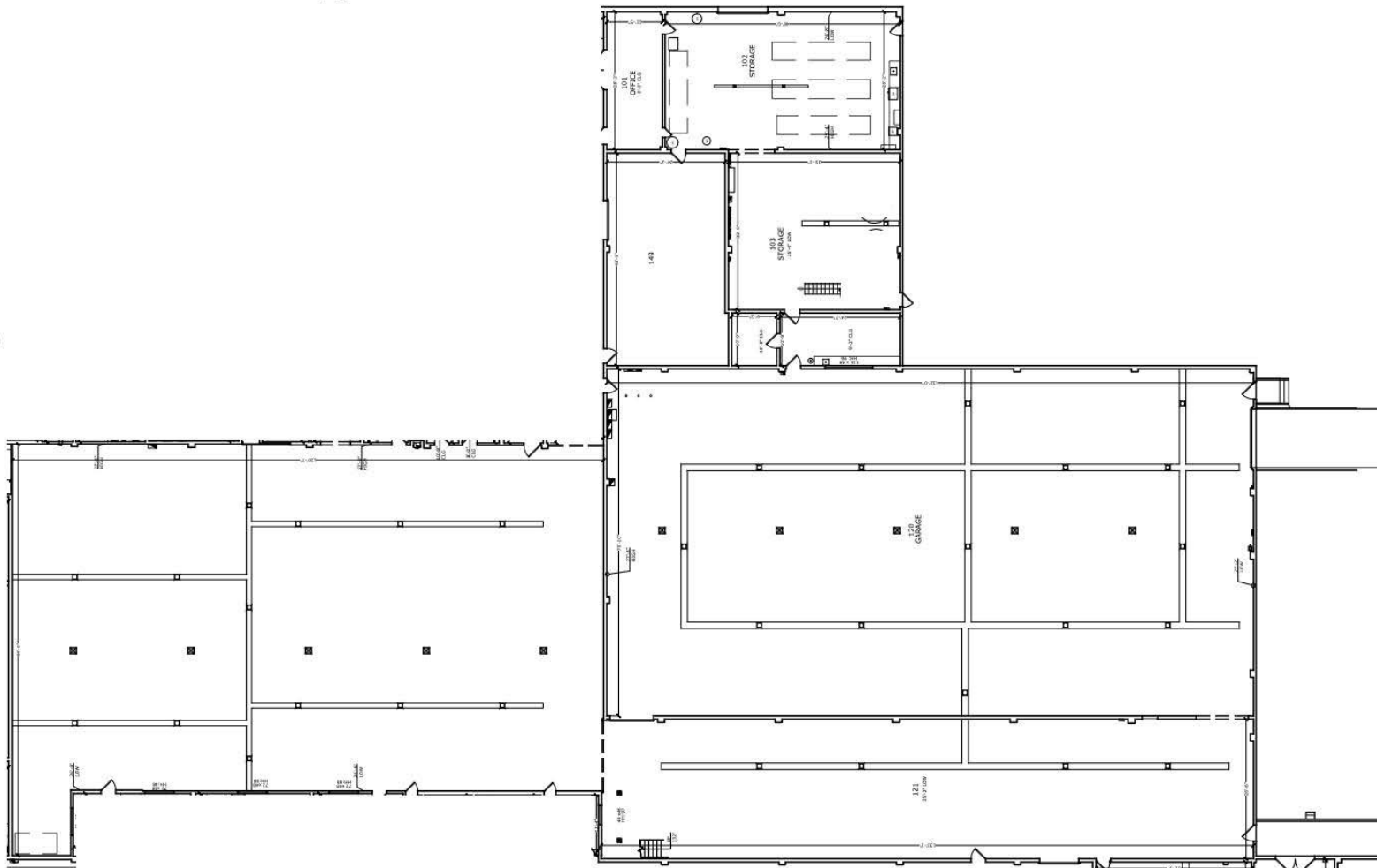


SUITE 120 FLOOR PLAN



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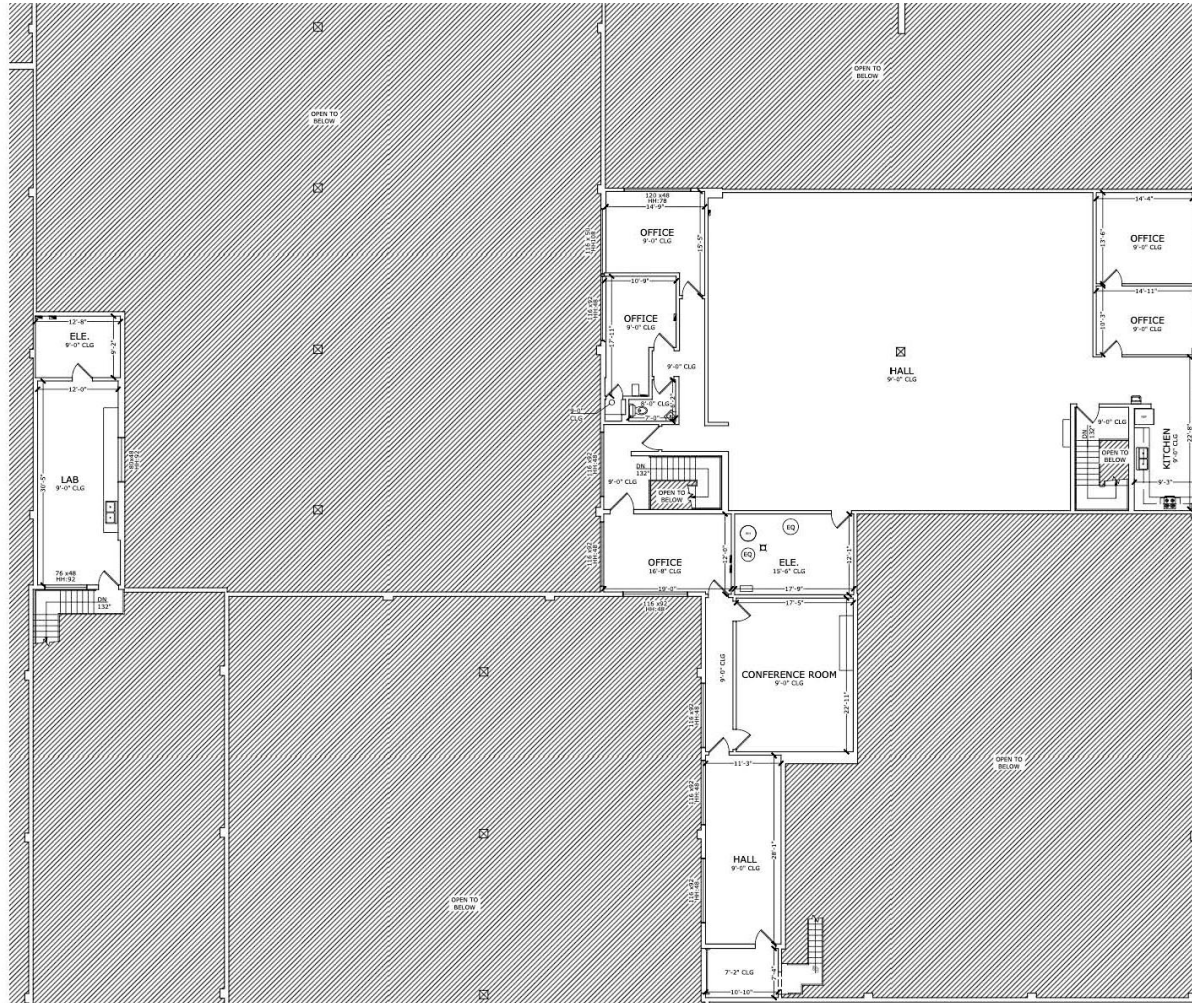


BUILDING 1 UPSTAIRS OFFICES FLOOR PLAN



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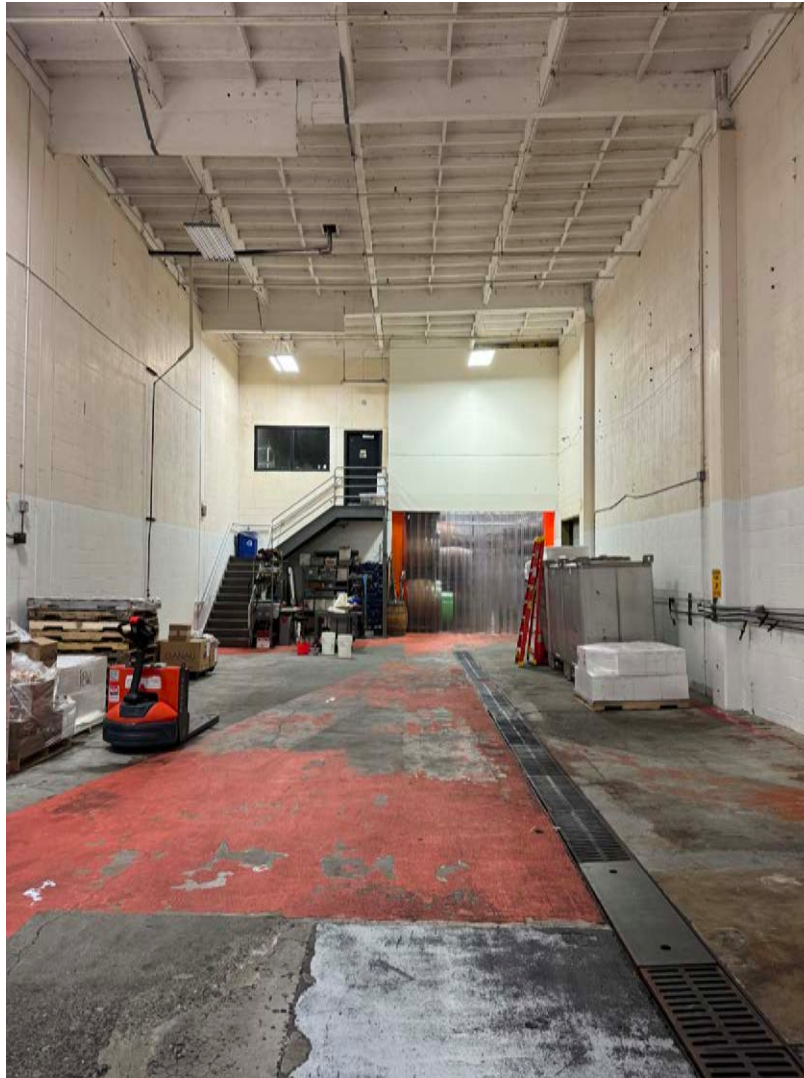


SUITE 120 PHOTOS



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SUITE 120 PHOTOS



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SUITE 131 DETAILS

BUILDING 1 PRODUCTION SPACE SUITE 131

HIGHLIGHTS

- 2,580+/- sq. ft. of warehouse/production space
- 22' clear-height
- 60 amps 480v
- 100 amps 240v

DESCRIPTION

Efficient warehouse and production space with an existing office, dual-voltage power, and 22-foot clear height. Well suited for smaller-scale food production, winery support operations, storage, packaging, light manufacturing, or agricultural processing within an established production environment.

Parking

Ample On-Site



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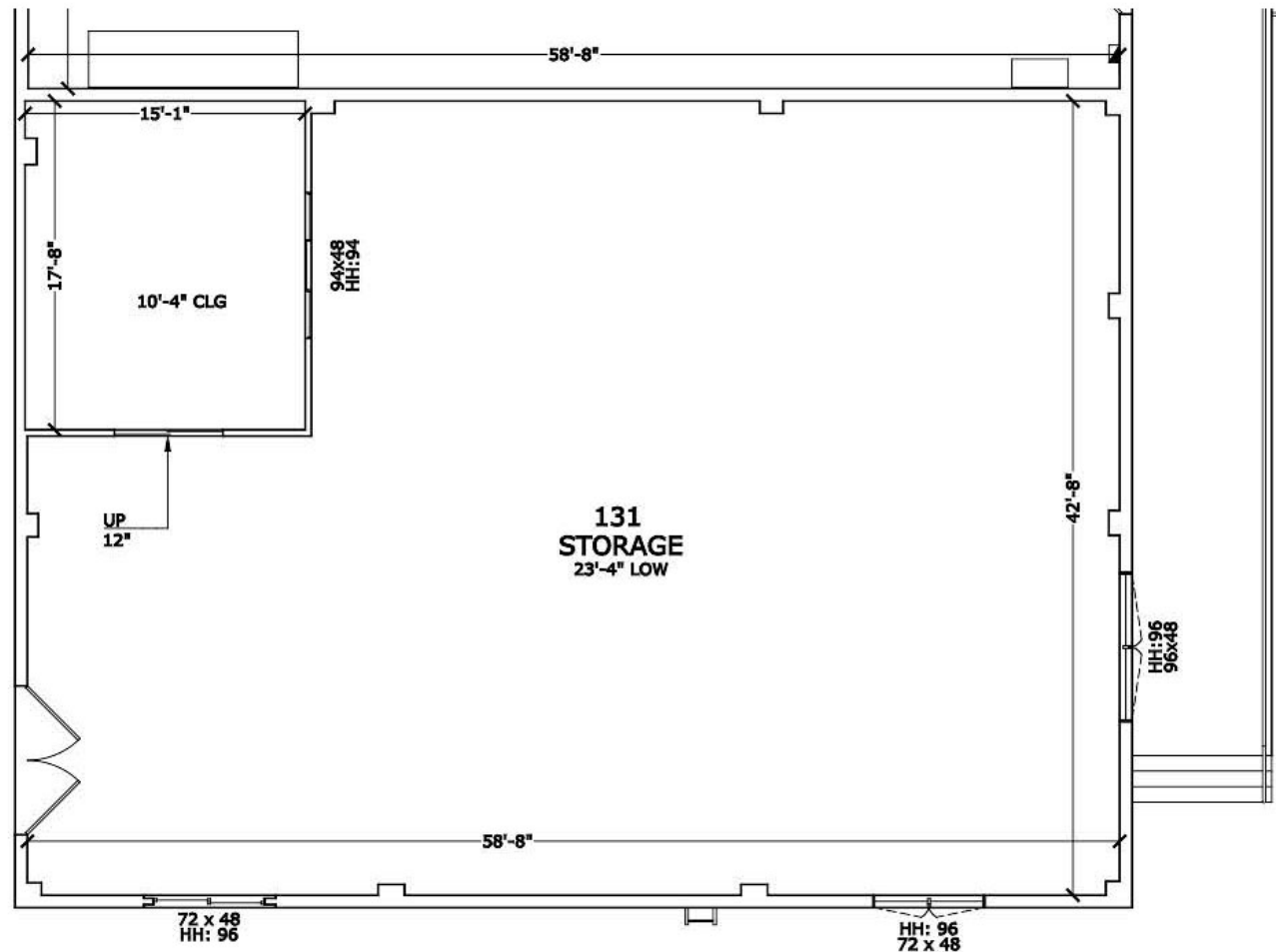


SUITE 131 FLOOR PLAN



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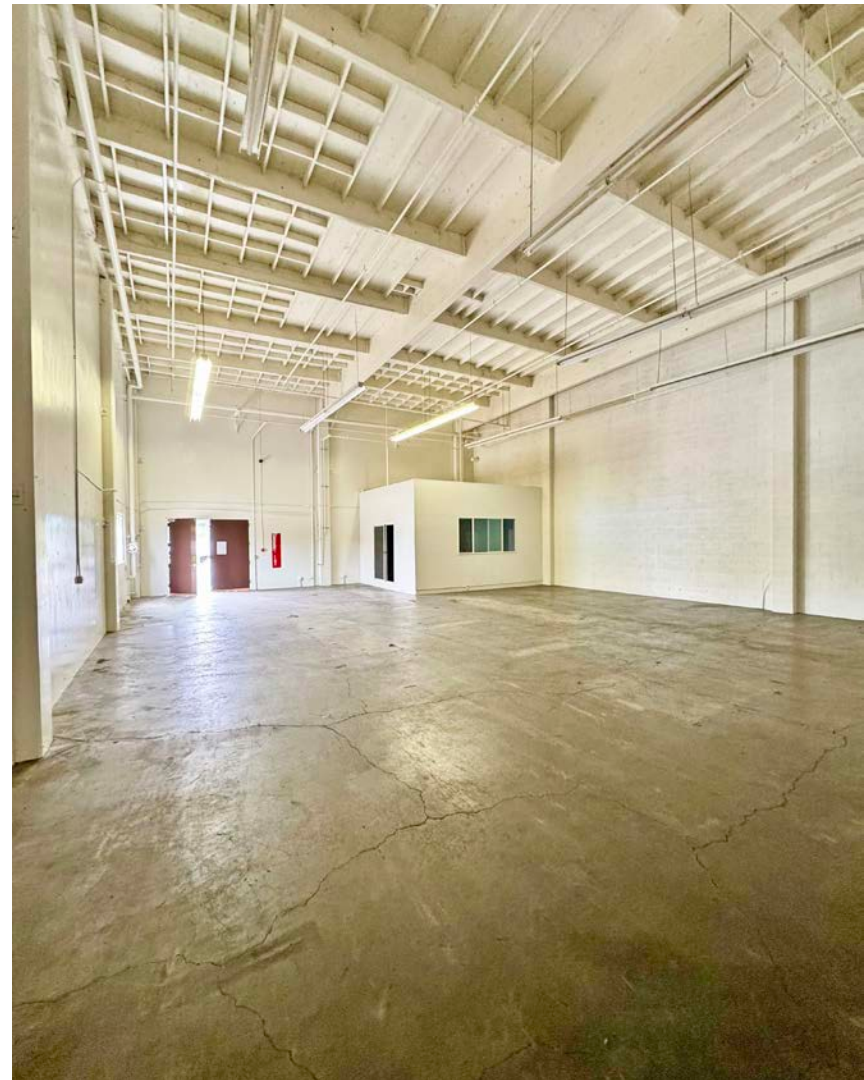
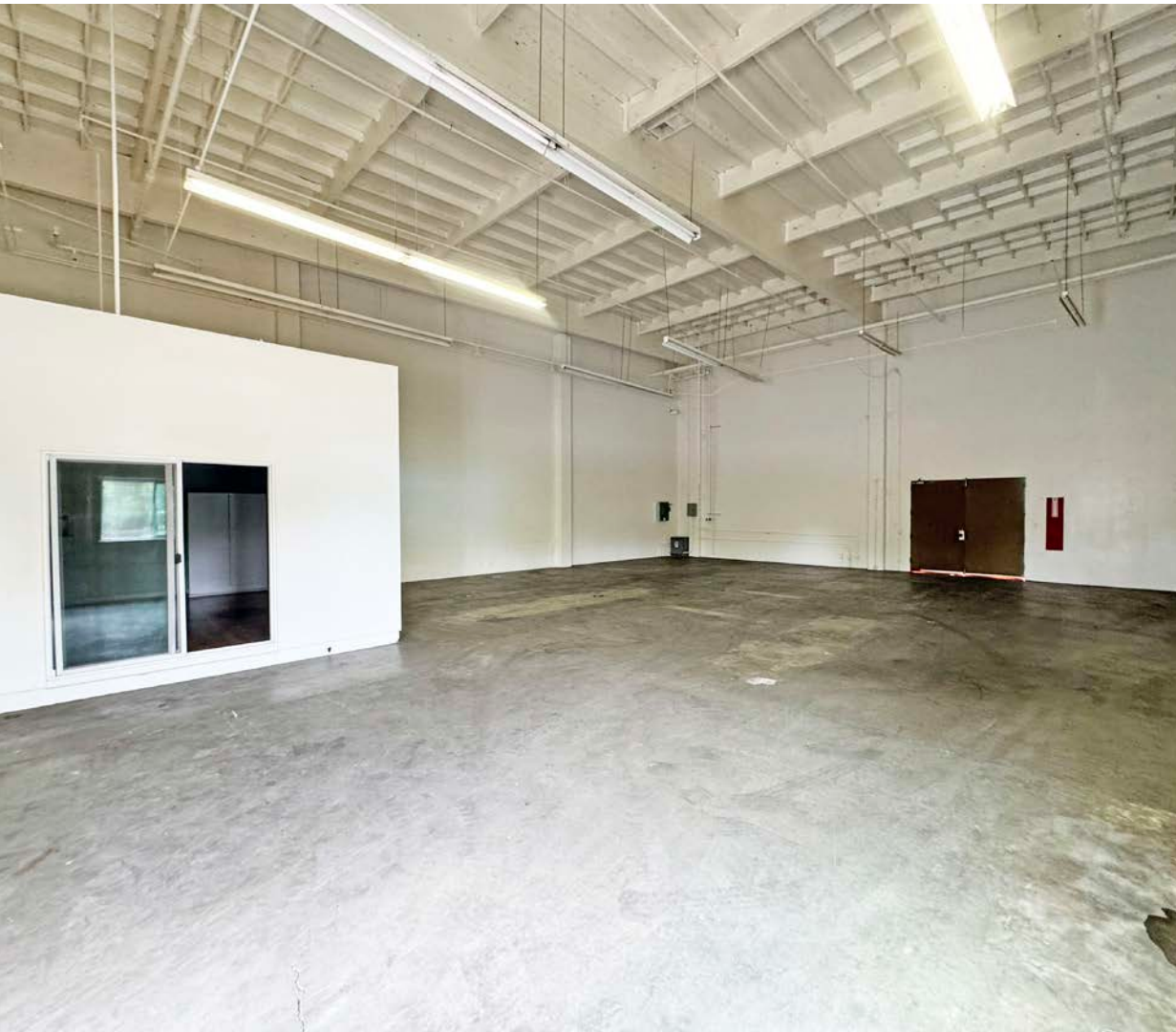


SUITE 131 PHOTOS



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SUITE 133 DETAILS



2064 GRAVENSTEIN HWY NORTH
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WAREHOUSE & PRODUCTION SPACE FOR LEASE

BUILDING 1 PRODUCTION SPACE SUITE 133

HIGHLIGHTS

- 2,405+/- sq. ft. warehouse/production space
- Can be combined with Suite 134
- 22' clear-height in main production area
- 10' x 10' roll-up door
- Floor drains in both work areas
- 80A 480V and 100A 240V power
- Two functional work areas

DESCRIPTION

Suite 133 offers a versatile warehouse and production layout featuring two functional work areas, floor drains, dual-voltage power, and a 10' x 10' roll-up door. Ideal for food and beverage production, agricultural processing, packaging, warehousing, barrel storage, and other compatible industrial uses.

Parking

Ample On-Site

LEASE TERMS

Rate

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Terms

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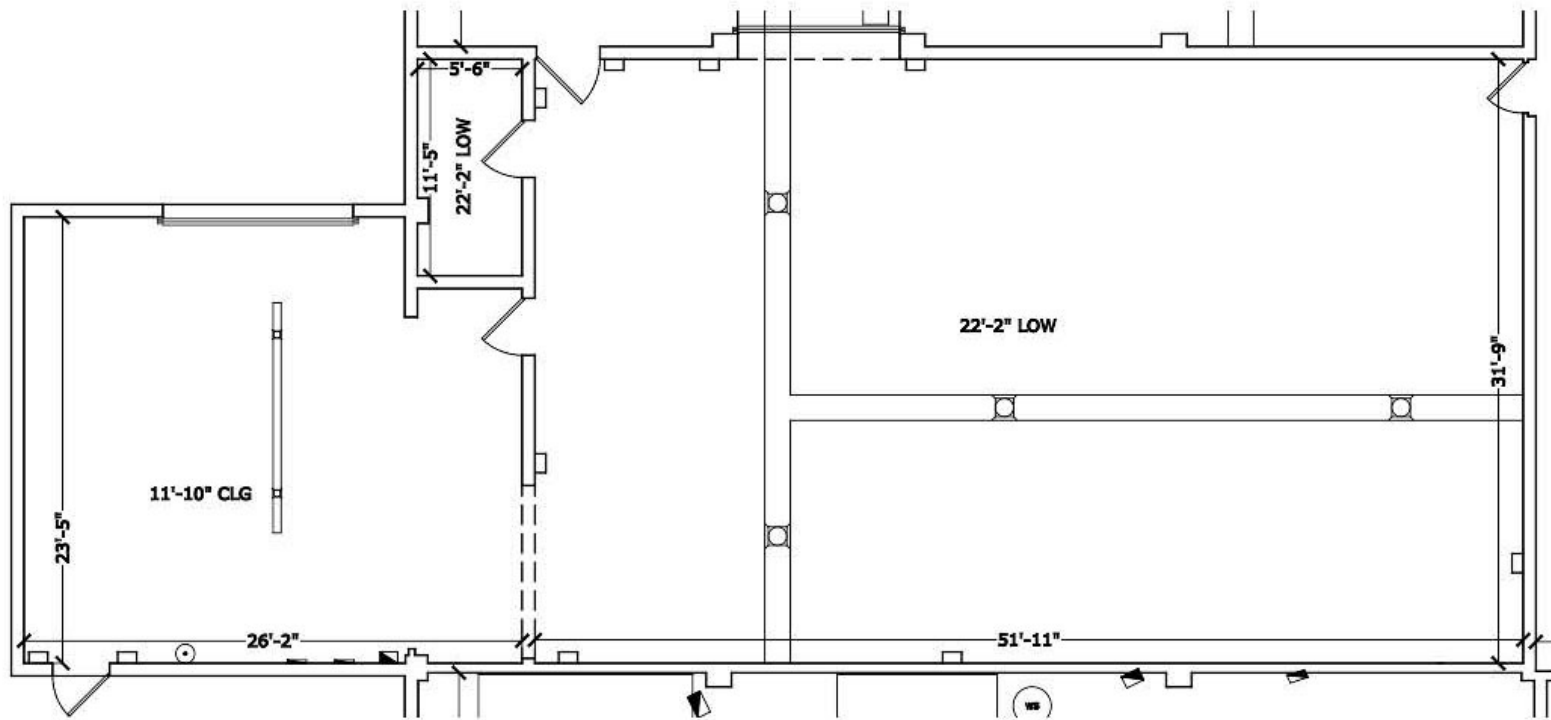


SUITE 133 FLOOR PLAN



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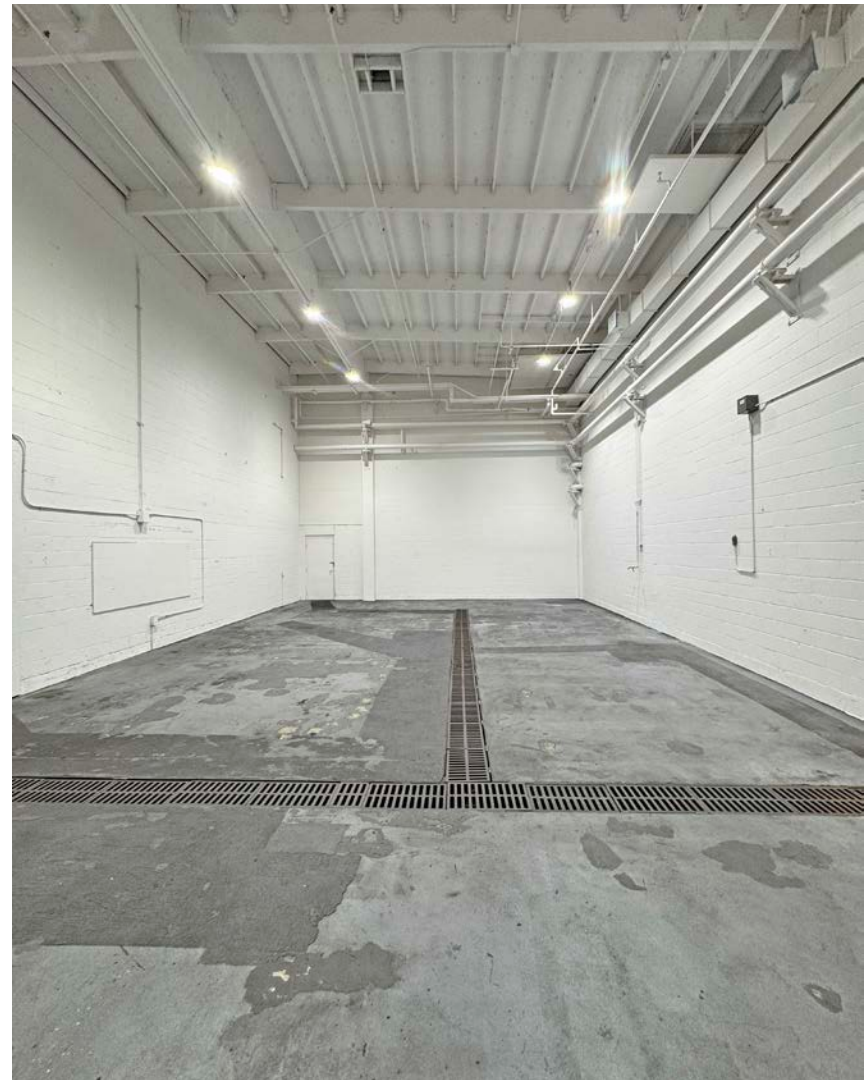


SUITE 133 PHOTOS



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SUITE 134 DETAILS



2064 GRAVENSTEIN HWY NORTH
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WAREHOUSE & PRODUCTION SPACE FOR LEASE

BUILDING 1 PRODUCTION SPACE SUITE 133

HIGHLIGHTS

- 11,516+/- sq. ft.
- Can be combined with Suite 133
- Fresh white paint
- Sloped floor drains
- Lab and office space
- Grade level roll-up door
- 22' clear-height

DESCRIPTION

Very clean, functional production space featuring existing laboratory, office, restroom, and production improvements. The main production area offers 22-foot clear height, floor drains, and sloped floors directing to two drain rows, making the space well suited for food and beverage production, agricultural processing, light manufacturing, or other compatible industrial uses.

Parking

Ample On-Site

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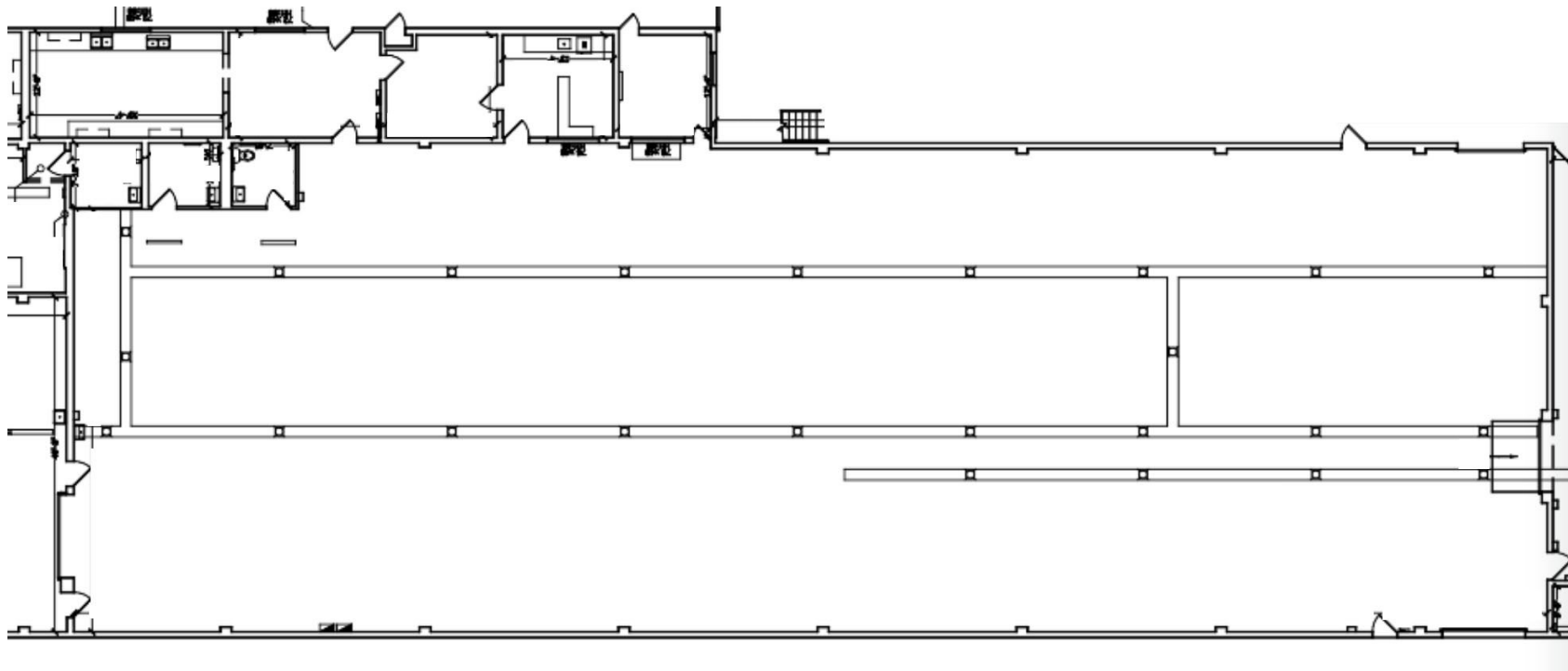


SUITE 134 FLOOR PLAN



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SOUTH YARD

YARD AREA

HIGHLIGHTS

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

DESCRIPTION

Secure outdoor yard space suitable for agricultural storage, equipment staging, vehicle parking, outdoor production support, or other approved agricultural uses. Convenient access and available power provide flexibility for a variety of operational needs.

Parking

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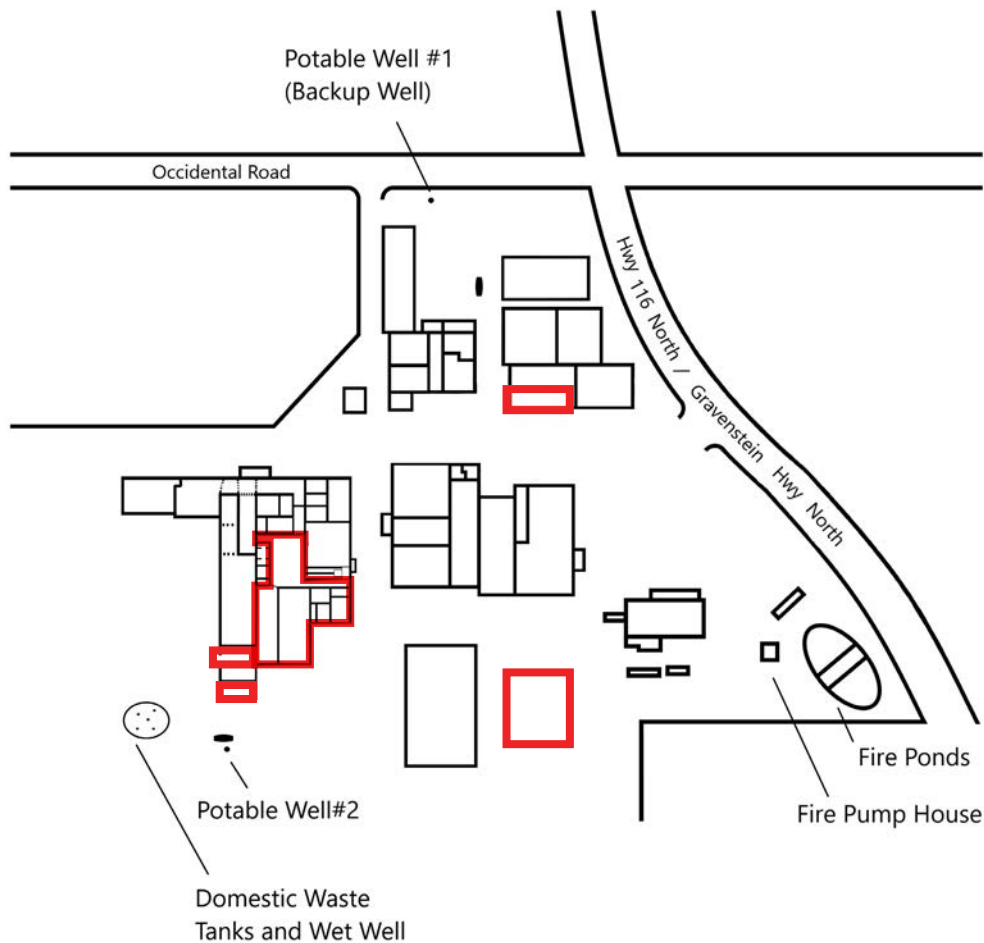
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SITE PLAN



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AERIAL PROPERTY PHOTO



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LOCATION MAP



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(707) 528-1400

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.

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