

WAREHOUSE | FOOD PRODUCTION | WINE STORAGE | TANKS

FOR LEASE OR SALE



TREVOR BUCK

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// PROPERTY FEATURES



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± 18-30' CLEAR HEIGHT



ABUNDANT PARKING SPACES



YARD SPACE AVAILABLE

AVAILABLE SPACE

ADDRESS	BUILDING	SQUARE FEET
9119 Graton	А	± 47,513 SF
9109 Graton	В	± 13,636 SF
9113 Graton	С	± 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



// 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 exaust system with alarms
- Hemco exhaust hood
- CleaverBrooks 60hp steam boiler



/ 9119 GRATON 9119 Graton Road | Graton, CA



// 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

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// WINE SPECS

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

TANK STORAGE UP TO 1,500,000 GALLONS

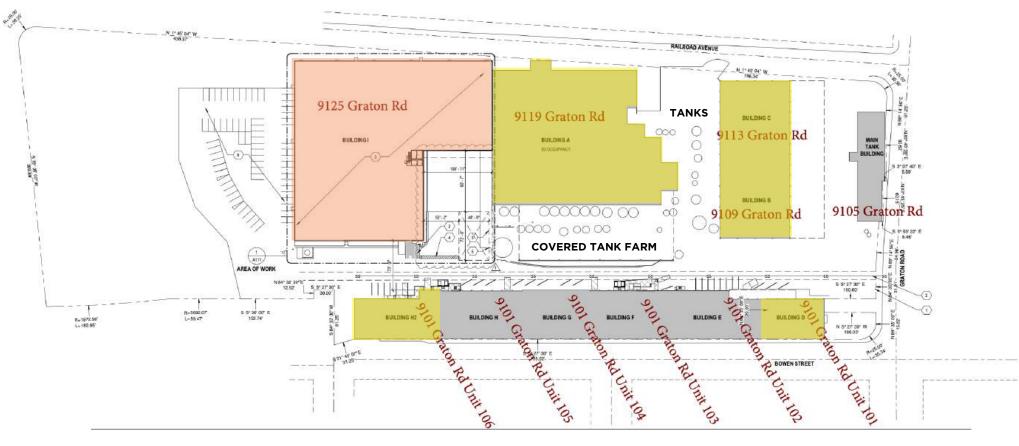
CLEAR HEIGHT VARYING **SEWER CAPACITY** 43.5 MUNICIPAL SANITARY

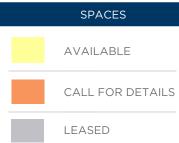
RETENTION POND SPEC 6,315,461 GALLON AEROBIC POND WITH SYNTHETIC LINER WATER 86 GALLONS PER MIN

EASEMENT 10 ACRES FOR DISCHARGE

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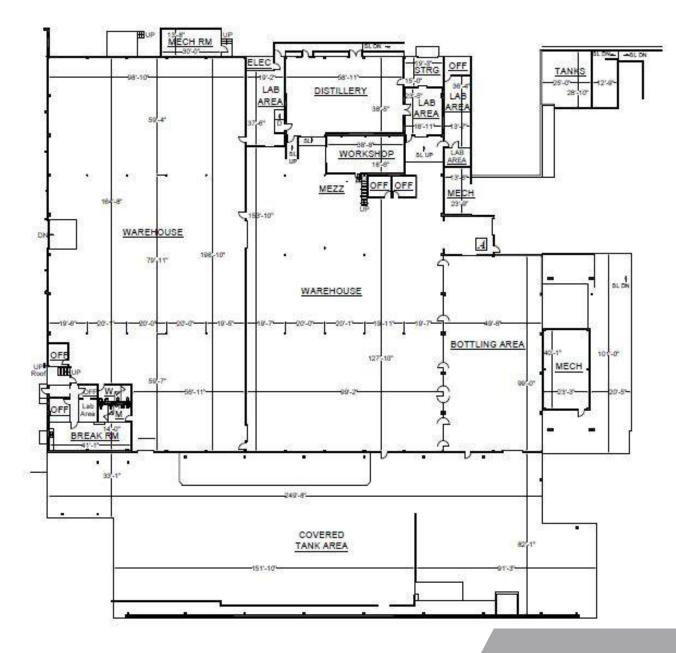




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9119 GRATON

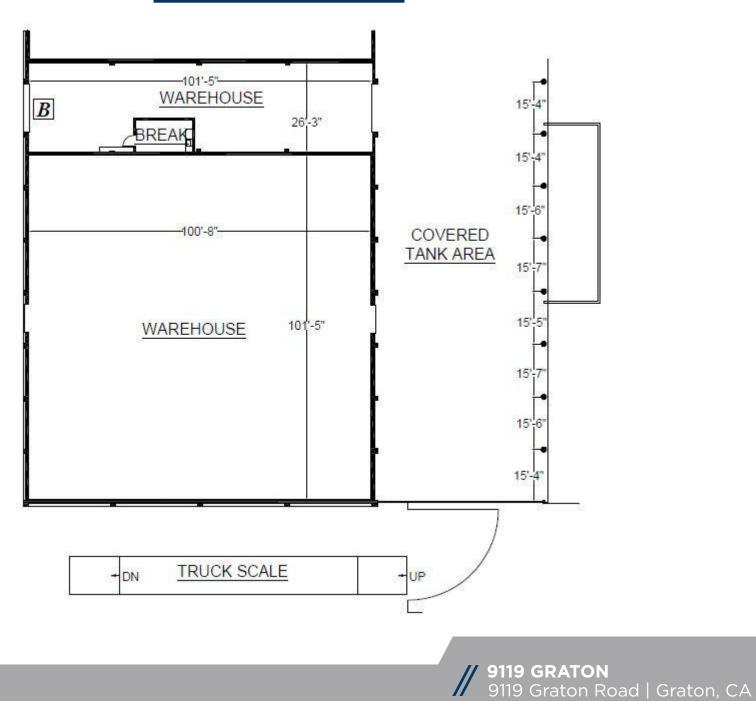
BUILDING A: ± 47,513 SF



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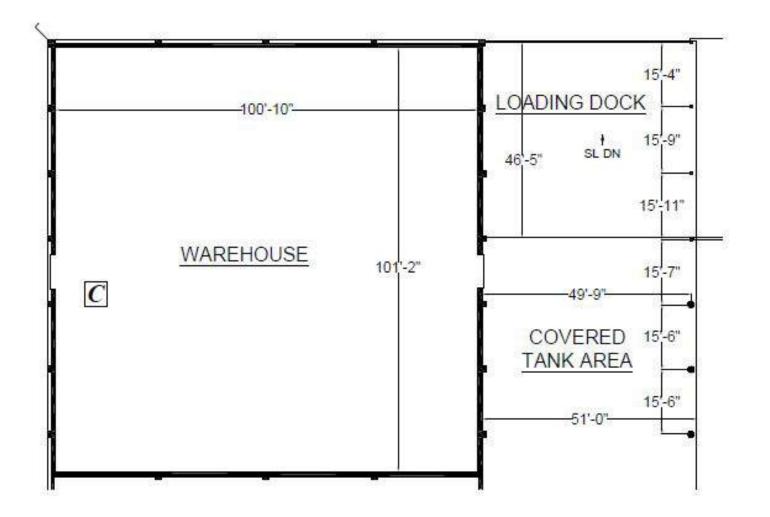
9109 GRATON

BUILDING B: ± 13,636 SF



9113 GRATON

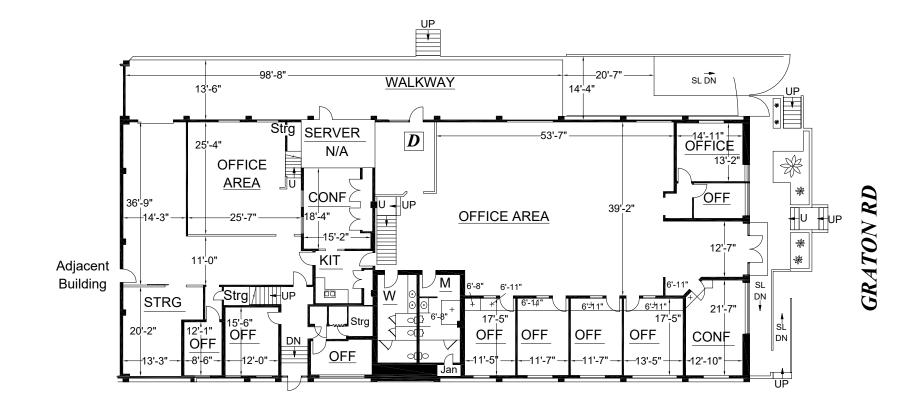
BUILDING C: ± 10,784 SF



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9101 GRATON UNIT 101

BUILDING D: ± 11,027 SF

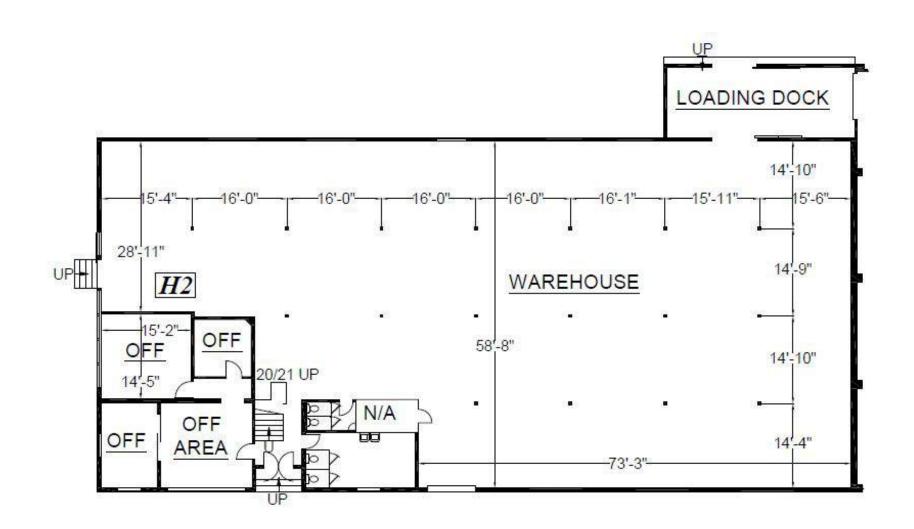




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9101 GRATON UNIT 106

BUILDING H: ± 11,938 SF



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// CORPORATE NEIGHBORS





CONTACT

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