

# WAREHOUSE | FOOD PRODUCTION | WINE STORAGE | TANKS

FOR LEASE OR SALE



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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

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



// **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**



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## // 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

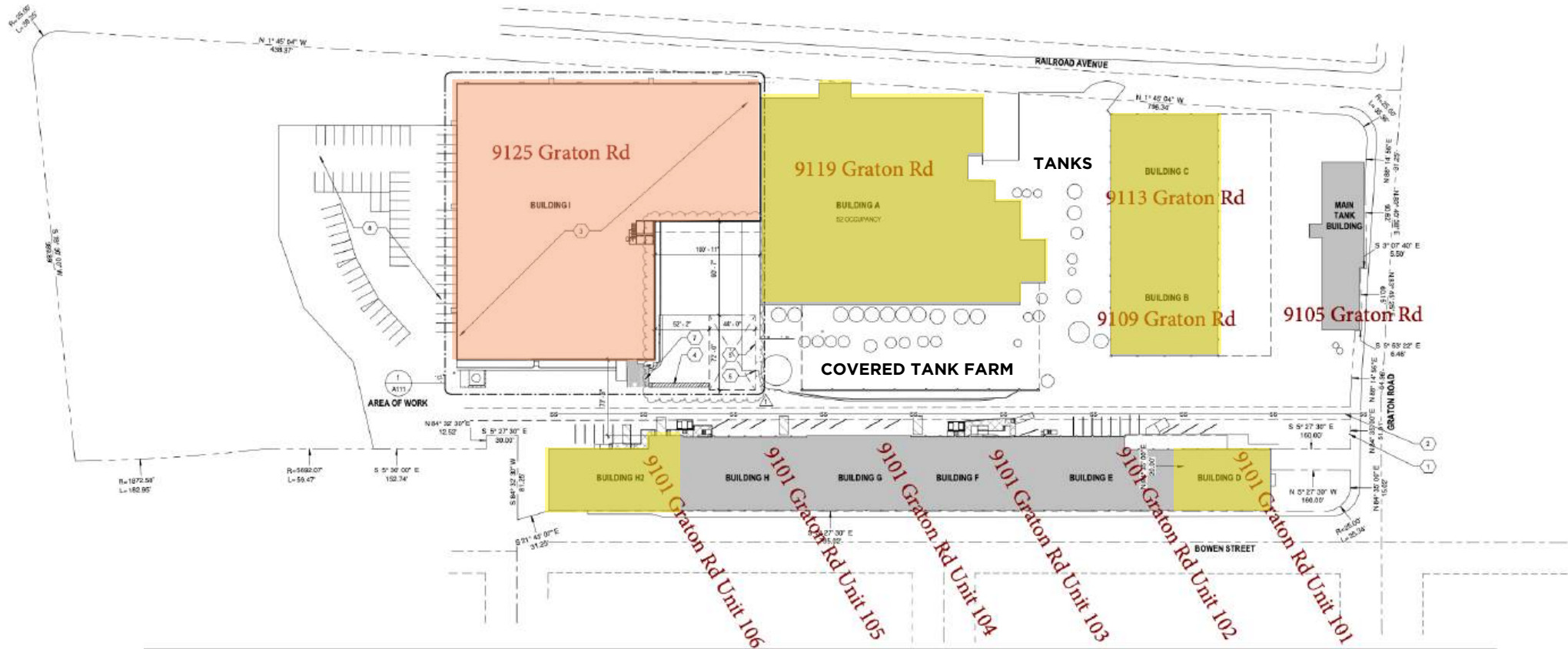
### **WATER**

86 GALLONS PER MIN

### **EASEMENT**

10 ACRES FOR DISCHARGE

# // SITE PLAN



## SPACES

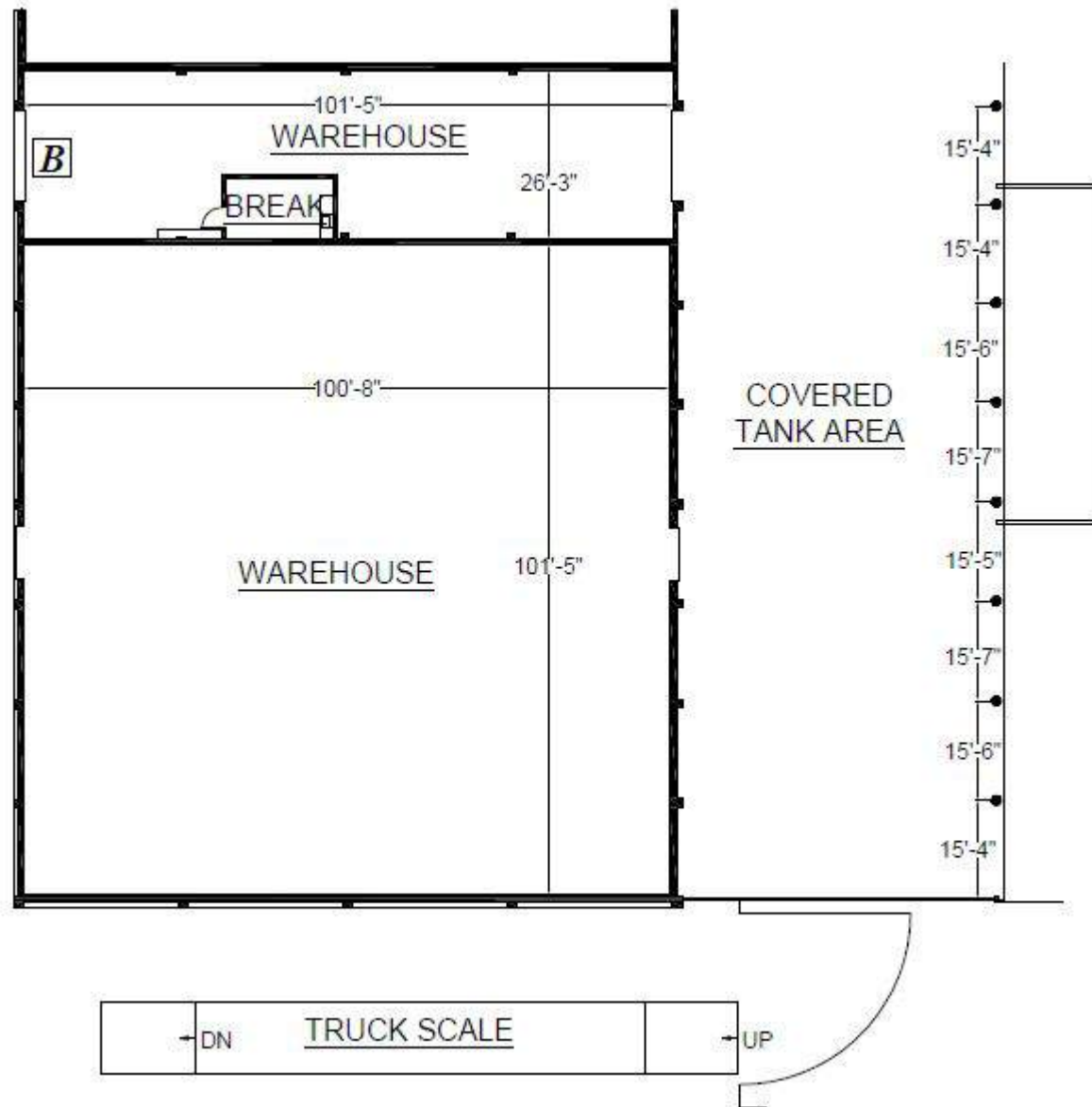
- AVAILABLE
- CALL FOR DETAILS
- LEASED

**BUILDING A: ± 47,513 SF**



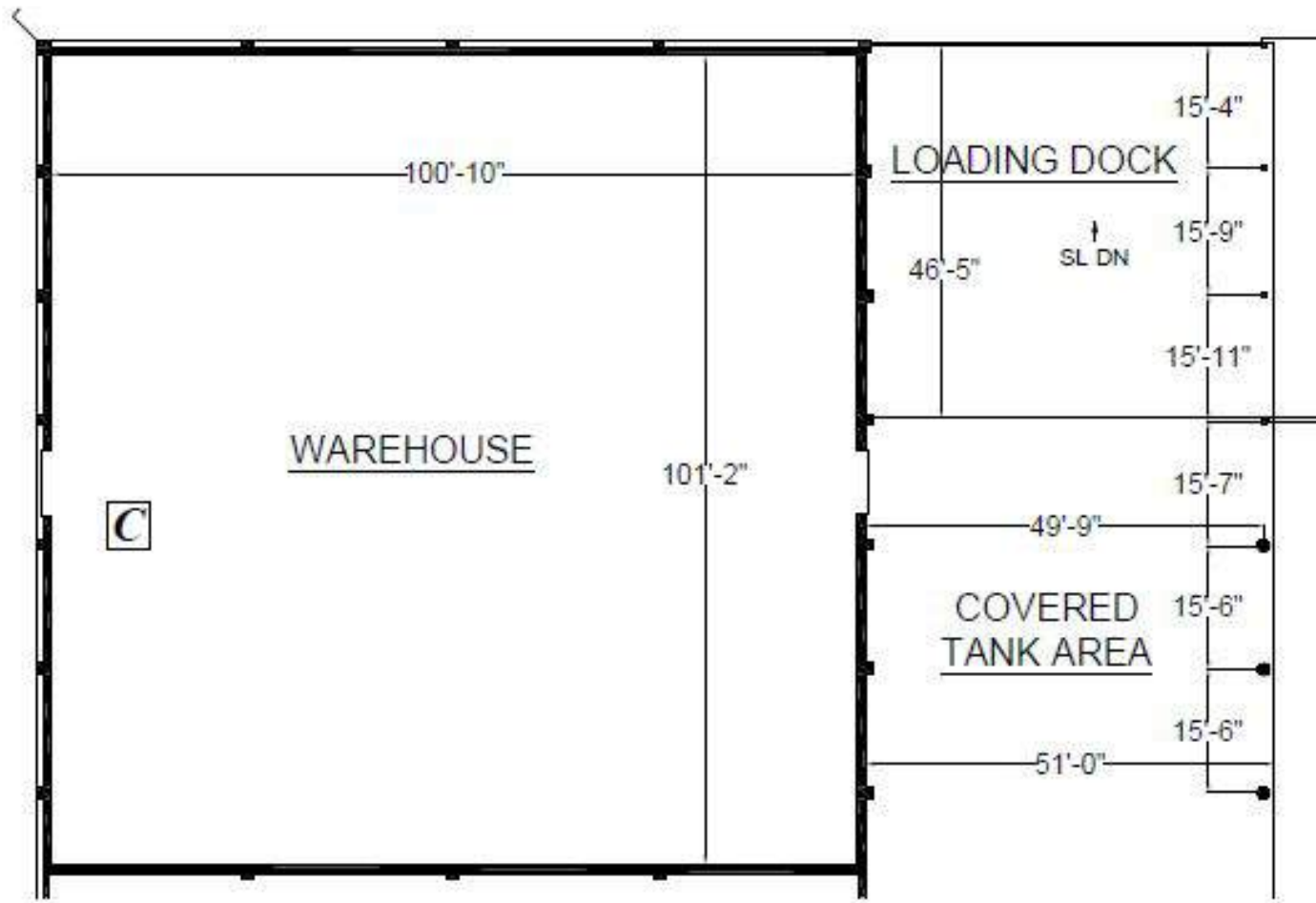
# 9109 GRATON

BUILDING B: ± 13,636 SF



# 9113 GRATON

BUILDING C: ± 10,784 SF

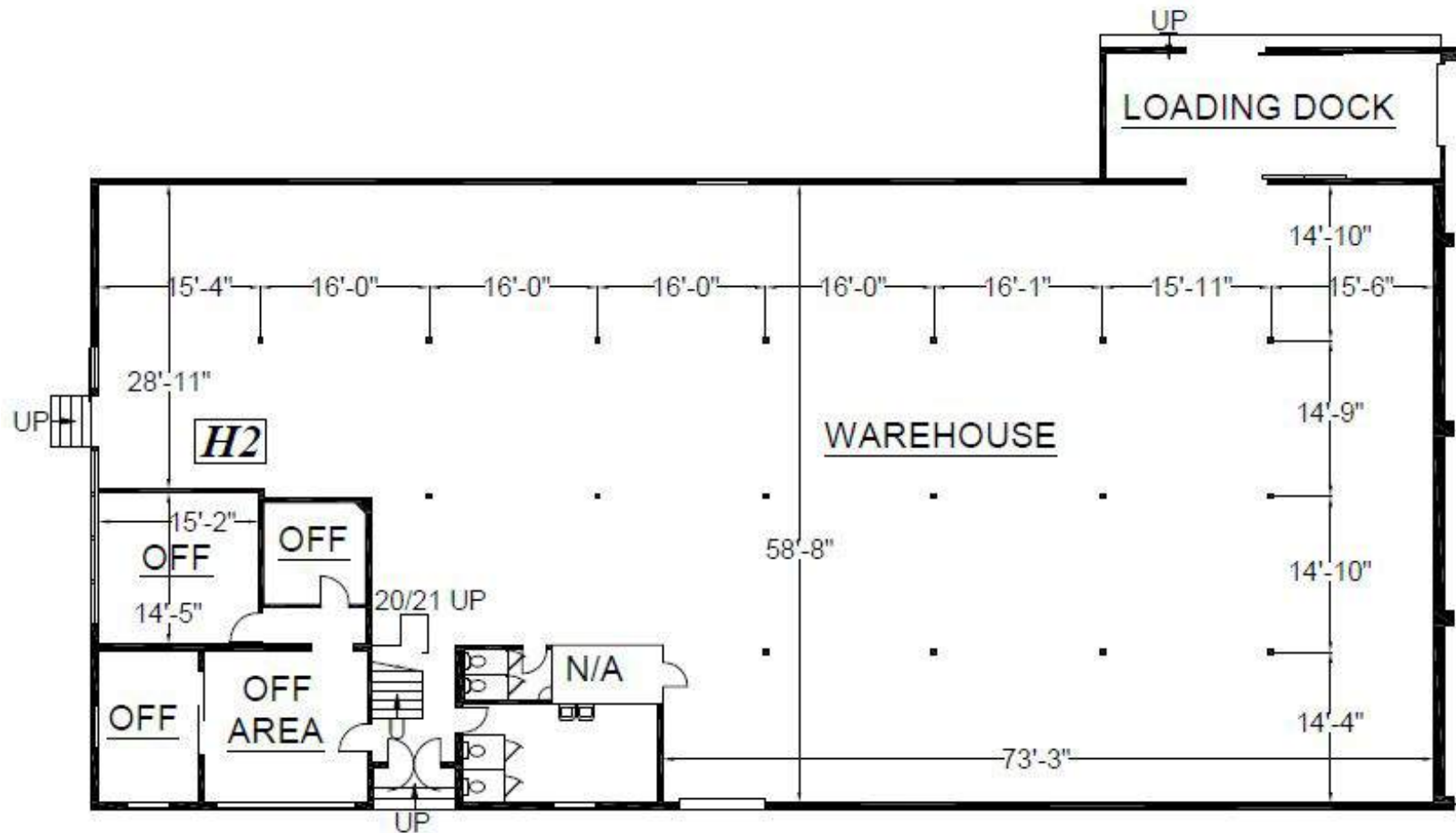


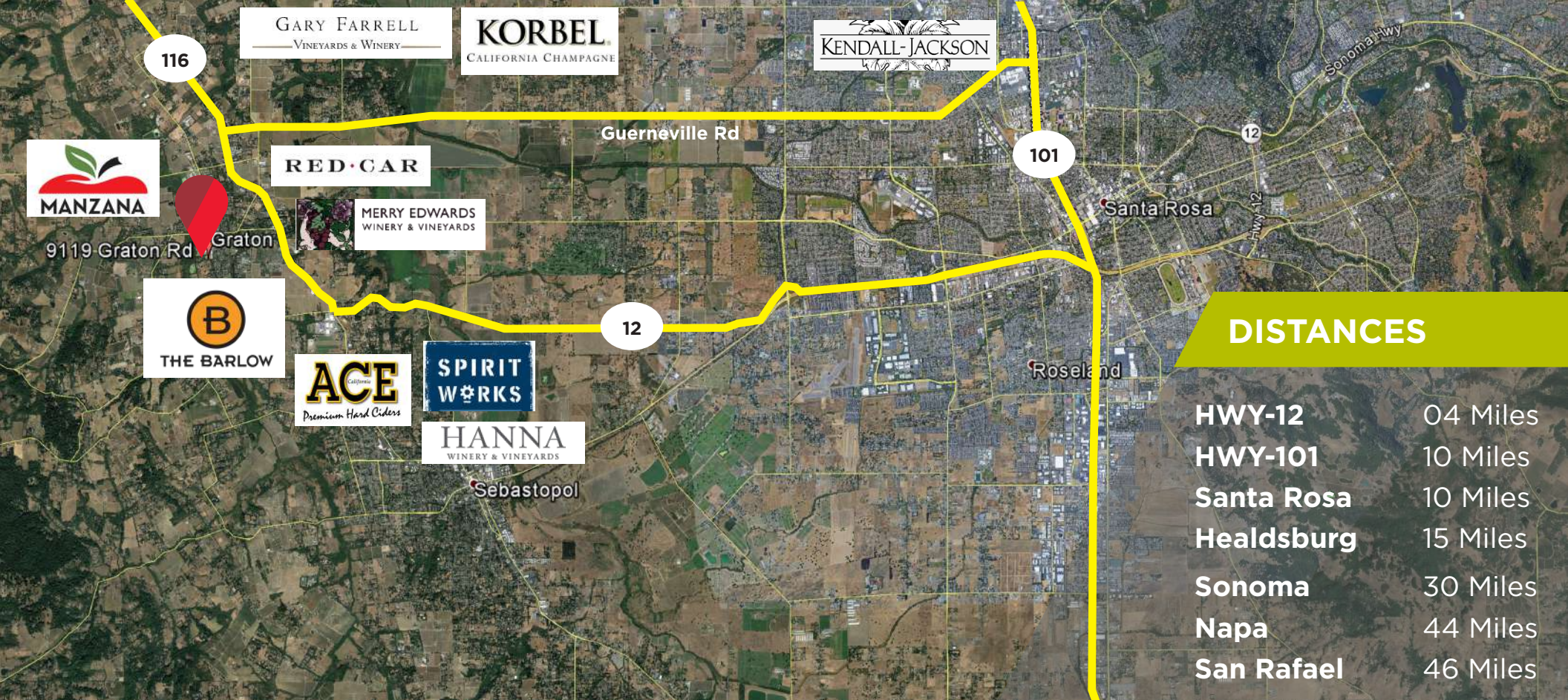
**BUILDING D: ± 11,027 SF**



# 9101 GRATON UNIT 106

BUILDING H: ± 11,938 SF





## 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



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## CONTACT

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