

FOR SALE

Strategic Ag-Industrial Processing Campus **±523,000 SF Across ±200 Acres**

Municipal Water • Integrated Wastewater Infrastructure • Immediate Occupancy



**800 S. Alta St & 27725 Iverson Rd,
Gonzales, CA**

Salinas Valley, Central California

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Agricultural
Labor Base



CONTACTS

GREG FINDLEY

Managing Director
+1 831 755 1639
greg.findley@cushwake.com
Lic. #01170453

TREVOR THORPE

Managing Director
+1 831 818 0468
trevor.thorpe@cushwake.com
Lic. #01024740

WOODY FENLEY

Associate
+1 831 320 8060
richard.fenley@cushwake.com
LIC # 02253434

EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present the opportunity to acquire a rare, fully integrated ag-industrial processing campus located in the heart of California's Salinas Valley. The property consists of approximately 200 acres across three functionally related parcels, improved with approximately 523,000 square feet of industrial and warehouse facilities supported by a dedicated wastewater treatment plant and land application system. The campus is fully entitled and operationally proven, with active air, wastewater, stormwater, and hazardous materials permits in place, allowing for immediate owner-user occupancy.

The campus was purpose-built and operated as a large-scale processing operation supporting wine, beverage, agricultural, and fermentation-based manufacturing activities. The combination of municipal water service, significant power capacity, large industrial improvements, and dedicated wastewater treatment infrastructure creates a rare operating platform for food, beverage, agricultural processing, specialty manufacturing, and other water-intensive industrial users.

The property is offered in whole and is ideally suited for owner-users seeking scale, operational continuity, and existing infrastructure. The campus also provides flexibility for future reconfiguration, subject to buyer due diligence and applicable approvals.

IDEAL OWNER-USER APPLICATIONS

- Winery & Bulk Wine Production
- Juice & Beverage Manufacturing
- Bottled Water & Functional Drinks
- Sports & Hydration Beverages
- RTD Beverage Production
- Plant-Based Food & Beverage Manufacturing
- Fermentation & Ingredient Production
- Agricultural Processing
- Food Manufacturing & Co-Packing



±523,000 SF
TOTAL
BUILDING AREA



±200 Acres
TOTAL
LAND AREA

OPPORTUNITY OVERVIEW

LOCATION 800 S. Alta St & 27725 Iverson Rd, Gonzales, CA

CAMPUS COMPONENTS

- 1** 223-201-021
Winery Production, Storage,
Warehouse and HQ Office Facilities
(76.39 acres)
- 2** 223-201-023
Southern Vineyard Land
(14.97 acres)
- 3** 223-042-024
Wastewater Treatment Ponds &
Land Application
(109.00 acres)

IMPROVEMENTS

310,000 SF Warehouse/Office Building
(includes 30,000 SF of HQ office space)
146,405 SF Production Building
Additional ~67,000 SF of Ancillary Structures
Various Tank Farms
12.4KV Main Switchgear

LAND AREA

91.6 Acres - 800 S. Alta Street
109 Acres - 27725 Iverson Road

ZONING

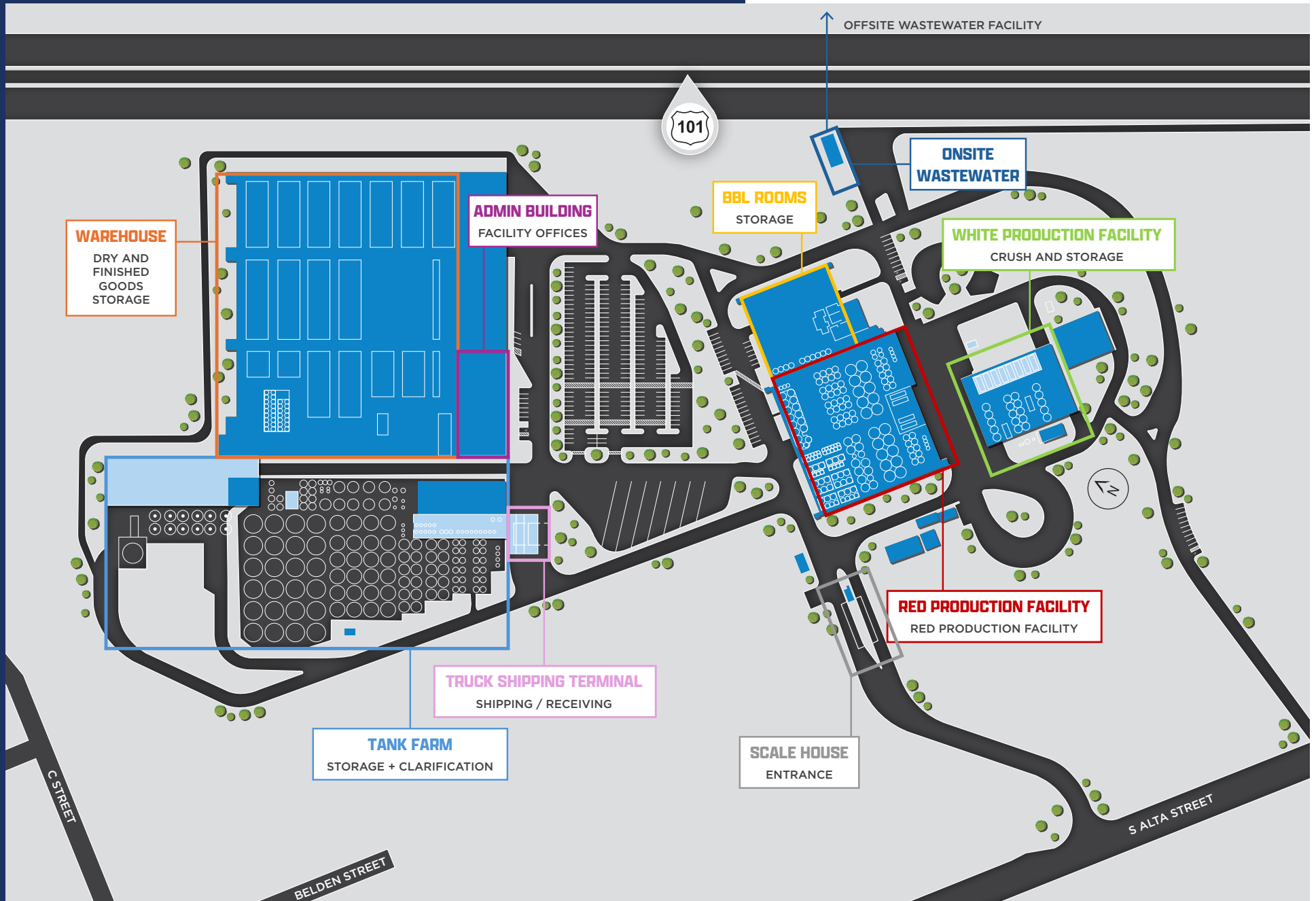
800 S. Alta Road - Industrial
27725 Iverson Road - Farmland - 40 Acres Min

KEY INFRASTRUCTURE ADVANTAGES

- ✓ Municipal Water Service
- ✓ Dedicated Wastewater Treatment Facility
- ✓ Existing Regulatory Framework
- ✓ 12.4 KV Power Infrastructure
- ✓ ± 523,000 SF Existing Improvements
- ✓ Strategic Salinas Valley Labor Base



CAMPUS SITE PLAN



PARCEL 1 WAREHOUSE/OFFICE FACILITY

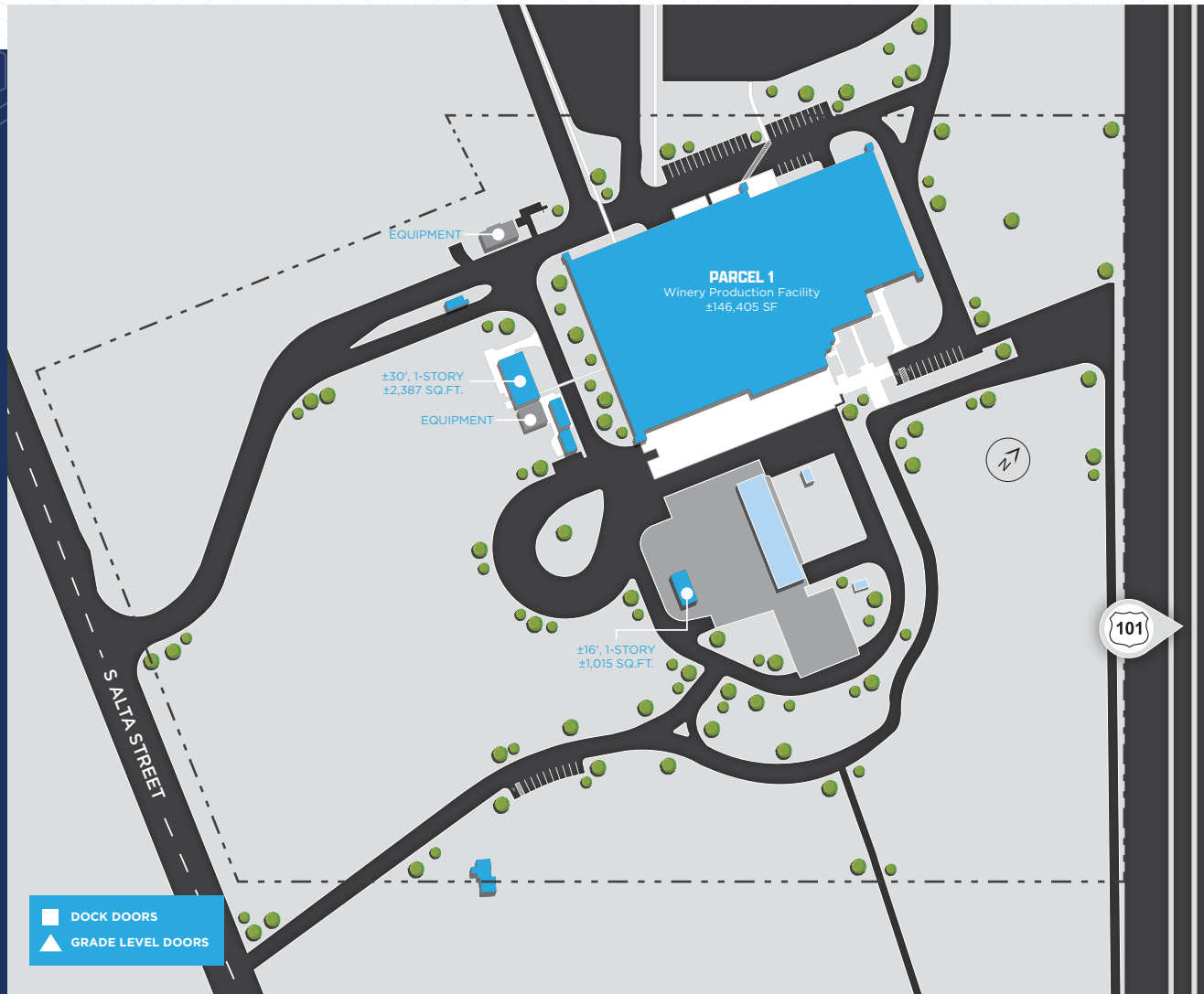


Parcel 1, 800 S. Alta Street Warehouse/Office Facility

- 310,000 SF Warehouse Building
- Includes ~30,000 SF of HQ Office Improvements
- 28-foot clear height
- 25-foot column spacing w/18" tube columns
- Sprinklered
- 7 Dock Doors
- Circa 1980 tilt-up construction
- 3,200 A/480 V Electrical Switchboard (PG&E-Soledad Substation Service)
- City of Gonzales Water Service
- Ample Parking Area

Municipal Water Served PG&E Power Existing Industrial Utility Infrastructure

PARCEL 1 WINERY PRODUCTION FACILITY



Parcel 1, 800 S. Alta Street Winery Production Facility

- 146,405 SF Production Building
- Includes ~65,000 SF Tank/Crush Area
- Includes ~70,000 SF Barreling/Bottling Area
- Includes ~8,200 SF Office Area
- Includes ~3,000 SF Tasting/Retail Area
- Circa 1975 tilt-up construction
- Sprinklered
- 3,200 A/480 V Electrical Switchboard (PG&E Soledad Substation Service)
- City of Gonzales Water Service
- Adjacent On-Site Wastewater Transfer Plant
- City of Gonzales Water Service
- Direct connection to dedicated off-site wastewater treatment and land application system

Municipal Water Served PG&E Power Existing Industrial Utility Infrastructure

PARCEL 1 SITE PHOTOS



PARCEL 2 VINEYARD LAND



- ~14.97 acres
- Industrial Zoning
- Currently Vineyards
- Onsite Private Well w/~375 GPM Flow Rate
- Highway 101 Frontage
- Proximate to Highway 101 On & Off Ramps
- Strategic Expansion, Storage, Processing, or Future Industrial Development Potential
- Potential for Lot Line Adjustment w/Adjacent Winery Parcel to Increase Size
- Provides operational flexibility and future campus expansion capability

PARCEL 3

27725 IVERSON ROAD

STRATEGIC WASTEWATER INFRASTRUCTURE

In California, wastewater capacity can be more difficult to obtain than industrial buildings. This facility represents a significant competitive and regulatory advantage for water-intensive operations.

Strategic, hard-to-replicate asset: The existing, permitted off-site wastewater facility provides a major competitive and valuation advantage in Monterey County, where entitling new land-application systems is exceptionally difficult, slow, and uncertain.

Strong capacity & process fit for ag-industrial users: With approximately **200,000 gallons per day (~24.6 million gallons per year)** of treatment capacity across **five aerated ponds**, the facility is well-suited for wastewater-intensive operations such as wineries, food and produce processing, beverage manufacturing, fermentation, and wash-down-heavy ag uses.

Operational flexibility and seasonal buffering: Pond-based treatment and land application over **~85 acres** allow the system to absorb **harvest-driven peak flows** and variable loading, a critical requirement for most ag-industrial processes.

Regulatory defensibility in a constrained basin: Existing WDR coverage, groundwater monitoring wells, and ILRP integration provide a defensible path forward in a **SGMA-regulated, nitrate-sensitive basin**, reducing the risk of forced operational changes.

Cost control and resilience: On-site treatment and reuse avoids POTW capacity limits, sewer surcharges, and haul-off costs, converting wastewater from a liability into an **irrigation and operational support resource**.

Bottom-line takeaway: For many industrial users, this facility functions as critical operating infrastructure rather than excess land. The ability to treat, store, manage, and land-apply process wastewater within an established regulatory framework creates a significant competitive advantage that would be difficult, costly, and time consuming to replicate today.



±109 Acres
LAND AREA



**Zoned
Farmland**
40 ACRES MINIMUM

PARCEL 3 27725 IVERSON ROAD WASTEWATER FACILITY SITE PHOTOS

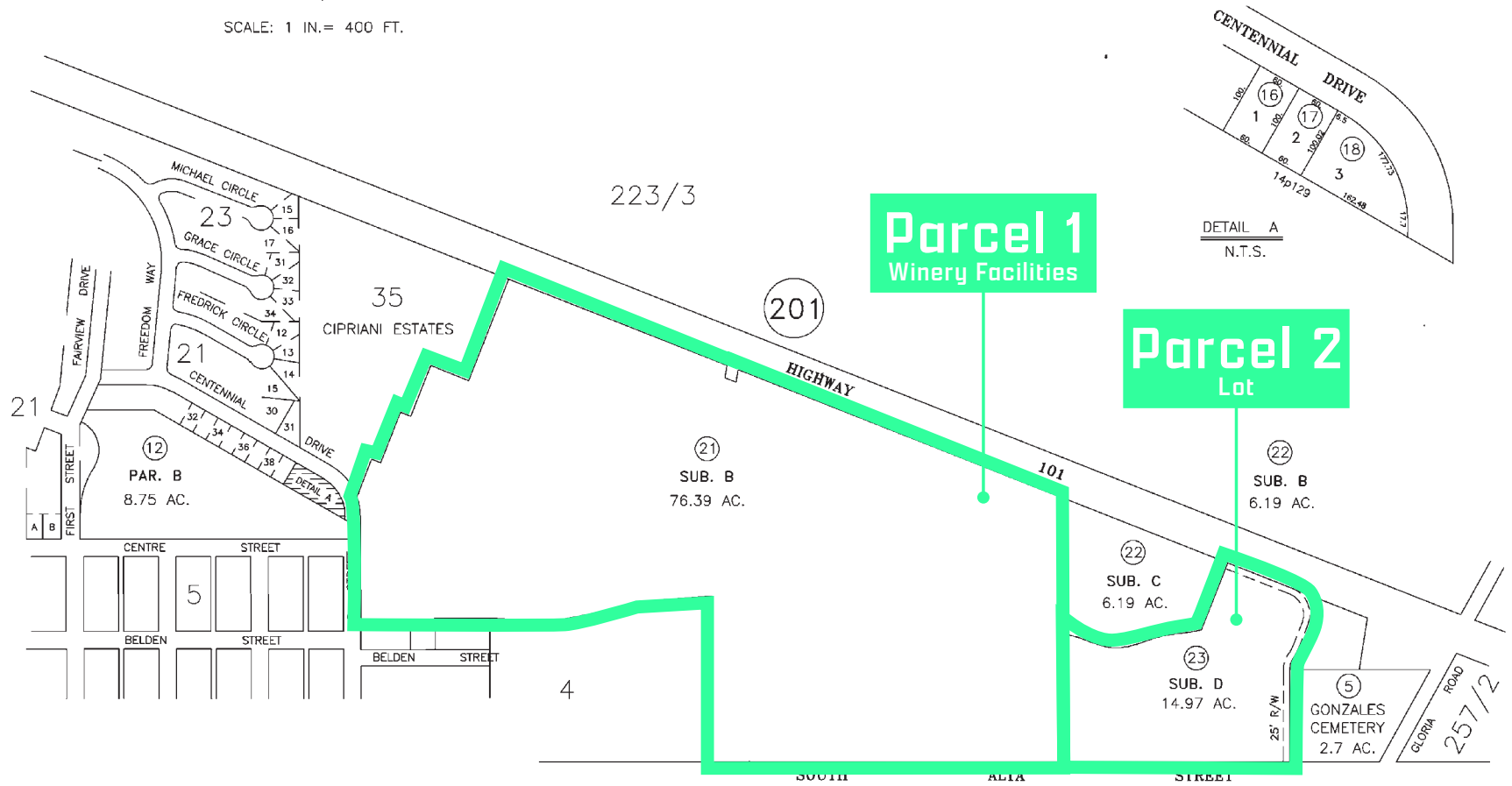


PARCEL 1 & 2 PARCEL MAP

TAX CODE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 20 PAGE 20

SCALE: 1 IN. = 400 FT.



THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY

223/2

RINCON DE LA PUNTA DEL MONTE RANCHO
MONTEREY VINTNERS ANNEX. CITY OF GONZALES

PARCEL 3 PARCEL MAP

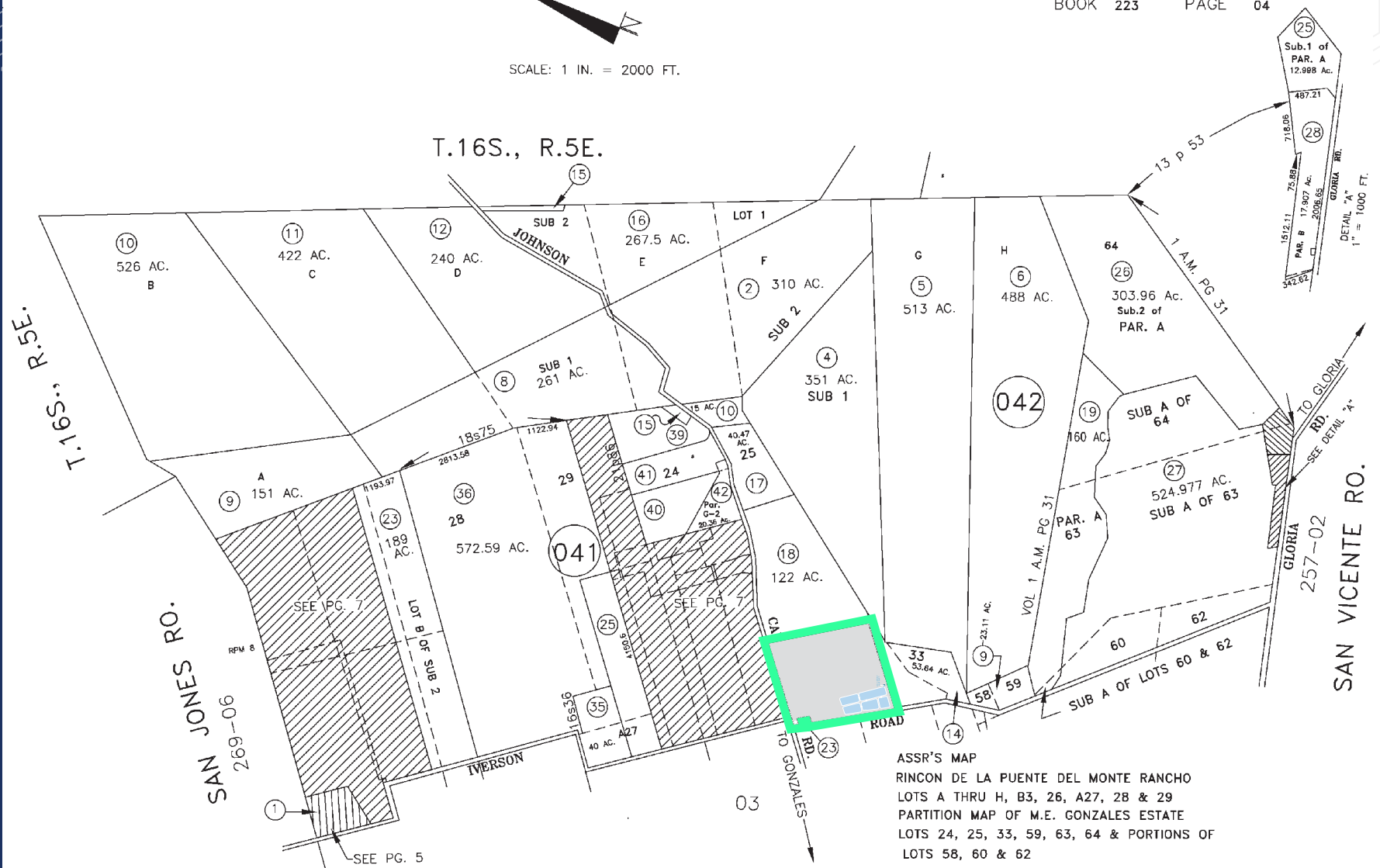
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TAX CODE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 223 PAGE 04

SCALE: 1 IN. = 2000 FT.

T.16S., R.5E.



SALINAS VALLEY WORKFORCE & INDUSTRY BASE

OVERVIEW

- Gonzales and the surrounding region maintain a strong employment base in agriculture, manufacturing, and support services.
- The Salinas Valley continues to function as a critical ag-industrial hub within Monterey County.
- Employment patterns support consistent demand for processing, distribution, and ancillary industrial space.
- Deep labor pool experienced in food, beverage, and agricultural processing
- Established workforce familiar with seasonal production environments
- Regional concentration of food manufacturing, beverage production, and agricultural support industries
- Access to labor throughout South Monterey County



Gonzales: Average Annual Wage by Industry

Industry	Avg Wage (\$000s)	City 1-Year Growth (%)	State 1-Year Growth (%)
Other Service-Providing	66.6	5.3	0.8
Manufacturing	45.2	1.7	3.3
N/R/Construction	41.6	3.6	0.6
Retail Trade	33.5	5.1	-3.4
Leisure and Hospitality	23.5	11.5	-1.1
Total	43.8	8.2	0.4

Source: California Employment Development Department; Analysis by Beacon Economics

Gonzales: Employment by Subsector

Subsector	Employment (#)	Employment 1-Year Growth (%)	Avg Wage (\$000s)	Avg Wage 1-Year Growth (%)
Support Activities for Agriculture and Forestry	1443	9.2	40.3	3.4
Food Svcs. and Drinking Places	193	-0.7	22.7	1.4
Social Assistance	106	-1.5	31.7	0.5

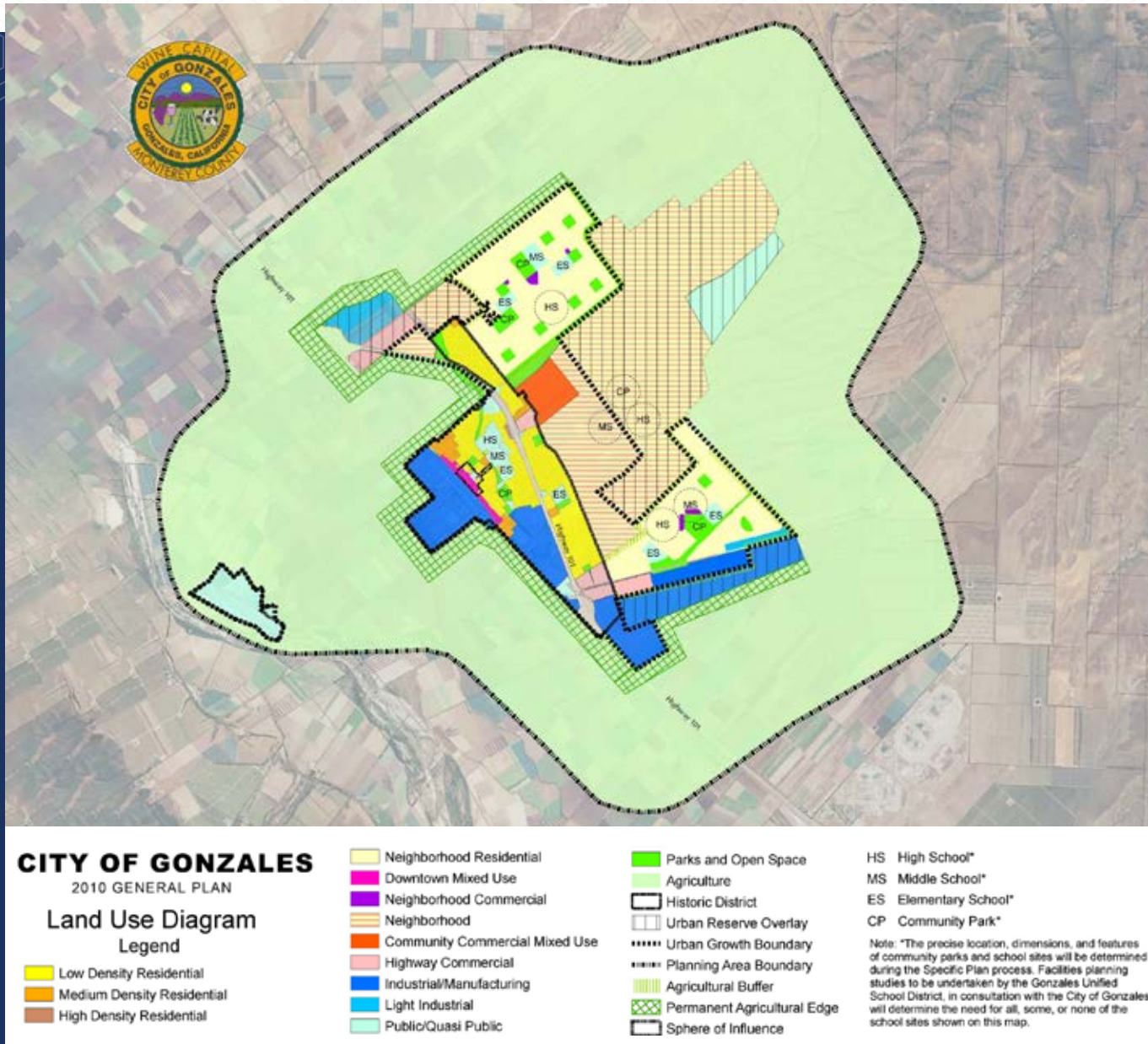
Source: California Employment Development Department; Analysis by Beacon Economics

Salinas Valley-District 3: Employment by Subsector

Subsector	Employment (#)	Employment 1-Year Growth (%)	Avg Wage (\$000s)	Avg Wage 1-Year Growth (%)
Support Activities for Agriculture and Forestry	21899	-4.5	45.5	3.2
Crop Production	6899	0	57.5	3.4
Nondurable Goods Wholesalers	1690	0.6	121.9	0.9
Food Svcs. and Drinking Places	1601	11.3	23.7	0.9
Social Assistance	1272	-1.7	27	2.5
Food Mfg.	952	-5.3	48.9	0.8
Admin and Support Svcs.	940	-13.2	48.8	1.1
Durable Goods Wholesalers	905	-2.2	82.7	5.8
Food and Beverage Retailers	824	-4.2	37.2	1
Beverage and Tobacco Product Mfg.	778	10.2	72.9	2.8

Source: California Employment Development Department; Analysis by Beacon Economics

INFRASTRUCTURE, WATER & LONG-TERM OPERATIONAL SUPPORT



- Gonzales zoning and General Plan policies support employment-generating industrial uses.
- The City emphasizes infrastructure coordination to support long-term economic development.
- Planning policies align industrial growth with housing and public facility investments.
- The regulatory framework provides predictability for industrial development and investment.
- City of Gonzales municipal water service provides a reliable water source for industrial operations
- Municipal service helps reduce dependence on private groundwater resources

Sources: City of Gonzales General Plan, City website

REGIONAL WINE APPELLATIONS



Source: www.origins.wine/monterey

ACQUISITION STRUCTURE & FLEXIBILITY

The property is offered as a single integrated campus reflecting its historic design and operation. The combination of industrial buildings, municipal water service, wastewater treatment infrastructure, processing facilities, warehouse capacity, and supporting land provides a unique platform for owner-users seeking immediate operational capability.

The offering is particularly well suited for food processing, beverage production, wine production, fermentation-based manufacturing, agricultural processing, co-packing, and other water-intensive industrial uses. Future reconfiguration opportunities may exist subject to buyer due diligence and applicable approvals.





INFRASTRUCTURE THAT WOULD BE DIFFICULT TO RECREATE TODAY

- Municipal Water Service
- ±523,000 SF Existing Improvements
- Existing Industrial Entitlements
- Dedicated Wastewater Treatment System
- Active Operating Permits
- Strategic Salinas Valley Location

GREG FINDLEY

Managing Director
+1 831 755 1639
greg.findley@cushwake.com
Lic. #01170453

TREVOR THORPE

Managing Director
+1 831 818 0468
trevor.thorpe@cushwake.com
Lic. #01024740

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LIC # 02253434

