

FOR SALE

Fully-Entitled, Operational Ag-Industrial Campus with Integrated Production, Warehouse & Wastewater Facilities

Ready for Immediate Occupancy



**±523,000 SF
Across ±200 Acres**

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

Salinas Valley, Central California

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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 has been purpose-built and operated as a single, cohesive operation supporting large scale wine, beverage, and agricultural processing. The combination of extensive industrial improvements, long standing wastewater infrastructure, and established regulatory framework represents an increasingly scarce asset type in California, where new industrial development faces significant entitlement and infrastructure constraints.

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.



±523,000 SF
TOTAL
BUILDING AREA



±200 Acres
TOTAL
LAND AREA



OPPORTUNITY OVERVIEW

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

FACILITY 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

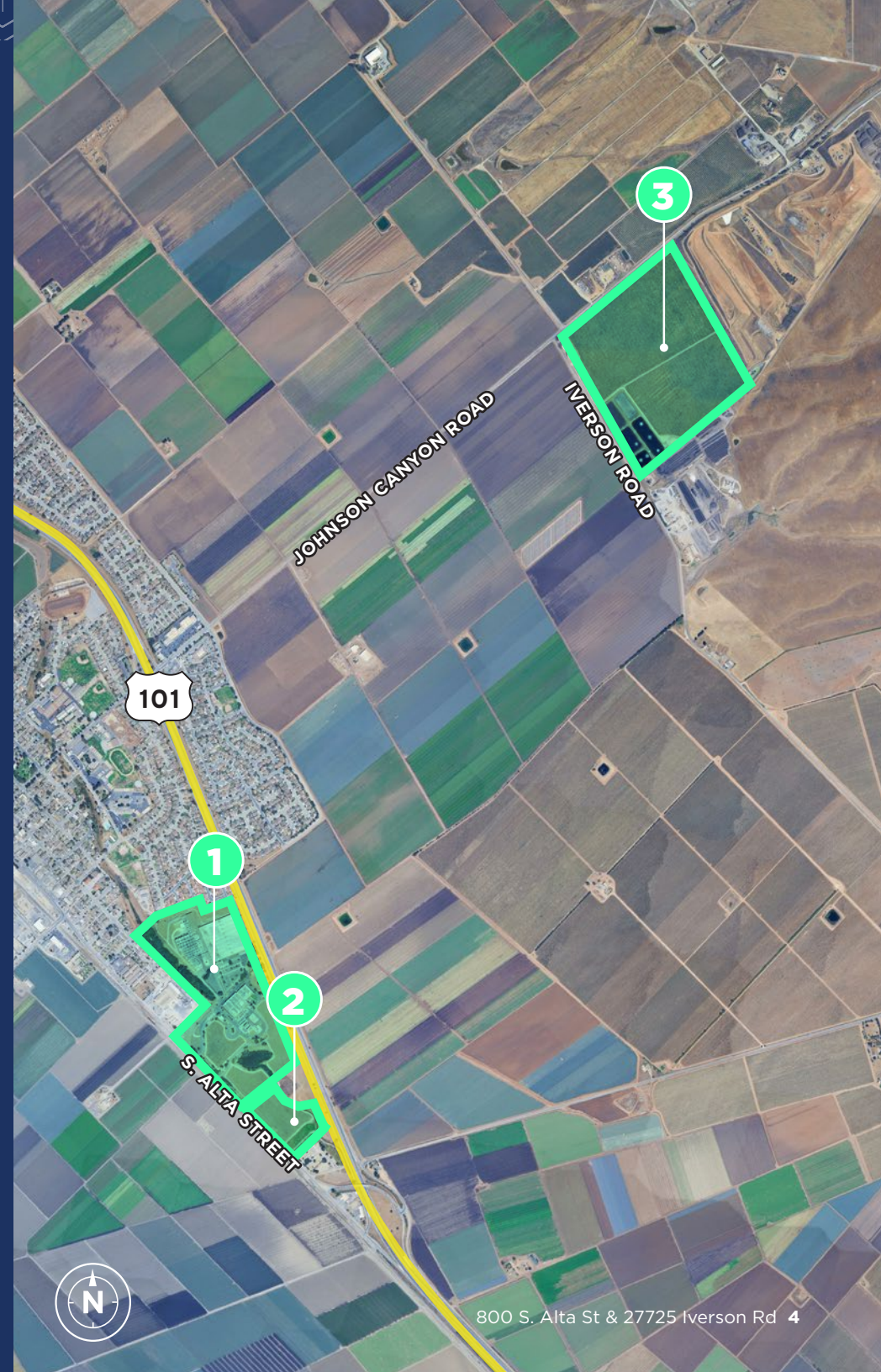
310,000 SF Warehouse/Office Building (includes 30,000 SF of HQ office space)
146,405 SF Production Building
Additional ~67,000 SF of Ancillary Structures
Various Tank Farms
12.4KV Main Switchgear

LAND AREA

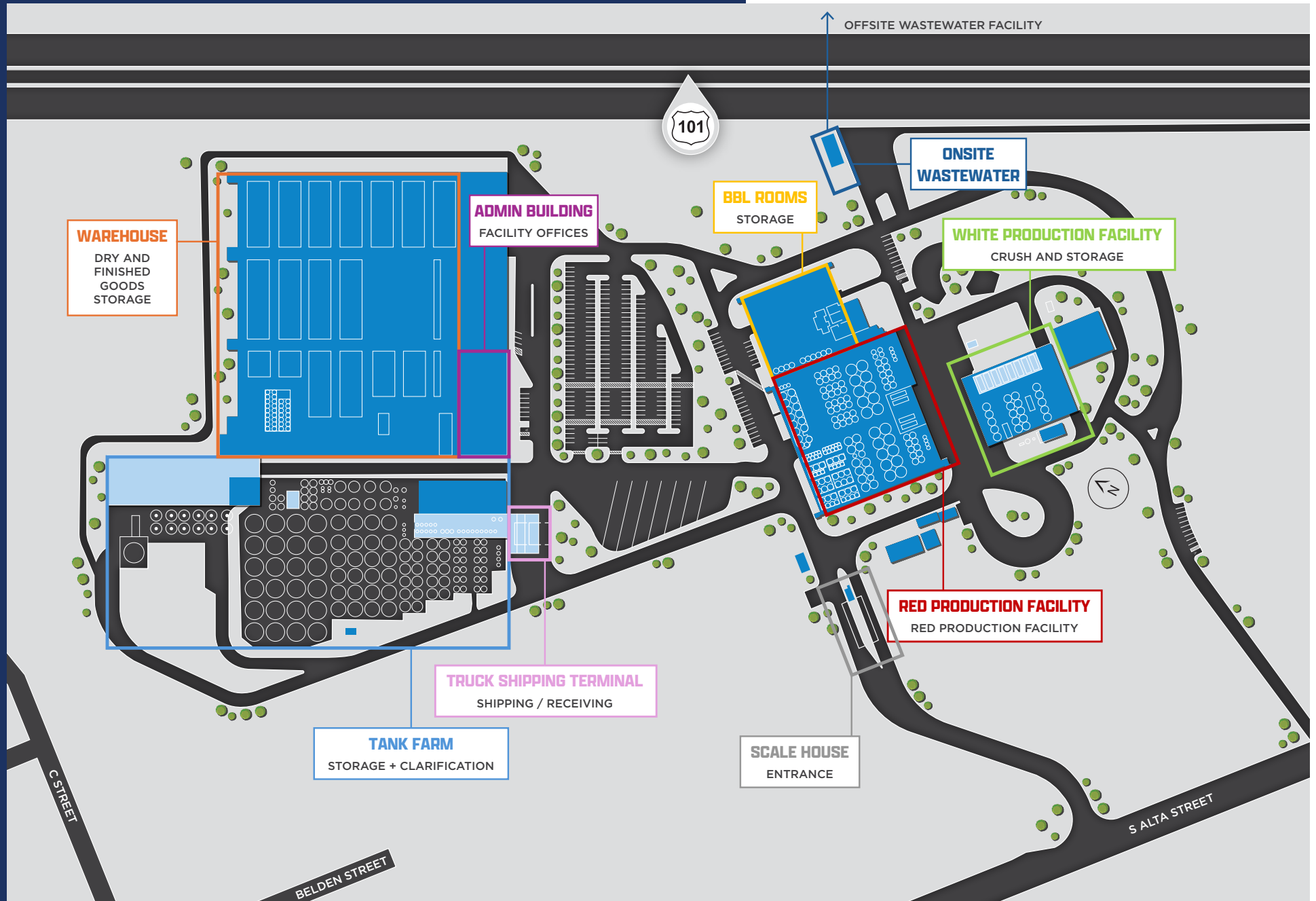
91.6 Acres - 800 S. Alta Street
109 Acres - 27725 Iverson Road

ZONING

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



CAMPUS SITE PLAN



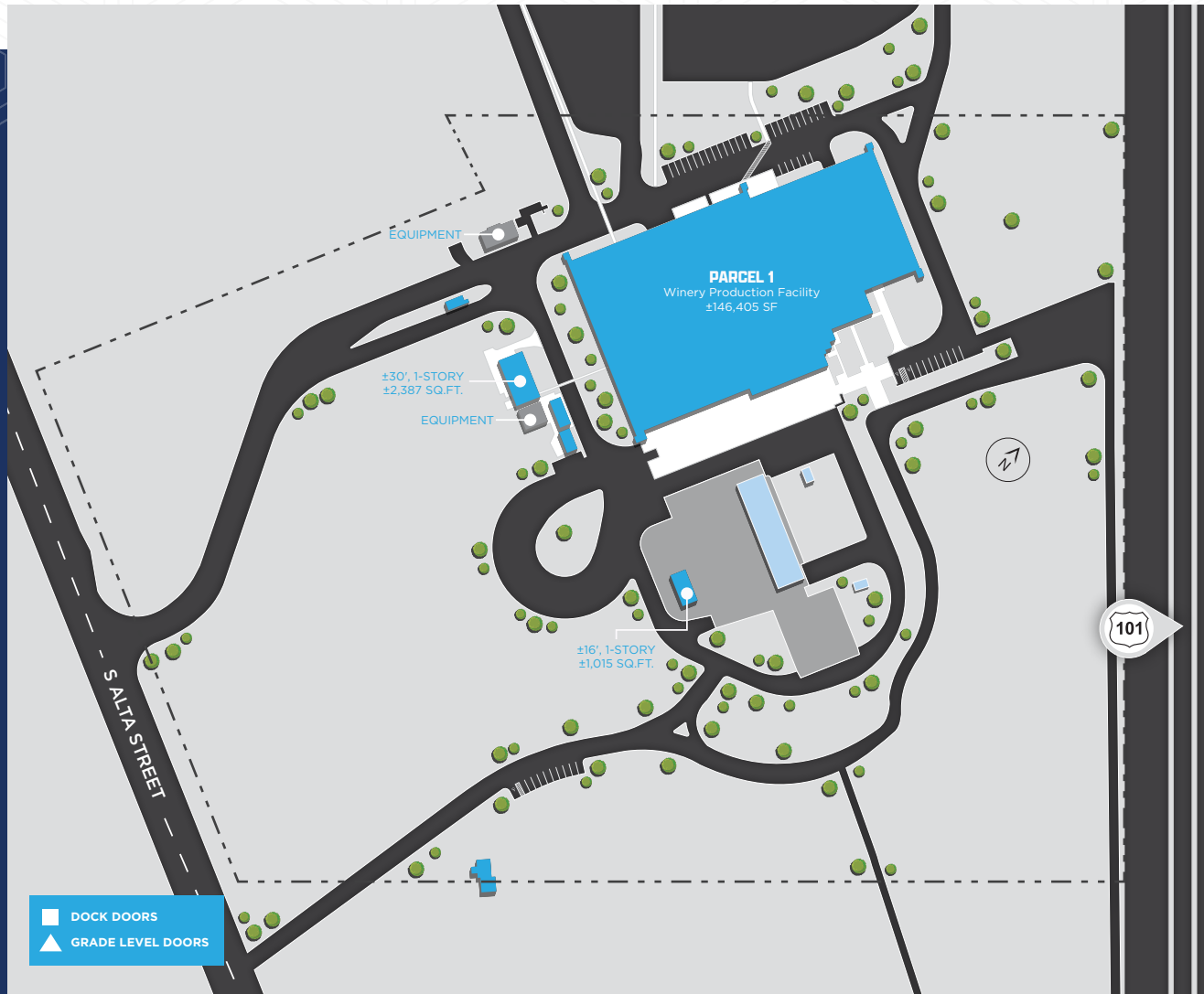
PARCEL 1 WAREHOUSE/OFFICE FACILITY



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

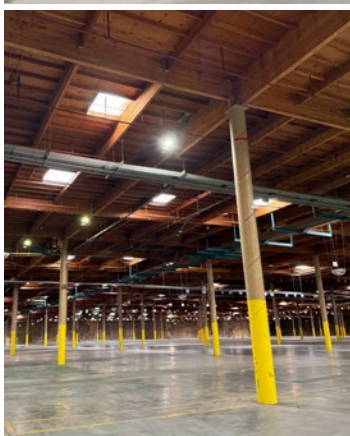
PARCEL 1 WINERY PRODUCTION FACILITY



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

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
- Industrial Development Potential
- Potential for Lot Line Adjustment w/Adjacent Winery Parcel to Increase Size

PARCEL 3

27725 IVERSON ROAD WASTEWATER FACILITY

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 ag-industrial owner/users, this facility functions as core operating infrastructure and a regulatory moat—delivering scale, flexibility, and long-term certainty that would be prohibitively expensive or impossible to recreate today.



±109 Acres
LAND AREA



**Zoned
Farmland**
40 ACRES MINIMUM

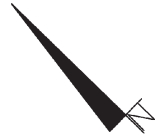
PARCEL 3 27725 IVERSON ROAD WASTEWATER FACILITY SITE PHOTOS



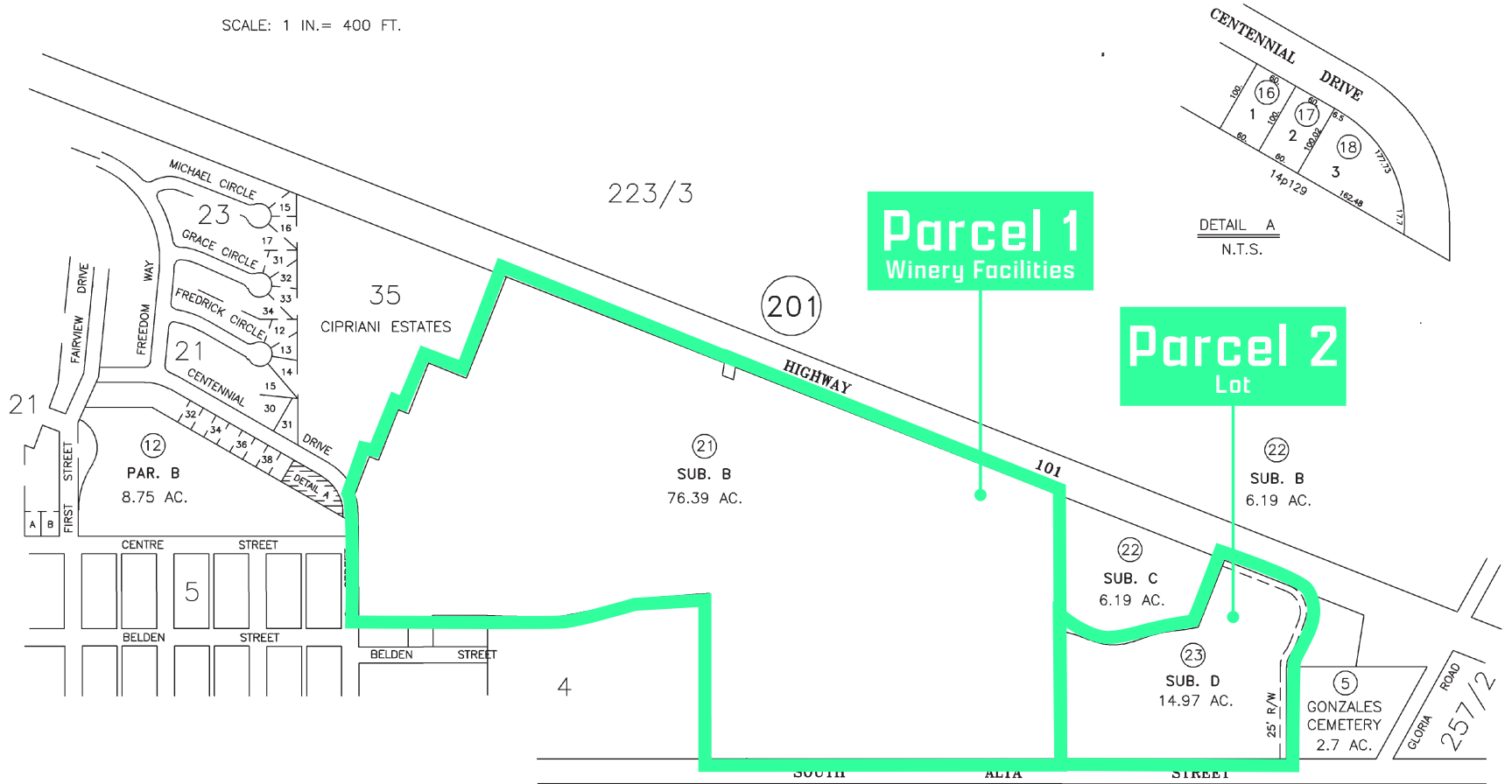
PARCEL 1 & 2 PARCEL MAP

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 ANN. CITY OF GONZALES

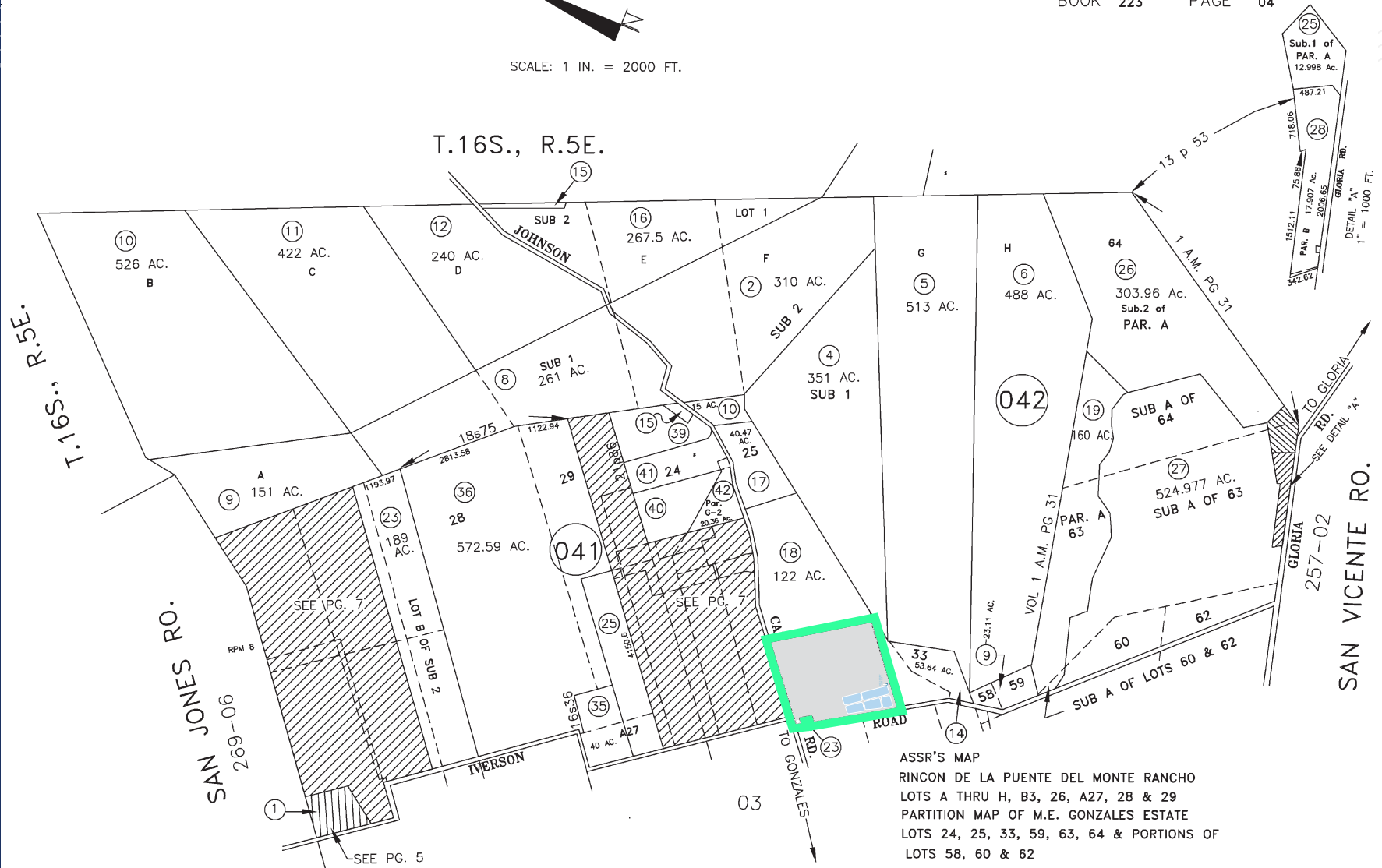
PARCEL 3 PARCEL MAP

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PROPERTY TAX ASSESSMENT PURPOSES ONLY

TAX CODE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 223 PAGE 04

SCALE: 1 IN. = 2000 FT.



AGRICULTURE LABOR 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.



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

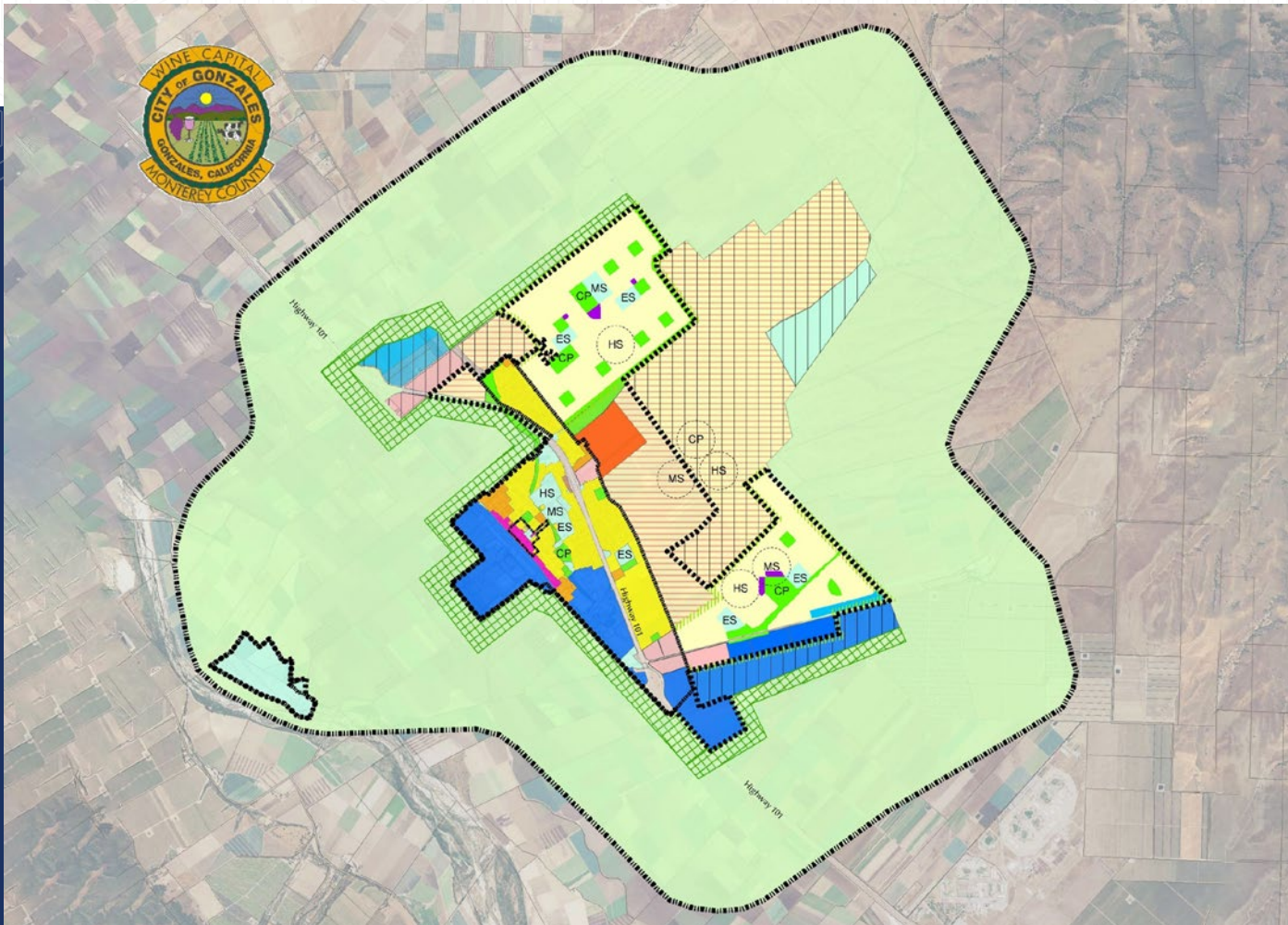
Source: California Employment Development Department; Analysis by Beacon Economics

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 AND HOUSING



CITY OF GONZALES
2010 GENERAL PLAN
Land Use Diagram
Legend

Neighborhood Residential	Parks and Open Space	High School*
Downtown Mixed Use	Agriculture	Middle School*
Neighborhood Commercial	Historic District	Elementary School*
Neighborhood	Urban Reserve Overlay	Community Park*
Community Commercial Mixed Use	Urban Growth Boundary	
Highway Commercial	Planning Area Boundary	
Industrial/Manufacturing	Agricultural Buffer	
Light Industrial	Permanent Agricultural Edge	
Public/Quasi Public	Sphere of Influence	

Note: *The precise location, dimensions, and features of community parks and school sites will be determined during the Specific Plan process. Facilities planning studies to be undertaken by the Gonzales Unified School District, in consultation with the City of Gonzales, will determine the need for all, some, or none of the school sites shown on this map.

- 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.

Sources: City of Gonzales General Plan, City website

REGIONAL WINE APPELLATIONS

Monterey Wine Country

Appellations Overview

From the wetter, cooler north to the dryer, warmer south, Monterey County's range and diversity of microclimates supplies a "perfect conditions" niche for almost every *vinifera* varietal and style.



ACQUISITION STRUCTURE & FLEXIBILITY

The Property is being offered as a single, integrated campus reflecting its historical and functional use. The scale, configuration, and infrastructure support a wide range of industrial and processing uses consistent with existing zoning and permits.

Any future modifications, reconfigurations, or alternative uses would be subject to buyer due diligence and applicable regulatory approvals. The offering is best suited for buyers seeking continuity, infrastructure security, and long term operational capability.





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