

9119

GRATON

GRATON, CA

WAREHOUSE | FOOD
PRODUCTION | WINE
STORAGE | TANKS

MULTIPLE BUILDINGS
FOR LEASE



TREVOR BUCK

Executive Managing Director
+1 415 451 2436
trevor.buck@cushwake.com
Lic #: 01255462

BRIAN FOSTER

Executive Director
+1 415 451 2437
brian.foster@cushwake.com
Lic #: 01393059



**CUSHMAN &
WAKEFIELD**

// PROPERTY FEATURES



18-30' CLEAR HEIGHT



UP TO \pm 114,223 SF AVAILABLE



6 DOCK HIGH LOADING DOORS



ABUNDANT PARKING SPACES



TRAILER STALL PARKING AREA



YARD SPACE AVAILABLE



DIVISIBLE TO \pm **5,000** SF

AVAILABLE SPACE

BUILDING	SQUARE FEET
A *	\pm 47,513 SF
B *	\pm 13,636 SF
C *	\pm 10,784 SF
F	\pm 6,988 SF
G	\pm 6,025 SF
H	\pm 9,400 SF
H2	\pm 11,938 SF
Main Tank	\pm 7,939 SF
TOTAL	\pm 114,223 SF

*Call for details





// 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

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 2,000,000 GALLONS

CLEAR HEIGHT

24'-26'

SEWER CAPACITY

43.5 MUNICIPAL SANITARY

RETENTION POND SPEC

6,315,461 GALLON AEROBIC
POND WITH SYNTHETIC LINER

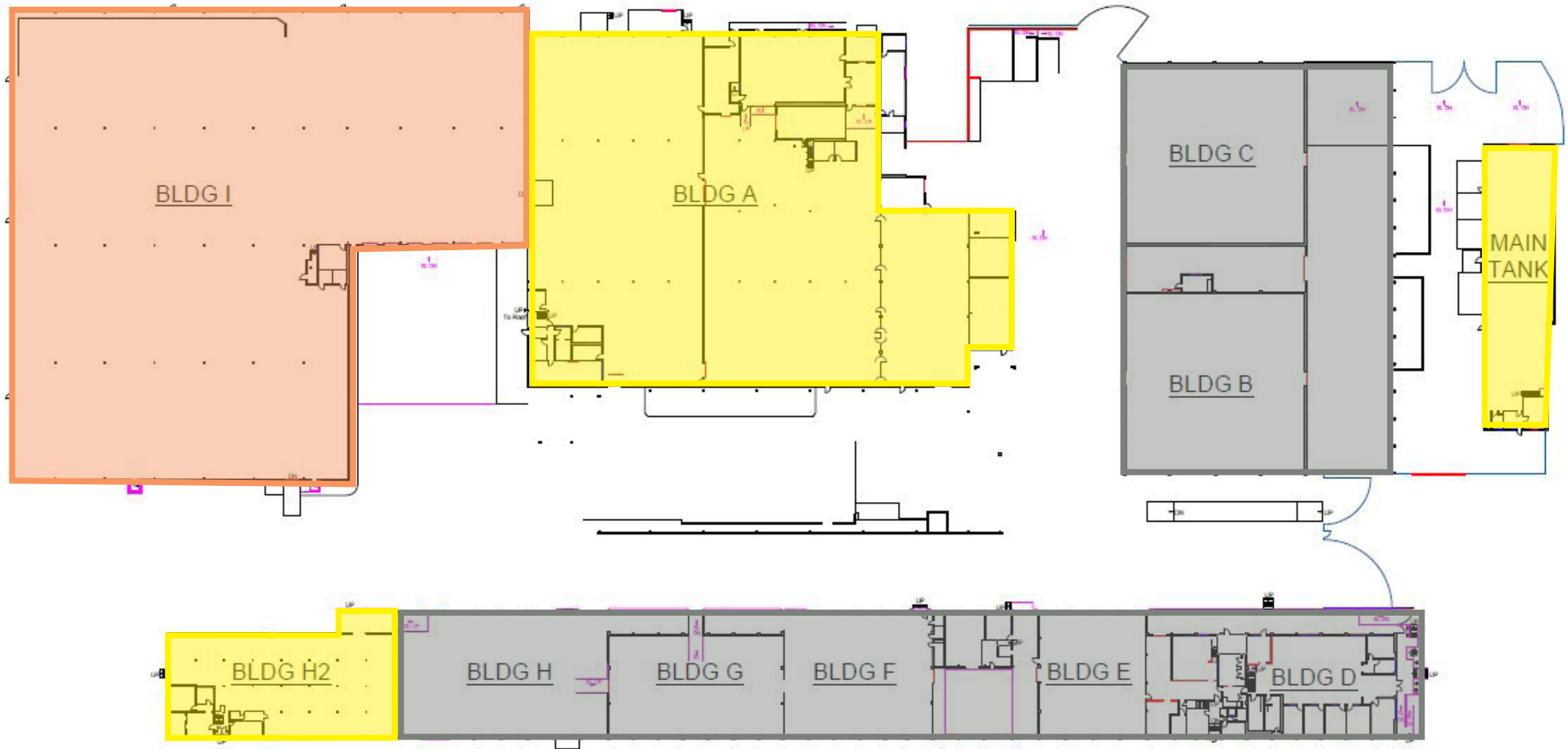
WATER

86 GALLONS PER MIN

EASEMENT

10 ACRES FOR DISCHARGE

// SITE PLAN

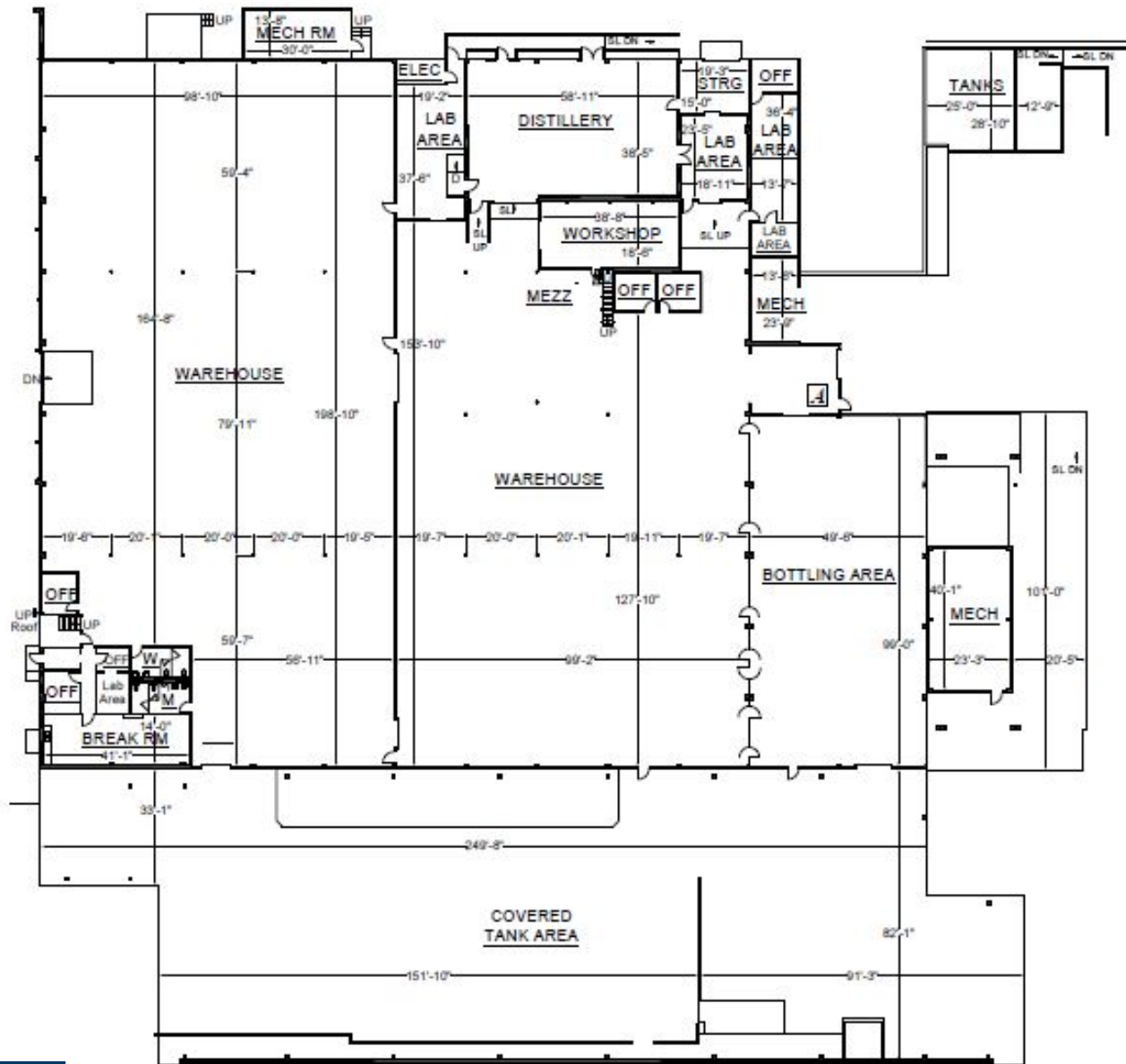


SPACES

- AVAILABLE
- CALL FOR DETAILS
- LEASED

SUB LEASE SPACES

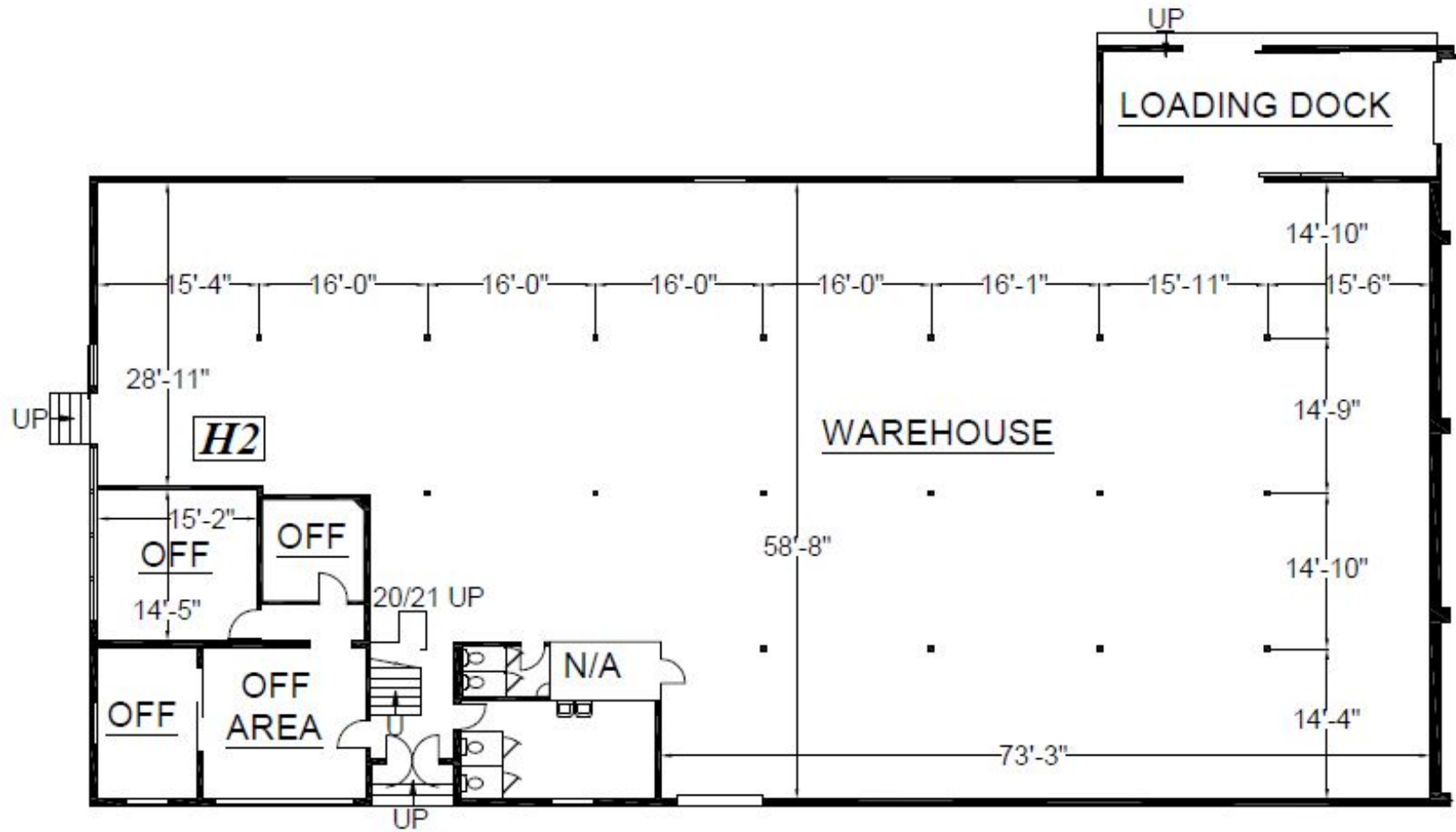
BUILDING A



± 47,513 SF

AVAILABLE SPACES

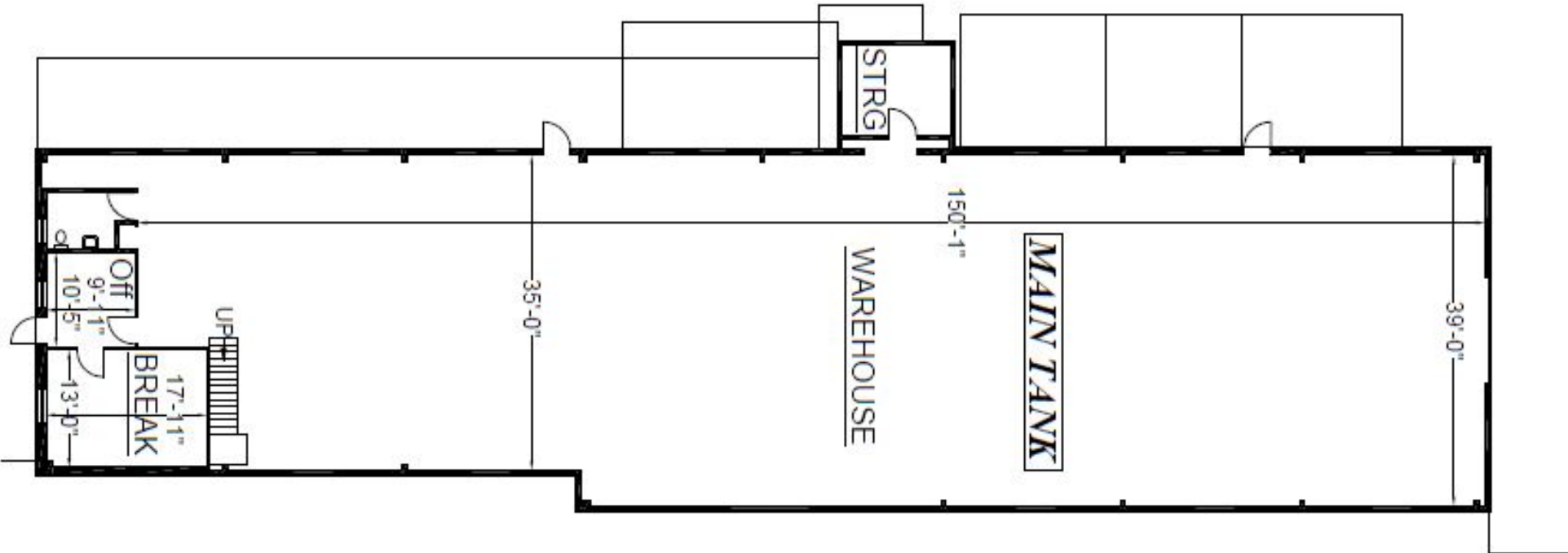
BUILDING H2



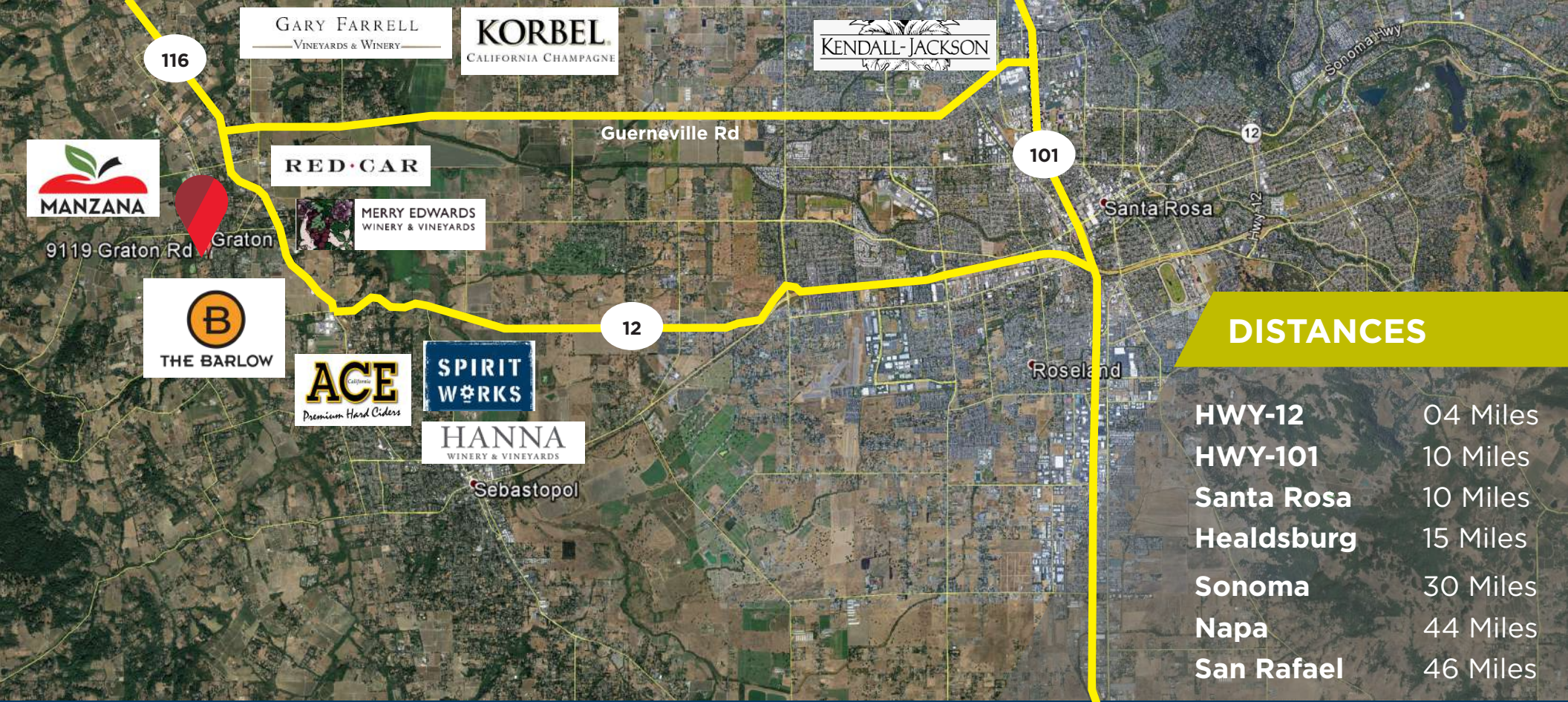
± 11,938 SF

AVAILABLE SPACES

MAIN TANK



± 7,939 SF



9119 Graton Rd, Graton

GARY FARRELL
VINEYARDS & WINERY

KORBEL
CALIFORNIA CHAMPAGNE

KENDALL-JACKSON
WINERY

RED·CAR

MERRY EDWARDS
WINERY & VINEYARDS

THE BARLOW

ACE
Premium Hard Ciders

SPIRIT
WORKS

HANNA
WINERY & VINEYARDS

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**





CONTACT

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