



Keegan & Coppin
COMPANY, INC.

FOR LEASE

22020 CARNEROS VINEYARD WAY
SUITE 1
SONOMA CA

STATE-OF-THE-ART INDUSTRIAL FACILITY



38 FT CLEAR



HEAVY POWER



WASTEWATER
SERVED

Go beyond broker.

PRESENTED BY:

DEMI BASILIADES, SREA
LIC # 02080190 (707)664-1400, EXT. 305
DBASILIADES@KEEGANCOPPIN.COM

JACK ALCAYAGA, AGENT
LIC # 02301019 (707) 528-1400, EXT. 237
JALCAYAGA@KEEGANCOPPIN.COM



PROPERTY DETAILS

PROPERTY OVERVIEW

An exceptional opportunity to lease a purpose-built, 62,000+/- SF distribution/production facility within the Carneros Business Park. This state-of-the-art industrial building offers infrastructure rarely found in turnkey lease availability - including an on-site facilities and property management team, wastewater treatment facility, and heavy industrial power. Ownership's in-house team has construction capabilities, allowing for efficient and economical tenant improvement build-outs.

BUILDING SPECIFICATIONS

- Size: 62,000+/- SF
- Clear Heights: 28' throughout, with an ~9,000 SF high-bay section featuring
- 38' Clear height
- Grade Level Doors: 4 grade level doors (14'x14')
- 480V, 3-Phase power, 2000 amps
- Dock High Doors: 4 truck docks
- Fire Sprinkler System: Designed for Class IV commodity storage
- Zoning: Sonoma County Industrial Park (MP)

SPECIALIZED INFRASTRUCTURE

- State-of-the-art on-site wastewater treatment facility
- Floor drain infrastructure under slab
- Use permit for 20,000 cases of wine production available

PARKING

- Approximately 62 parking spaces currently available
- Potential to expand by 60-80 additional spaces
- Covered parking along the east side of the building



22020 CARNEROS VINEYARD WAY
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INDUSTRIAL MANUFACTURING FACILITY FOR LEASE



LEASE TERMS

Rate

\$1.07 NNN (NNN = \$0.13)

Available: January 1, 2027

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PROPERTY PHOTOS



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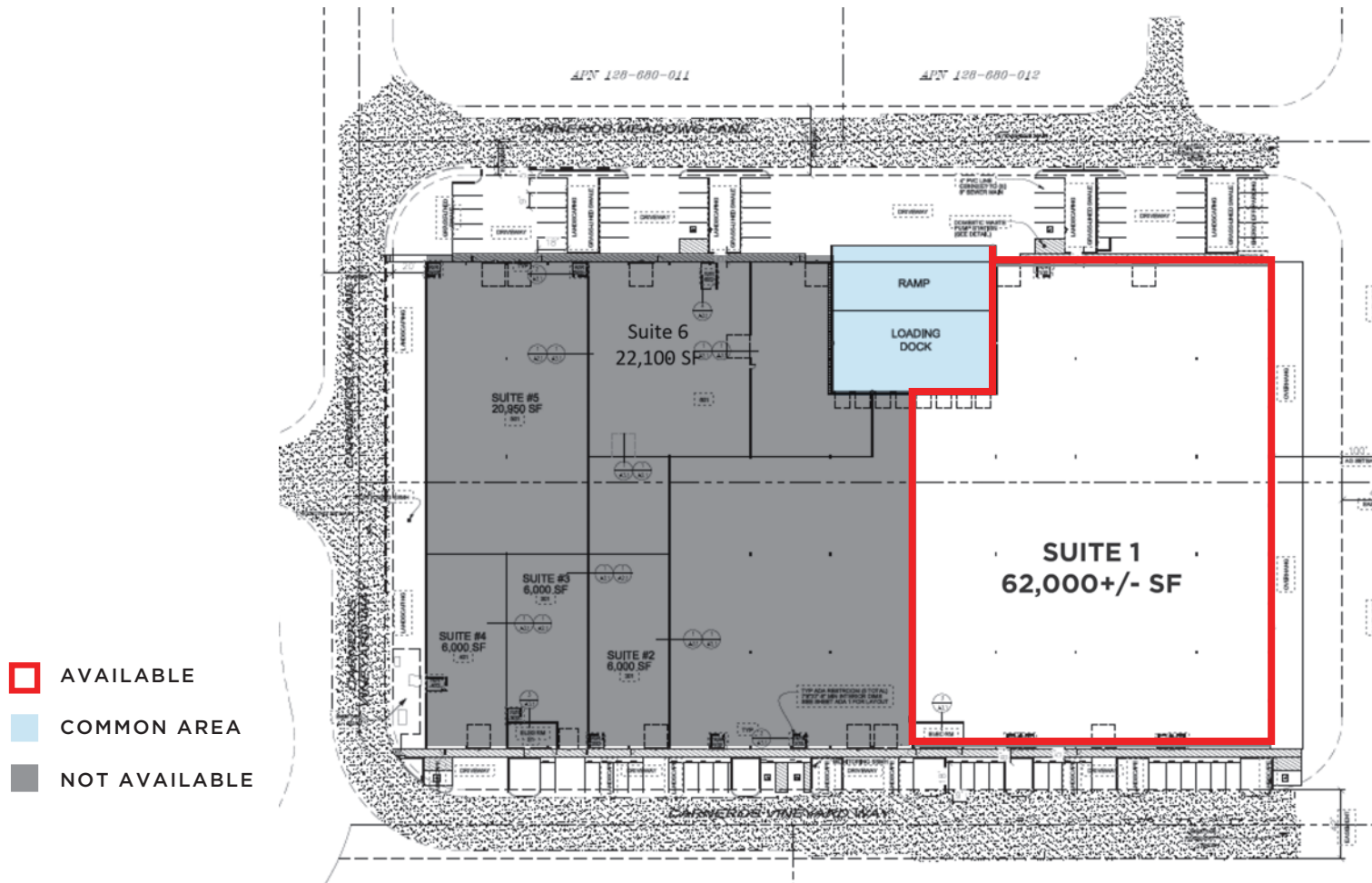


FLOOR PLAN



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8TH ST EAST



2202 CARNEROS VINEYARD WAY
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INDUSTRIAL MANUFACTURING FACILITY FOR LEASE

Sonoma Valley's commercial warehousing corridor is located only minutes from the town center. Running from Napa Road out to the Fremont Dr stretch of Hwy 12. Home to millions of square feet of warehouse space that has provided a home for international distributors and local contractors alike for decades.

NEARBY AMENITIES

- Sonoma Skypark Airport
- Downtown Sonoma Valley
- Within reach of vineyards, wineries

TRANSPORTATION ACCESS

- Close to several major regional highways: 116, 37, 29, and 121 — providing access to Napa and the greater Bay Area.



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MARKET SUMMARY



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ECONOMIC DEVELOPMENT

Sonoma sits at the intersection of California's most productive agricultural land and one of its most resilient regional economies. Unemployment remains among the lowest in the state, and the county's diverse economic base — anchored by wine and food production, a growing healthcare sector, and an expanding professional services industry — supports hundreds of thousands of jobs across industries that depend on reliable warehousing, logistics, and distribution infrastructure to function. That base creates consistent, durable demand for exactly the kind of large-format industrial space this property offers. The Sonoma County Board of Supervisors has formally designated working and industrial lands as critical infrastructure under a multi-year economic action plan, signaling long-term institutional commitment to the policies and zoning frameworks that protect and support facilities like this one.

LOCATION

8th Street East is the industrial core of Sonoma — the corridor where the city's working commercial economy is concentrated and where serious operators have historically landed when they need functional space at scale. The street runs through an established district of warehouse, distribution, and light industrial users, supported by the infrastructure, zoning, and access that define a true industrial corridor rather than a retrofit or compromise. Highway 12 access connects operators quickly to Highway 121 and the broader Bay Area network to the south, while the city's services, labor pool, and amenities remain minutes away. Within Sonoma, there is no better-positioned industrial address — and with supply as constrained as it is, an asset of 62,000 square feet on 8th Street East is not something the market replaces quickly.

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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



AERIAL MAP



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Keegan & Coppin Co., Inc.
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