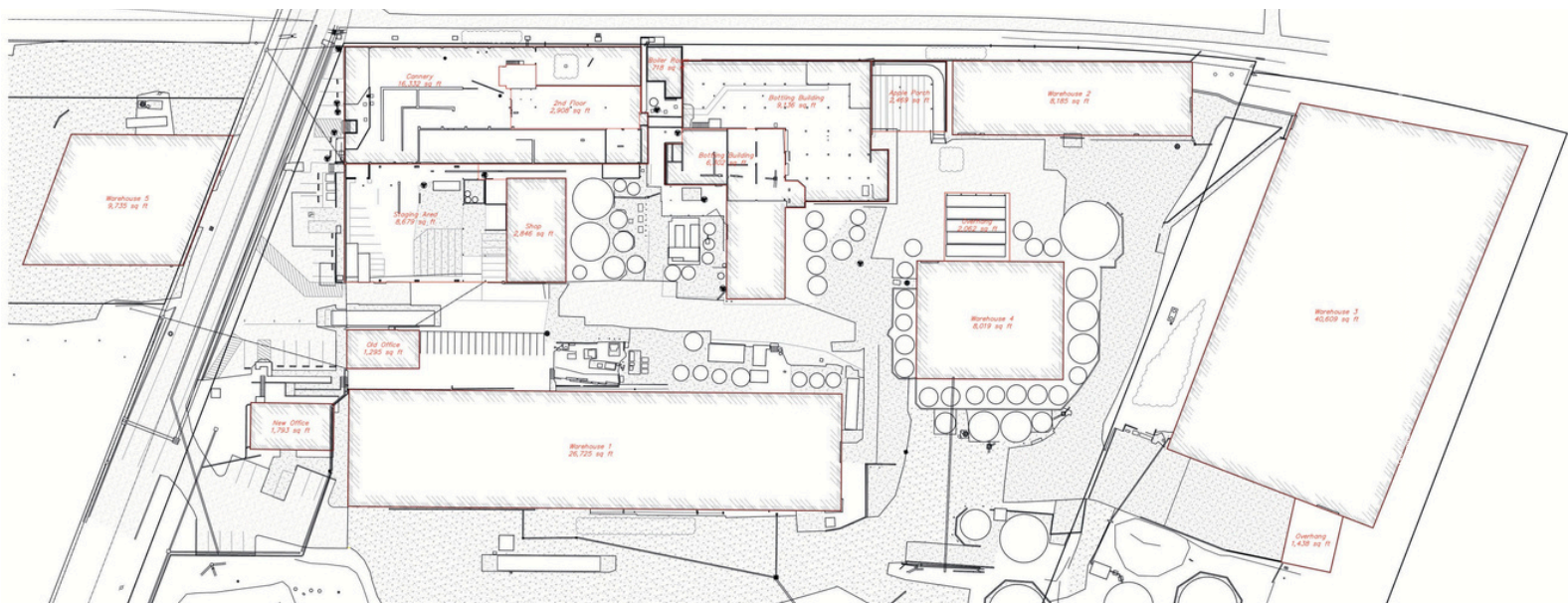




9141 Green Valley Road, Graton, CA

AG / Industrial Opportunity in Iconic West County Location



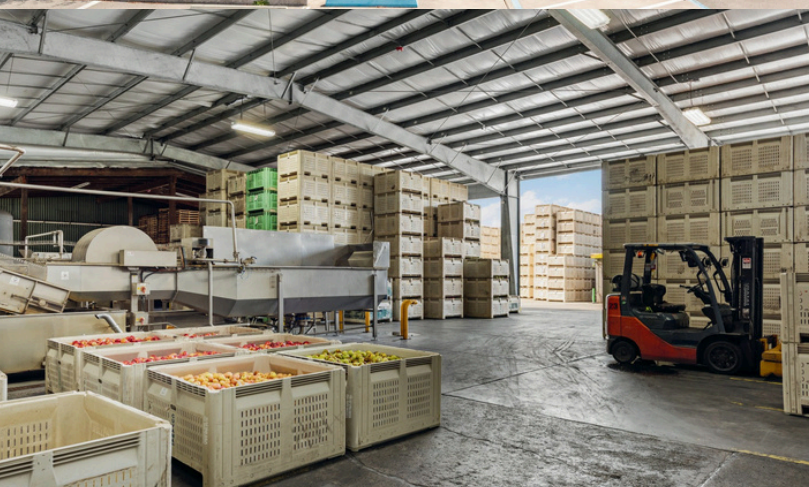
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ICON PROPERTIES



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Offered at \$7,400,000

Visit 9141GreenValley.com for additional information.



This historic property has played a significant role in Sonoma County agriculture for over a century. Originally established in 1922 as the Oehlmann Evaporator, a small fruit-drying operation, the business evolved and expanded over the decades. In 1945, it was renamed Manzana—the Spanish word for "apple"—in recognition of its diverse workforce. Continued development and modernization transformed the site into the facility you see today at 9141 Green Valley Road.

The property spans 38.79+/- acres across three parcels, situated along both the north and south sides of Green Valley Road, approximately 3.5+/- miles northwest of Sebastopol. It features a mix of industrial and agricultural zoning. Current zoning allows for a range of uses compatible with the area including industrial uses, manufacturing, warehousing, agricultural and food processing, greenhouse or wine-related operations, and agricultural production.

Land Breakdown:

- 7.0 acres ± Structural Improvements
- 9.1 ± acres – Agricultural Land with wastewater ponds and pastures
- 22.69 ± acres – Riparian habitat along Atascadero Creek.

The facility is situated on an elevated bluff, offering views over the pastures and natural habitat of Atascadero Creek.

Facility Improvements Include:

- 30,058+/- sq. ft. of Production Space
- 93,645+/- sq. ft. of Warehouse Space (across five warehouse buildings)
- 4,300+/- sq. ft. of Office Space 10,712+/- sq. ft. of Miscellaneous Buildings

In total, the property includes approximately 138,715 square feet of ground- floor improvements. Additionally, there are about 90,000 square feet of asphalt and concrete-paved areas, which accommodate storage tanks, a truck scale, two domestic wells, wastewater systems, and landscaping.