



Keegan & Coppin
COMPANY, INC.

FOR SUB-LEASE

2870 DUKE COURT
SANTA ROSA, CA

**INDUSTRIAL BUILDING ADAPTED
FOR BREWERY OPERATIONS**



Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON,
MANAGING PARTNER / SIOR
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM



PROPERTY DETAILS



2870 DUKE COURT,
SANTA ROSA, CA

INDUSTRIAL BUILDING FOR SUB-LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- 14,963+/- sf with 7 grade-level roll-up doors
- State-of-the-art brewery with all equipment in place
- Potential repurpose for other beverage processing
- Standard 3-Phase power with 480-Volt upgraded electrical
- 7 Grade Level 12'x12' Roll-Up Doors
- 18' Clear Height
- System has been upgraded to support a 20,000+ barrel demand.
- Cambrian Ecovolt wastewater treatment

PARTIAL EQUIPMENT LIST:

- (4-Vessel) 60bbl brewhouse (Marks)
- 2 yeast brinks (Marks)
- 4 60bbl fermenters (Marks)
- 8 120bbl fermenters (Marks/Silver State Stainless)
- 5 120bbl brites (Marks/Silver State Stainless)
- 1 60bbl brite (Silver State Stainless)
- Centrifuge (Alfa Laval)
- 2 head keg filler (Comac)
- Canning line (Comac)
- Kasier air compressor system
- 79,000 grain silo

SUB-LEASE TERMS

Terms

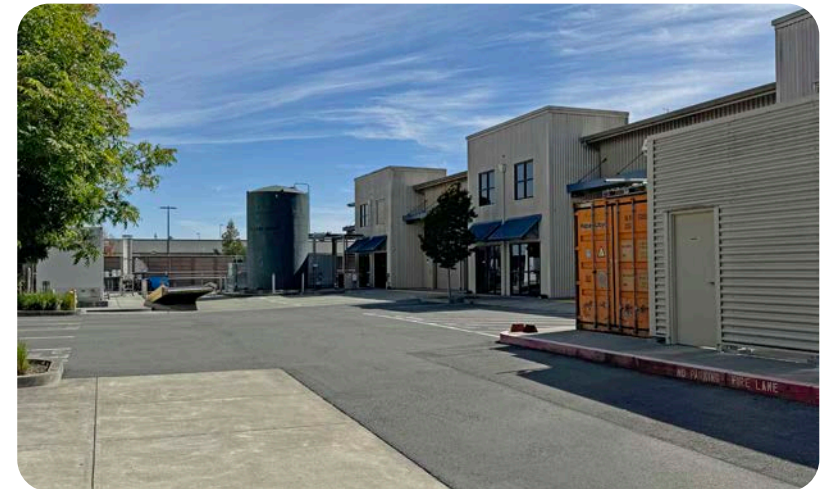
Sublease term expires May 24, 2031 Property Owner open to discussing longer lease term.

Lease Rate

\$20,000 per month NNN

Annual 3% increases

Sale of existing equipment to be determined



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This project was built as new 15,000+ barrel production-only brewery in an existing industrial warehouse building located at 2870 Duke Court, Santa Rosa, CA.

Brewery operations are housed in a building totaling 16,315 square feet that is zoned Light Industrial (IL) and include; a primary brewing system, brite and fermentation tanks, rotary filler can line, packaging and warehousing/storage, shipping/receiving area, offices with a lab, administrative storage, equipment room and restrooms.

A fundamental goal of this new operation is to create a brewery that will use advanced, innovative equipment and technology in the industry. Onsite systems to reduce process waste and water use will be employed, including the Cambrian Ecovolt, a bioelectrically enhanced wastewater system that will not only reduce brewery waste outflow but provide the opportunity to capture methane gas and reuse it for clean power and heat reduction, onsite reverse osmosis water filtration, and solar arrays to decrease energy grid reliance.

Fermentation cooling will be handled using cooling jackets on tanks, allowing the brewer to control precisely the temperature of each individual tank. Heating in the brewhouse will be achieved through pressurized steam, powered by waste-produced energy.

Truck deliveries are easily handled at the brewery building. An onsite grain silo will be located at the corner of the building. The Cambrian waste-water process system is situated outside of the building in the southwestern corner of the parking lot near the property boundary, with a screen wall along the property boundary.

There is no public tasting or onsite food service at this time. There are 20 parking spaces one parking space dedicated for handicapped patrons or employees.



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AREA DESCRIPTION

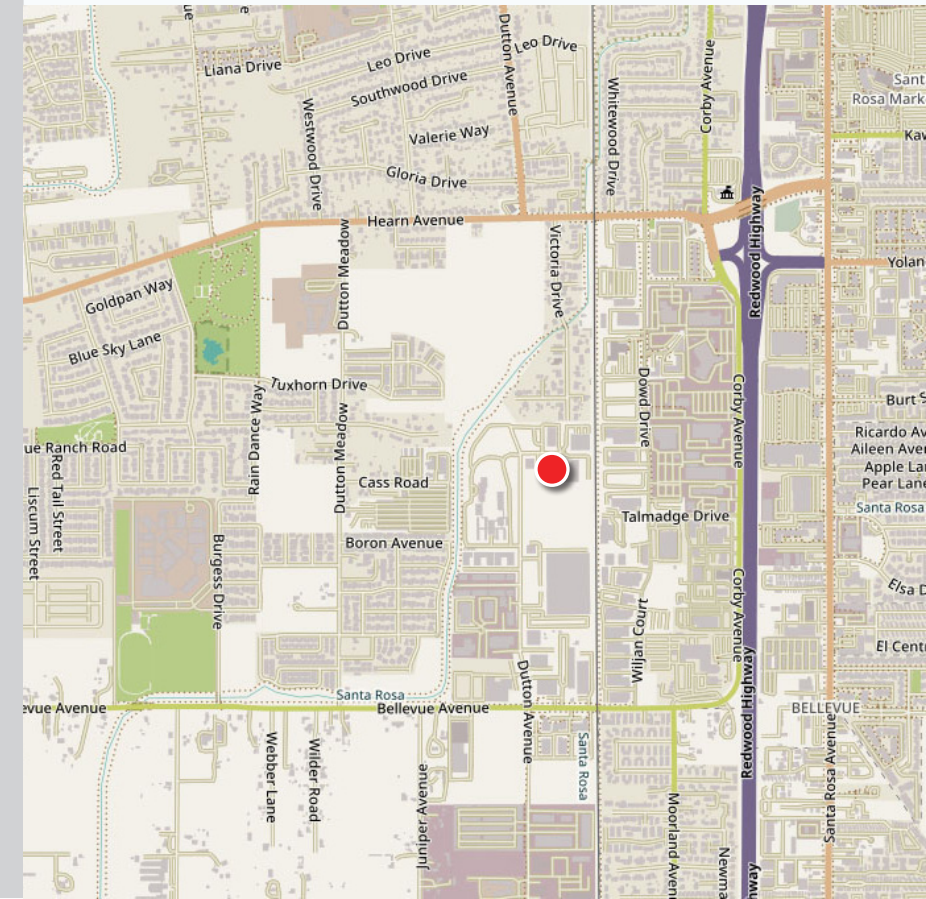


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DESCRIPTION OF AREA

- Easy freeway access, located behind Corby Auto Row
- Minutes from downtown Santa Rosa
- Santa Rosa Zoning: IL, Light Industrial
- Approximately 20 Parking spaces
- Oak Manor Industrial Park



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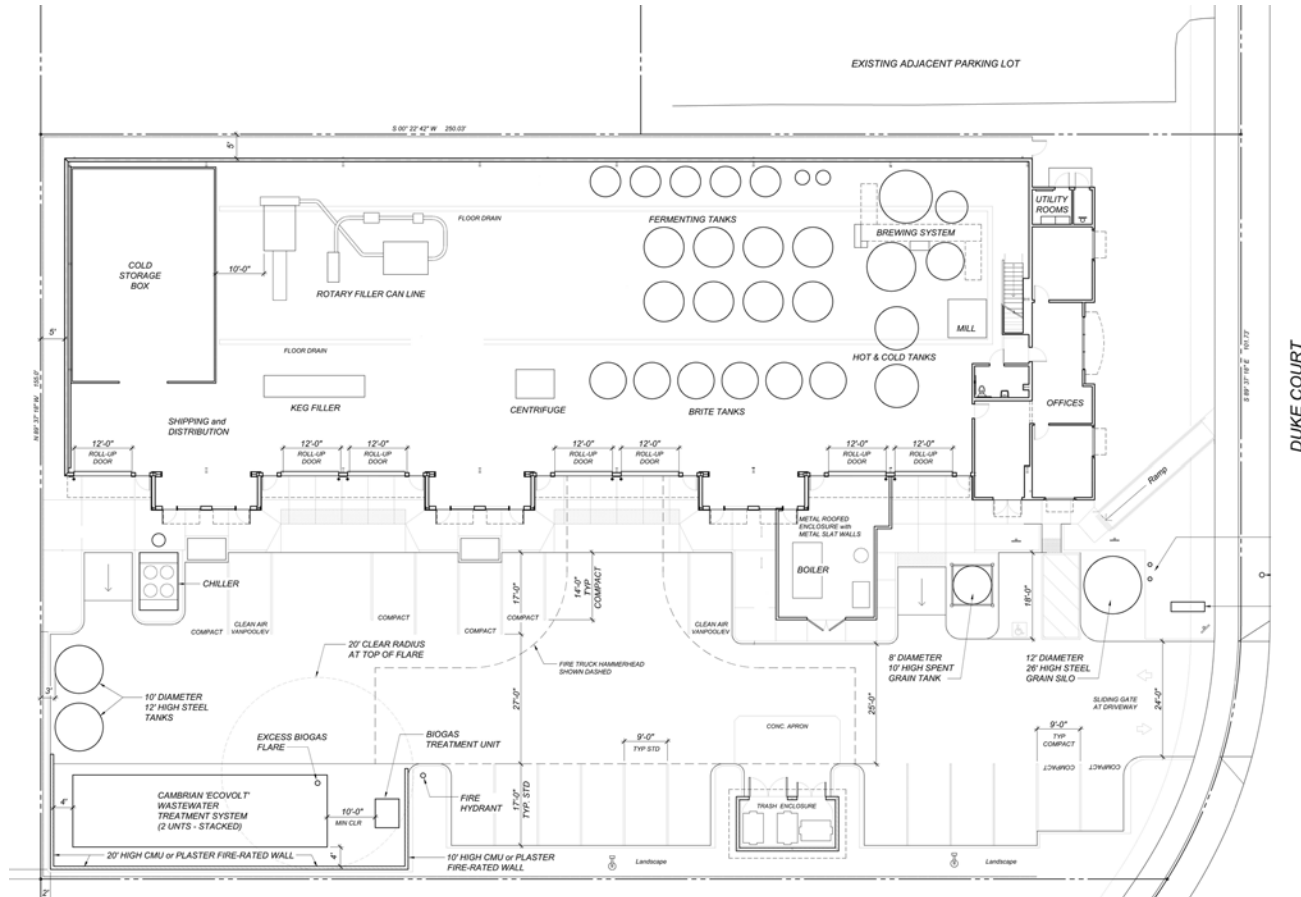


FLOOR PLAN



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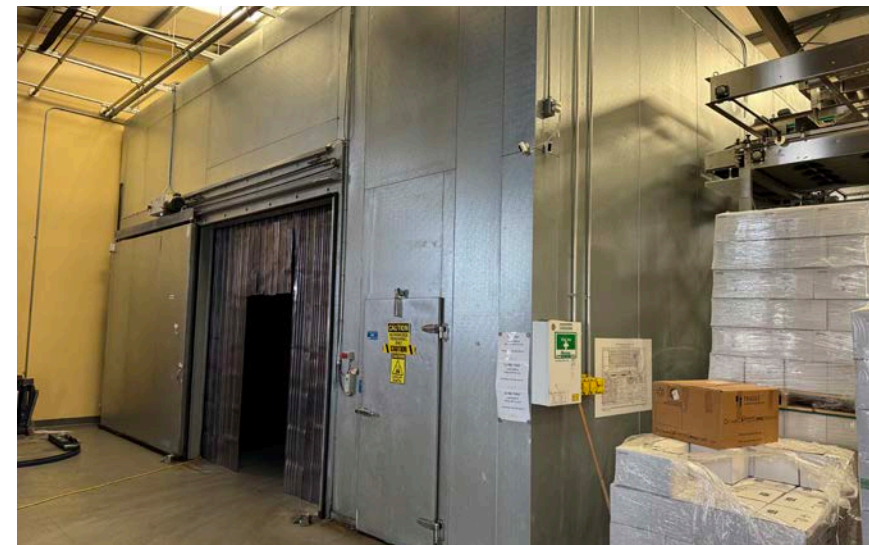
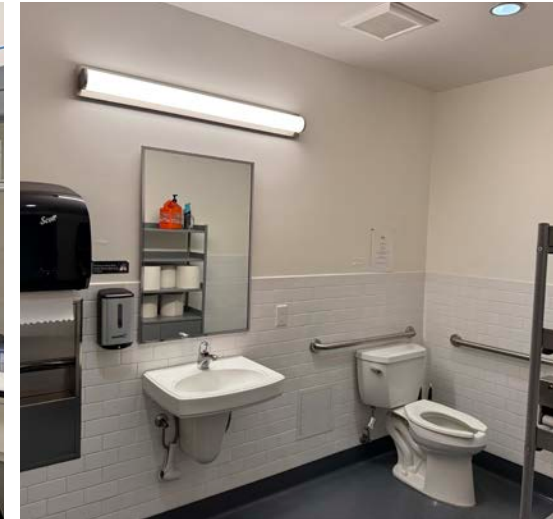
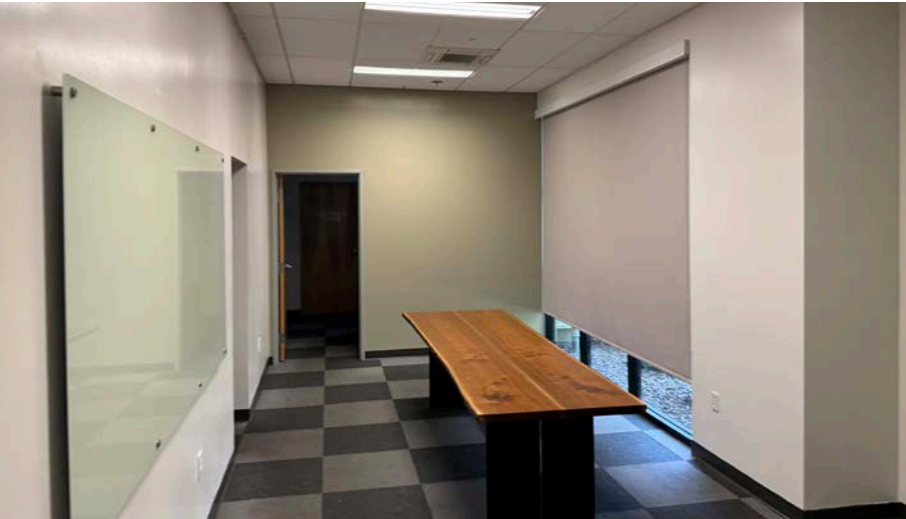


PROPERTY PHOTOS



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LOCATION MAP



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1355 North Dutton Avenue
Santa Rosa, CA 95401
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