



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1365 GRAVENSTEIN HIGHWAY SOUTH  
SEBASTOPOL, CA

**PRODUCTION & WAREHOUSE  
SPACE AVAILABLE**



3 PHASE  
POWER



FLOOR  
DRAINS



22 FT  
CLEAR  
HEIGHT



GRAVENSTEIN HWY S

Go beyond broker.

PRESENTED BY:

**MIKE FLITNER, PARTNER**  
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# PROPERTY DETAILS



1365 GRAVENSTEIN HWY SOUTH  
SEBASTOPOL, CA

## INDUSTRIAL FOOD AND BEVERAGE FACILITY FOR LEASE

### PROPERTY INFORMATION

#### HIGHLIGHTS

- Private wastewater system with available processing capacity
- Heavy 480V 3-phase power
- Extensive floor drain infrastructure
- Fire sprinklered
- Gated property with nightly security patrols
- Common area restrooms
- Ample on-site parking
- Convenient access to Highway 116 and Highway 101

#### LEASE TERMS

##### Rate

Upon Request

##### Terms

Flexible lease terms available.

### DESCRIPTION

SonomaWest offers warehouse, production, laboratory, and office spaces designed to support food, beverage, agricultural, and other industrial users. Existing production infrastructure, including floor drains, heavy 480V three-phase power, a private wastewater system with available processing capacity, laboratory improvements, and on-site property management, creates an ideal environment for production and processing operations.

Located approximately five (5) minutes south of downtown Sebastopol along Gravenstein Highway South (Highway 116), the property provides excellent visibility and convenient access throughout Sonoma County. Highway 101 is just 7.5 minutes away via Highway 12 or Highway 116, offering efficient regional connectivity while maintaining the benefits of a rural Sonoma County setting.



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# WAREHOUSE 2 DETAILS

## WAREHOUSE 2

### HIGHLIGHTS

- 26,748+/- SF warehouse, production, office & lab space
- Floor drains throughout
- Heavy 480V 3-phase power
- Existing chiller & boiler systems
- Roof crane access
- Laboratory and office improvements

### DESCRIPTION

A highly functional production facility with existing warehouse, office, and laboratory designed for food, beverage, and agricultural operations. Existing production infrastructure, including extensive floor drains, heavy power, chiller and boiler systems, and laboratory space provides flexibility for a wide range of manufacturing and processing uses while reducing the need for significant tenant improvements.



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# WAREHOUSE 5 DETAILS

## WAREHOUSE 5

### HIGHLIGHTS

- 2,400+/- SF warehouse/production space
- 26' maximum clear height
- 12' x 10' roll-up door
- 480V and 240V power
- Existing floor drains (can be reactivated)

### DESCRIPTION

Warehouse 5 offers flexible warehouse and production space with exceptional clear height, dual-voltage power, and a roll-up loading door. Existing floor drains can be reactivated, making the space well suited for food, beverage, agricultural, storage, packaging, or other compatible industrial uses.



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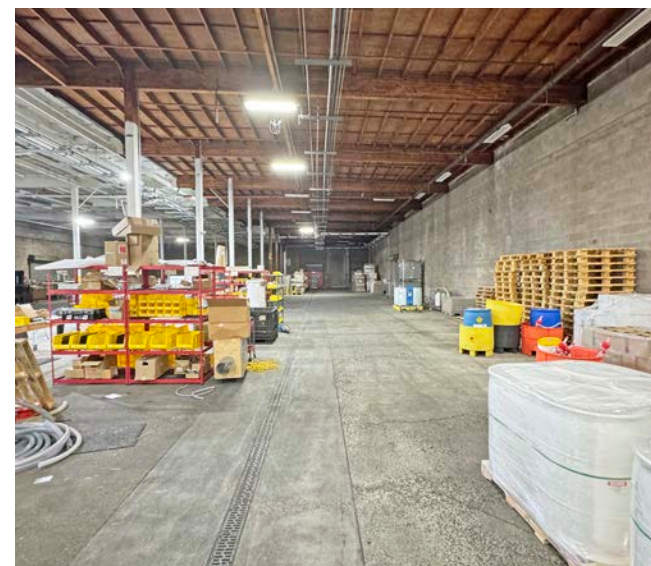
### LEASE TERMS

#### Rate

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#### Terms

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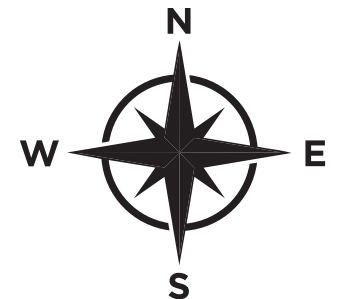
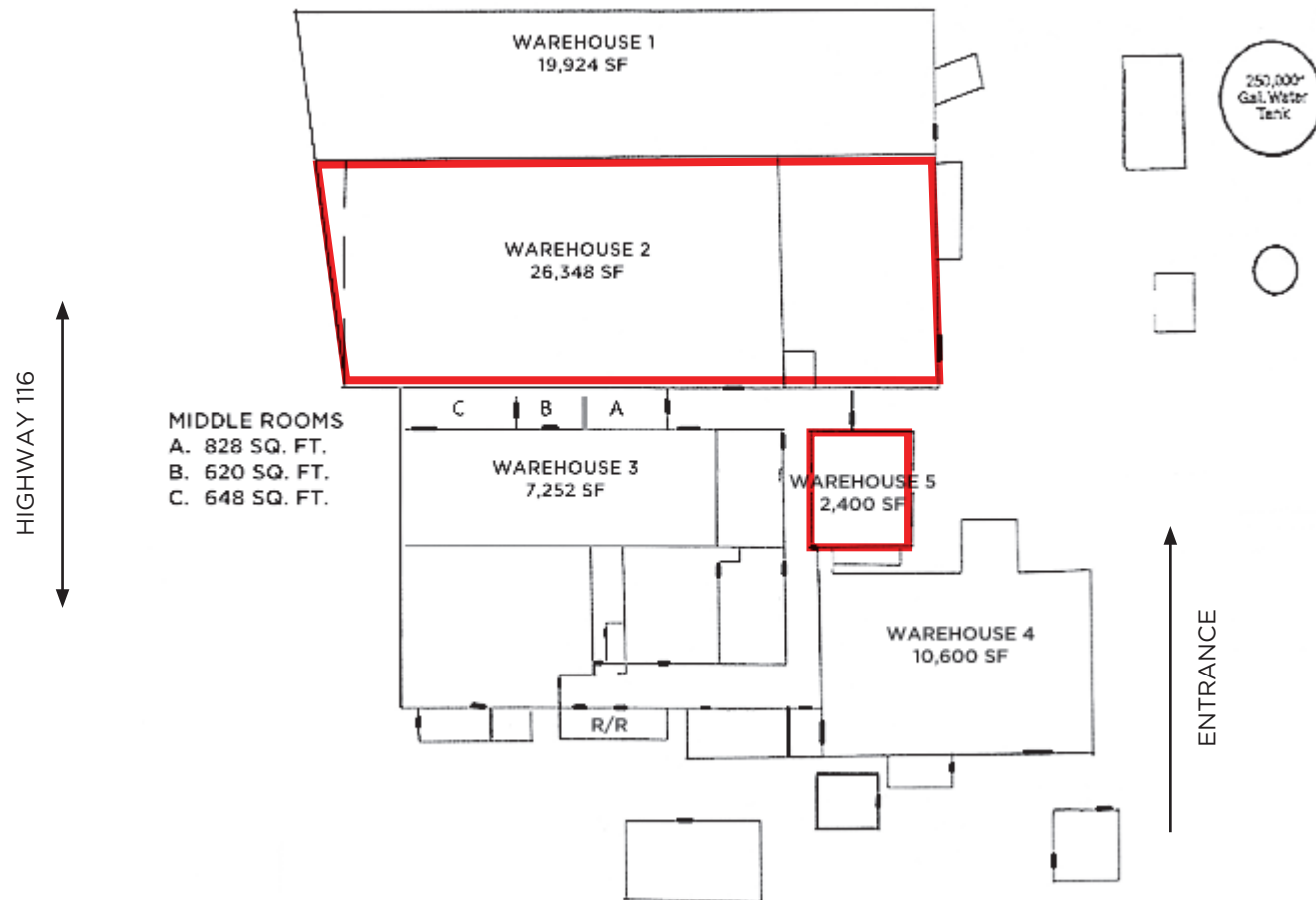


# SITE PLAN



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## WAREHOUSE 2 PHOTOS



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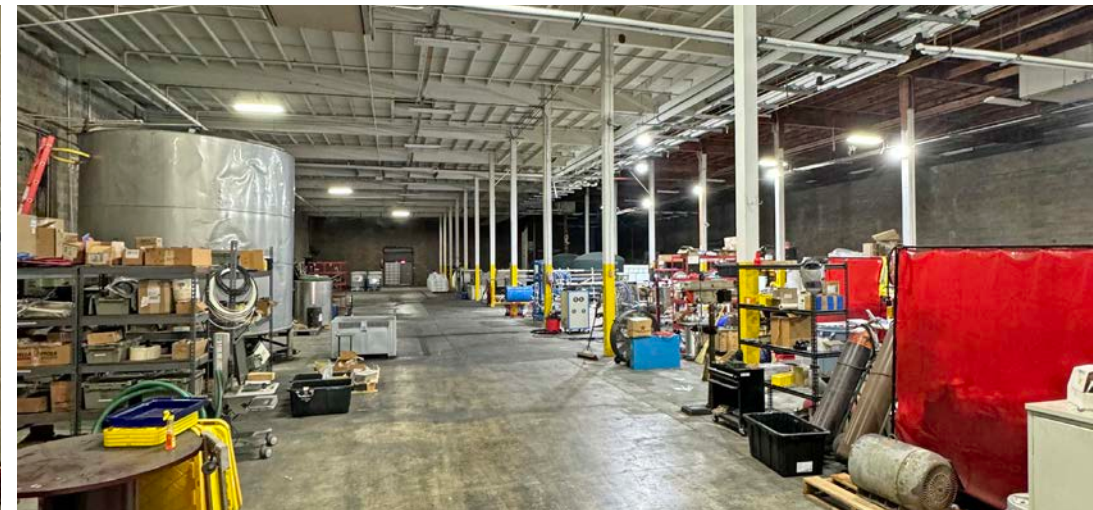
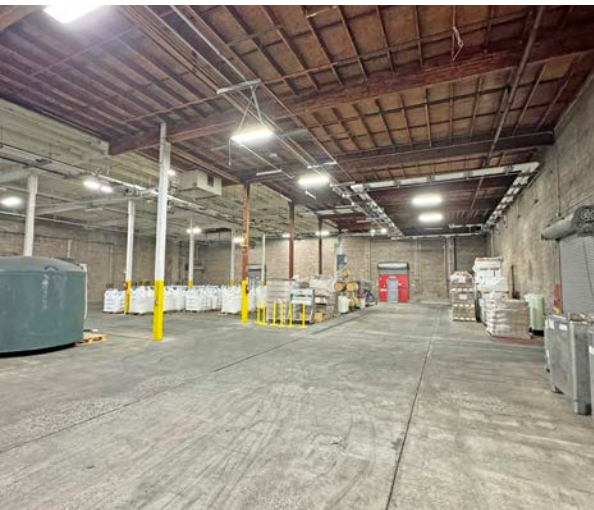


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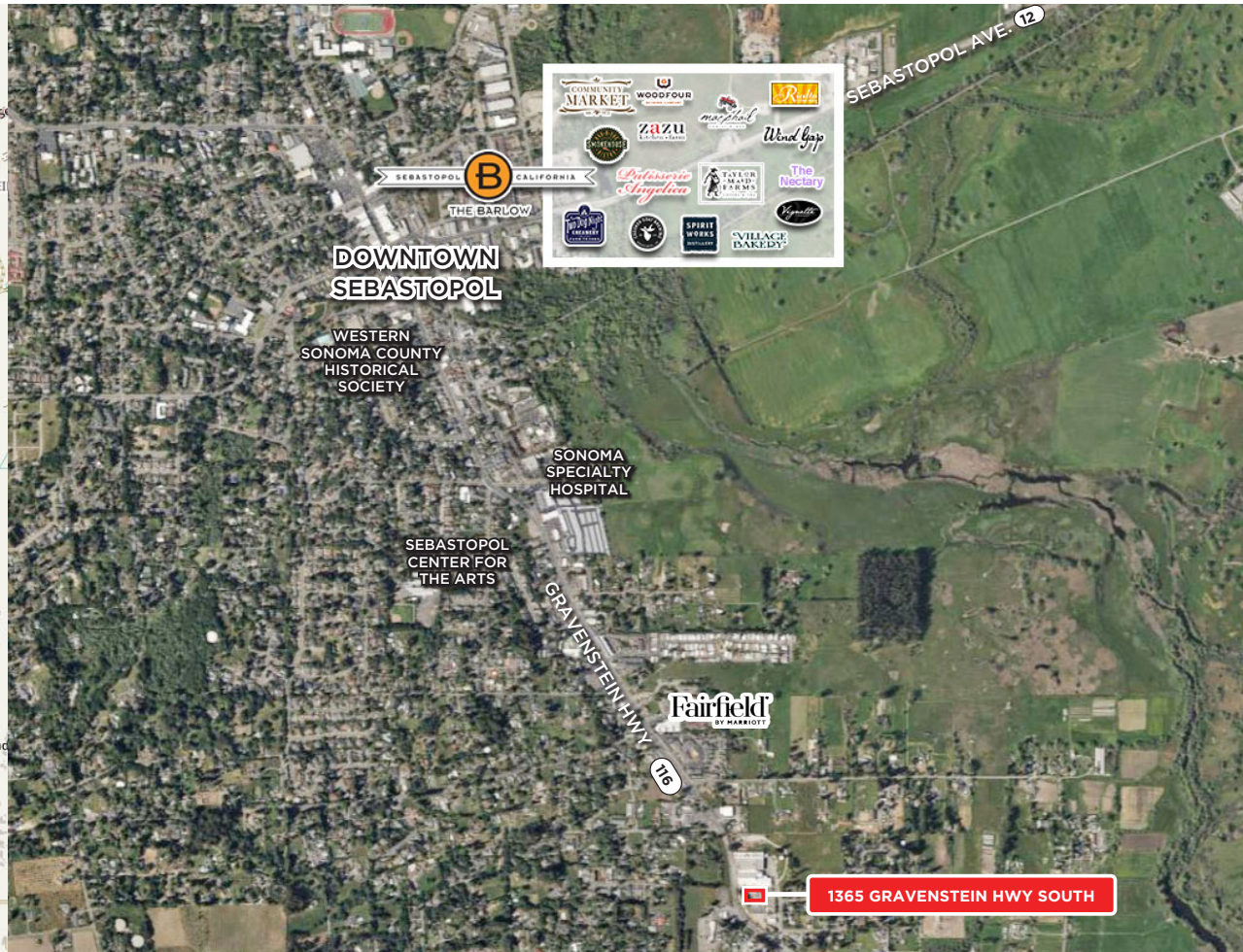
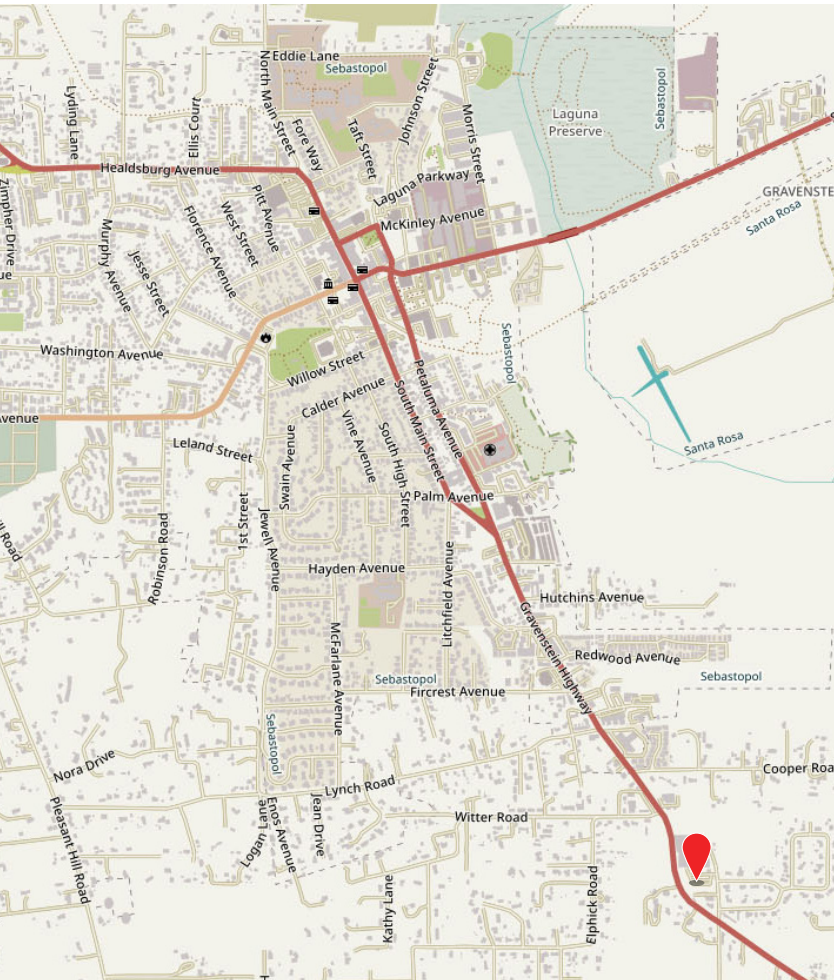


## LOCATION MAP



1365 GRAVENSTEIN HWY SOUTH  
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### INDUSTRIAL FOOD AND BEVERAGE FACILITY FOR LEASE



Keegan & Coppin Co., Inc.  
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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.

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