



Keegan & Coppin
COMPANY, INC.

FOR SALE

23250 MAFFEI ROAD
SONOMA, CA

FOOD & PROTEIN PROCESSING FACILITY



FOOD
FACILITY



COLD
STORAGE



READY TO
OPERATE

Go beyond broker.

PRESENTED BY:

DEMI BASILIADES, SREA
LIC # 02080190 (707)664-1400, EXT. 305
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JACK ALCAYAGA, AGENT
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EXECUTIVE SUMMARY



23250 MAFFEI ROAD
SONOMA, CA

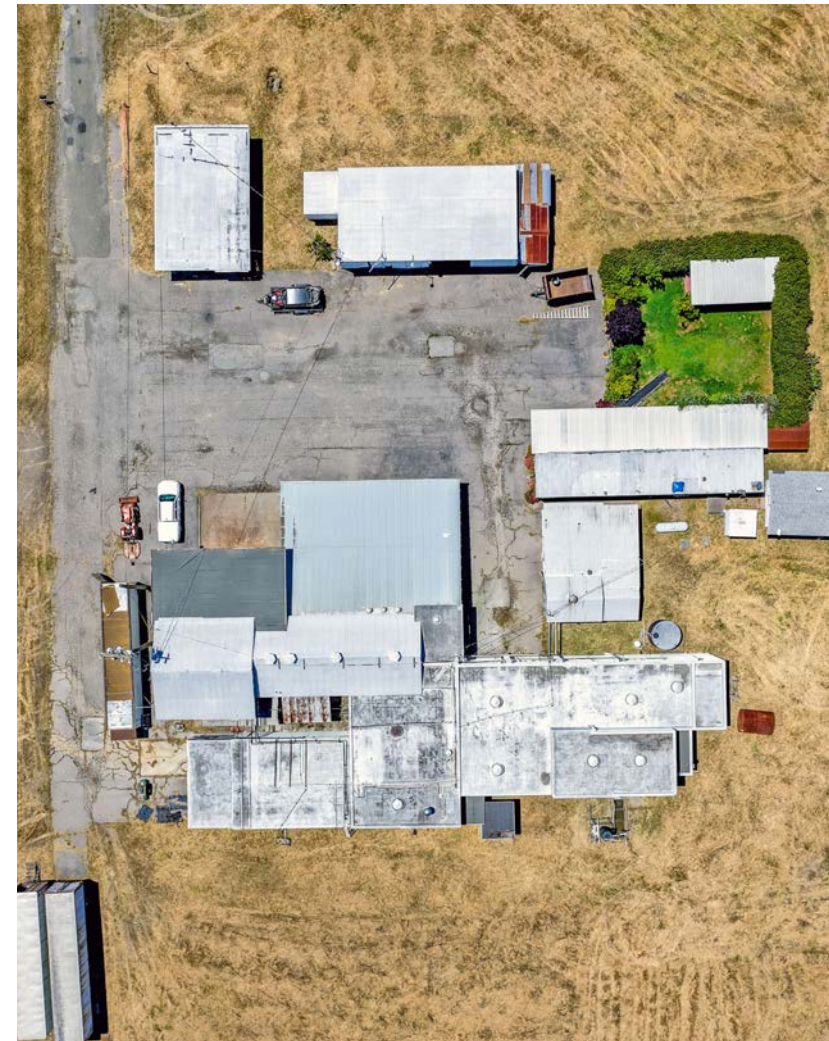
**FOOD & PROTEIN
PROCESSING
PLANT FOR SALE**

23250 Maffei Road is a 17.31-acre former USDA certified poultry and meat processing facility located in Sonoma, California, originally developed and operated as the Benedetti Farms/Tank House Farms USDA-permitted meat and food processing facility. USDA license inactive. The property sits on two tied parcels (APNs 128-461-009 and 128-471-012) with direct access off Maffei Road, less than 1 mile off Highway 121.

The campus includes approximately 10,727+/- SF of total building area across five structures: a main processing plant (6,387+/- SF), two office buildings (737+/- SF and 735+/- SF), a standalone freezer (1,008+/-) and a detached storage building (1,426+/-). Asphalt concrete paving connects all buildings throughout the site. The main processing plant was built to commercial food processing standards and includes waste water treatment, concrete floors with floor drains, tile/grate surfaces, washable wall systems, multiple cooler and freezer rooms (to 1°F or below), a smoking and cooking room, brine room, packing room, laboratory, boiler room, and a receiving/shipping dock.

OFFERING

Sale Price	\$1,950,000
	OWNER FINANCING AVAILABLE
Price PSF	\$182+/-



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PROPERTY DESCRIPTION



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TRAFFIC COUNTS

Maffei Road @
Freemont Dr. 20,900+/-/Day

HIGHLIGHTS

- 10,000+/- SF across 5 structures
- Standalone freezer building: 1,008+/-SF
- Well, septic, and engineered waste water system
- Refrigeration / freezer areas include cold storage room, quick freeze area, and stand-alone freezer building
- Processing equipment included in sale
- 2 Loading docks
- 400A / 208V / 3-phase power
- Main processing plant improvement include: Concrete floors with drains, washable wall systems, cooler/freezer rooms, smoking/cooking room, brine room, packing room, lab, boiler room, and receiving/shipping dock area
- Long-term on-site facility manager may be available to continue under new ownership
- Caretaker's quarters / single wide modular home on-site

PARTIAL LIST OF EQUIPMENT AND FIXTURES:

1. Clayton Steam Master CSM-30 Boiler
2. Air compressor
3. Water heater
4. Water filtration system, filters, softener and UV
5. Koch walk in Smokehouse Smoker approx 12'x6'
6. (6) stainless bins 100-200 gal estimate
7. Stainless steel poultry scalding
8. (4) Stainless steel poultry processing tables
9. UltraVac Commercial vacuum packing machine
10. UltraSource Shrink/ dip Tank
11. Pallet Jack
12. Stainless steel poultry harvesting equipment

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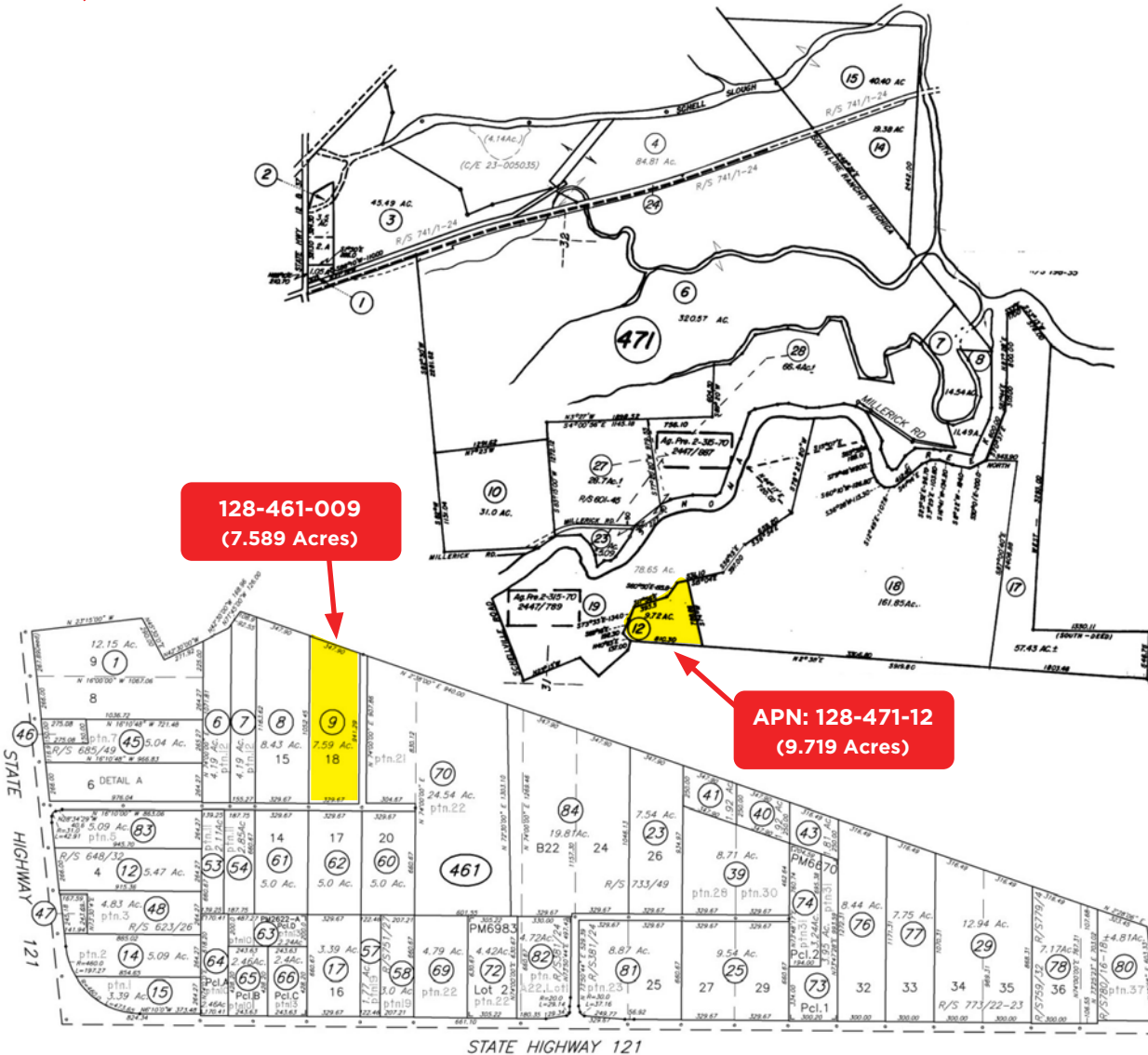


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**128-461-009
(7.589 Acres)**

**APN: 128-471-12
(9.719 Acres)**



Building Sizes:

- Main processing plant:
6,387+/- SF
- Freezer storage
1,008+/- SF
- Two office buildings:
1,427+/- SF
- Storage building:
1,426+/- SF



Land (2 Parcels):

17+/- Acres

APNS

128-461-009
128-471-12

YEAR BUILT

1960

ZONING

DA20 (Diverse Agriculture)

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SITE PLAN

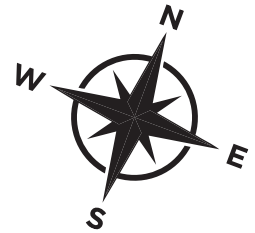
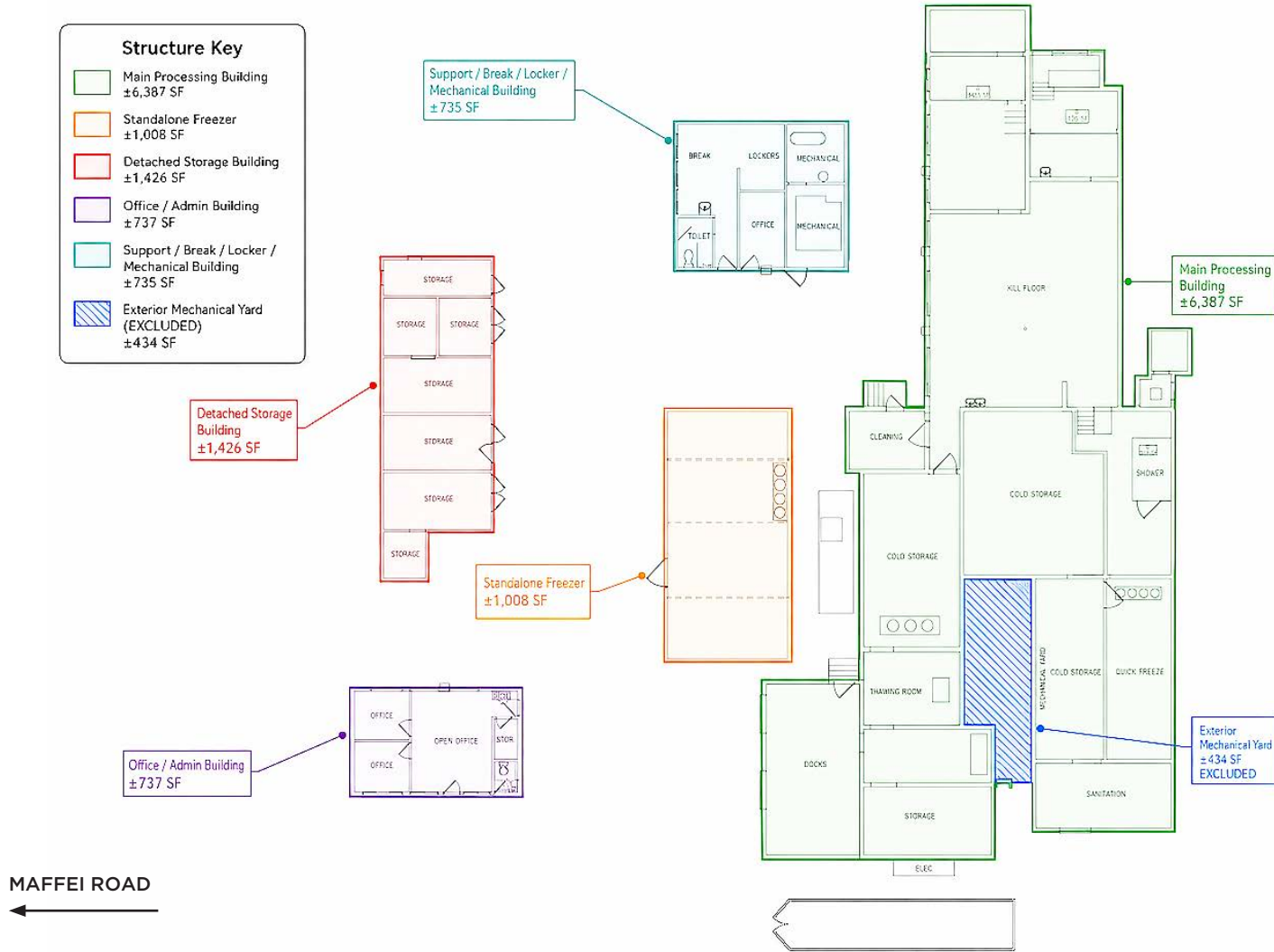


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Structure Key

- Main Processing Building
±6,387 SF
- Standalone Freezer
±1,008 SF
- Detached Storage Building
±1,426 SF
- Office / Admin Building
±737 SF
- Support / Break / Locker /
Mechanical Building
±735 SF
- Exterior Mechanical Yard
(EXCLUDED)
±434 SF



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FINANCIAL OVERVIEW: LOAN BREAKDOWN



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SBA 504 23250 Maffei Road		
SBA 504 loan scenario (85% Loan to Value)		
Project Amount:	\$1,950,000	
First loan amount:	\$975,000	
SBA loan amount:	\$682,500	
Amortized: bank 1st DOT	25 yrs	
Amortized: SBA 2nd	25 yrs	
Bank interest rate	7.000%	\$6,891 Mo.
SBA 504 interest rate:	5.950%	\$4,376 Mo.
Monthly payment:	\$11,267	
Cash down payment	\$292,500	
Estimated Bank Fees and Reports		
Bank & SBA:		
Bank fee 1st loan and bridge		\$16,325
SBA 504 loan fee (Financed by SBA)		\$18,768
Appraisal		\$4,000
Environmental		\$2,000
Total Estimated Bank Fees and Reports		\$41,093
Total cash out-of-pocket (Down & Fees)		\$314,825



For more information contact:
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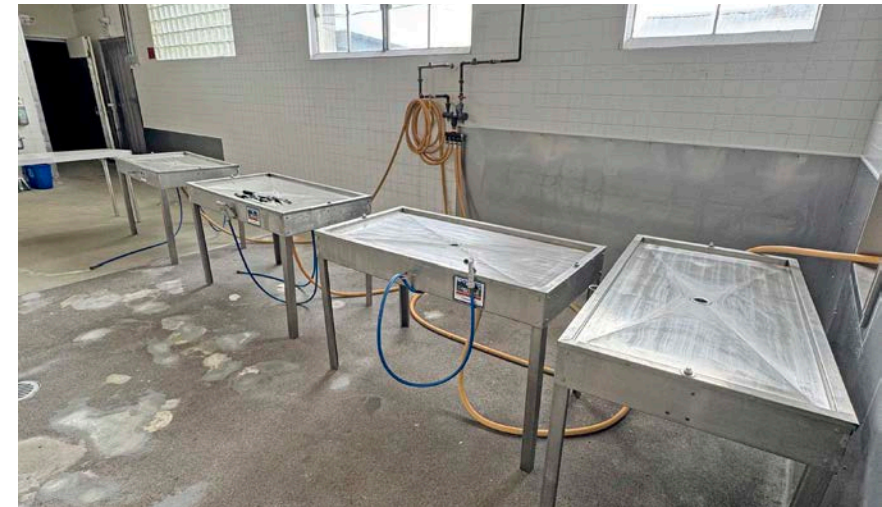
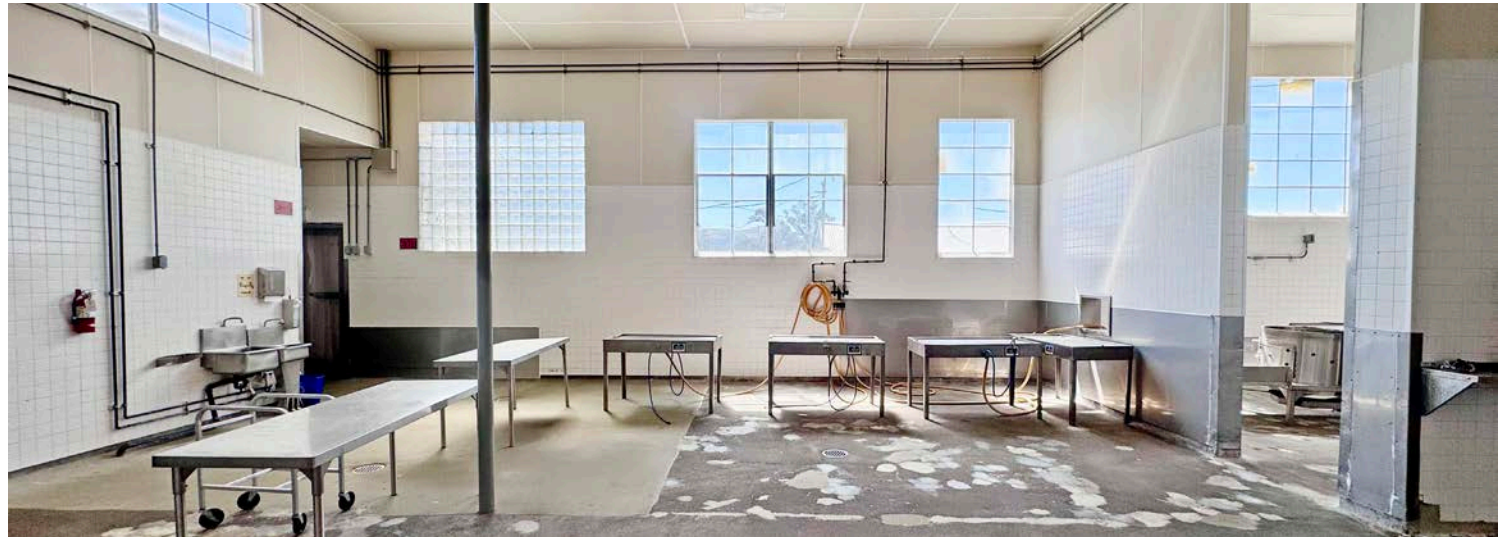


PROPERTY PHOTOS



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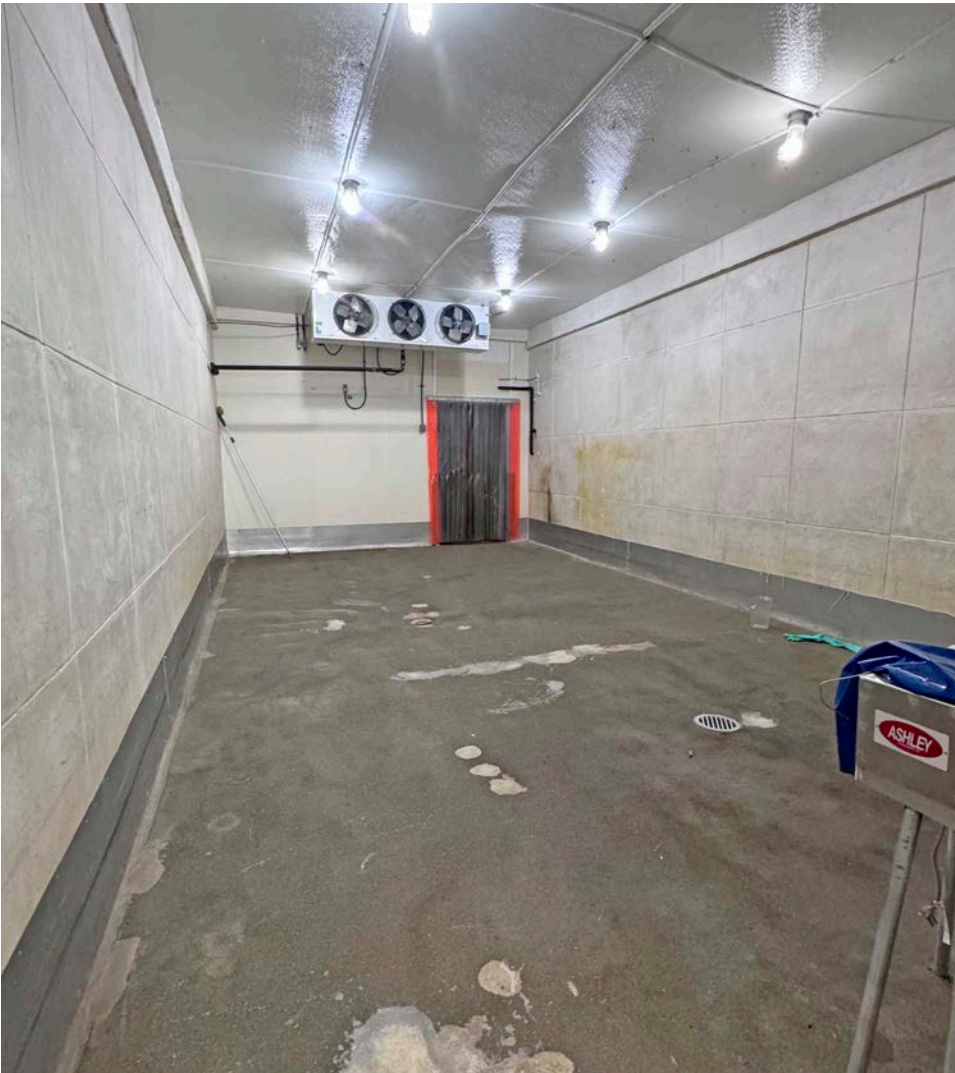


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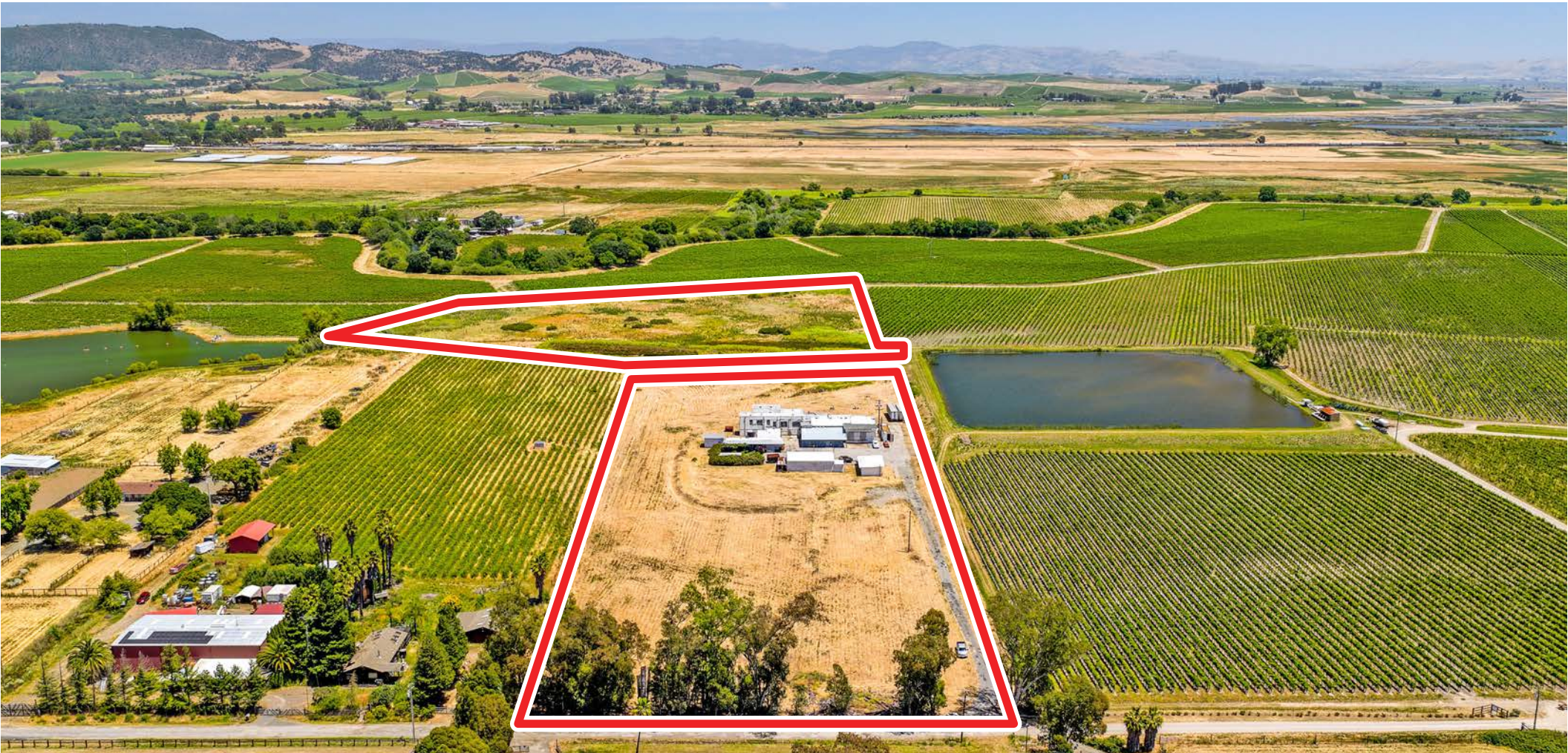


AERIAL MAP



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PROXIMITY MAP



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MARKET SUMMARY



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ECONOMIC DEVELOPMENT

Sonoma County 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 agricultural sector — anchored by more than 370 wineries and a dense network of farms, ranches, and food producers — supports approximately 34,000 jobs across farming, food production, and wine-related industries. That base creates consistent, local demand for exactly the kind of processing, cold storage, and value-added production infrastructure this property offers.

The Sonoma County Board of Supervisors has formally designated agricultural and working lands as critical infrastructure under a multi-year action plan, signaling long-term institutional commitment to the policies and zoning frameworks that protect and support facilities like this one.

RECREATION

Located minutes from downtown Sonoma and the heart of the Carneros wine region, 23250 Maffei Road sits in one of California’s most celebrated food and agricultural communities. The surrounding valley supplies world-class grapes, heritage livestock, and farm-fresh produce to restaurants, distributors, and specialty food brands throughout the Bay Area and beyond. For an owner-operator, the region is not just a place to work — it’s a community deeply aligned with the values of quality, provenance, and craft production.

New residential development, steady in-migration of food and agriculture entrepreneurs, and continued public investment in AG land use policy all point to a market with strong, durable fundamentals for the right buyer.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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DISCLAIMER



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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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