



**WAREHOUSE | FOOD
PRODUCTION | WINE
STORAGE | TANKS**

FOR LEASE OR SALE



LARGE BLOCKS OF SPACE + OFFICE/CO-WORKING

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// PROPERTY FEATURES



± 18-30' CLEAR HEIGHT



6 DOCK HIGH LOADING DOORS



ABUNDANT PARKING SPACES



TRAILER STALL PARKING AREA



YARD SPACE AVAILABLE

AVAILABLE SPACE

ADDRESS	SQUARE FEET
9119 Graton	± 47,513 SF
9109 Graton	± 13,636 SF
9113 Graton	± 10,784 SF
9101 Graton Unit 101	± 11,027 SF
9101 Graton Unit 106	± 11,938 SF
9125 Graton	± 65,591 SF



HIGH PROOF DISTILLERY

// **9119 GRATON**
9119 Graton Road | Graton, CA

// DISTILLERY FEATURES

#1101 1,966 gal. cap.

#1102 3,370 gal. Cap. W/tank mixer

#1103 3,370gal. Cap. W/tank mixer

#1104 3,370 gal. Cap. W/ tank mixer

#1105,1106 1,966 gal. cap.

#1201 1,107 gal. cap.

#1202 2,168 gal. cap.

#1701 3,315 gal cap. Double wall, high proof spirits storage

**#1301 2,173 gal. Cap. W/load cells Mashtun
3,000+ gal cap. W/load cells**

- Grain handling hoist (for super sacks) with screw conveyor
- Headframe triple column still
- Grounding cables for high proof spirit transfers
- Ethanol and CO2 exhaust system with alarms
- Hemco exhaust hood
- CleaverBrooks 60hp steam boiler

HIGH PROOF DISTILLERY



// 9119 GRATON
9119 Graton Road | Graton, CA



// BUILDING SPECS

BUILDING SIZE

± 203,419 SF

CLEAR HEIGHT

± 18-30'

SITE SIZE

± 21.11 ACRES

POWER

PROVIDED BY PG&E

GAS

PG&E SUPPLIED

CONSTRUCTION

MIX OF TILT UP, STEEL &
WOOD CONSTRUCTION

ESFR SRINKLERS

IN PART OF PROJECT, CALL
FOR DETAILS

FULL DISTILLERY IN PLACE

CALL FOR DETAILS

GLYCOL

EXISTING SYSTEM

FOUNDATION

CONCRETE SLAB

HVAC

NIGHT AIR COOLING SYSTEMS

LOADING DOCKS

6 DEDICATED TRUCK BAYS &
VARIOUS BULK LOADING

// WINE SPECS

PERMITTED CASES

UP TO 3,000,000 CASES OF
WINE AND SPIRITS

TANK STORAGE

UP TO 1,500,000 GALLONS

CLEAR HEIGHT

VARYING

SEWER CAPACITY

43.5 MUNICIPAL SANITARY

RETENTION POND SPEC

6,315,461 GALLON AEROBIC
POND WITH SYNTHETIC LINER

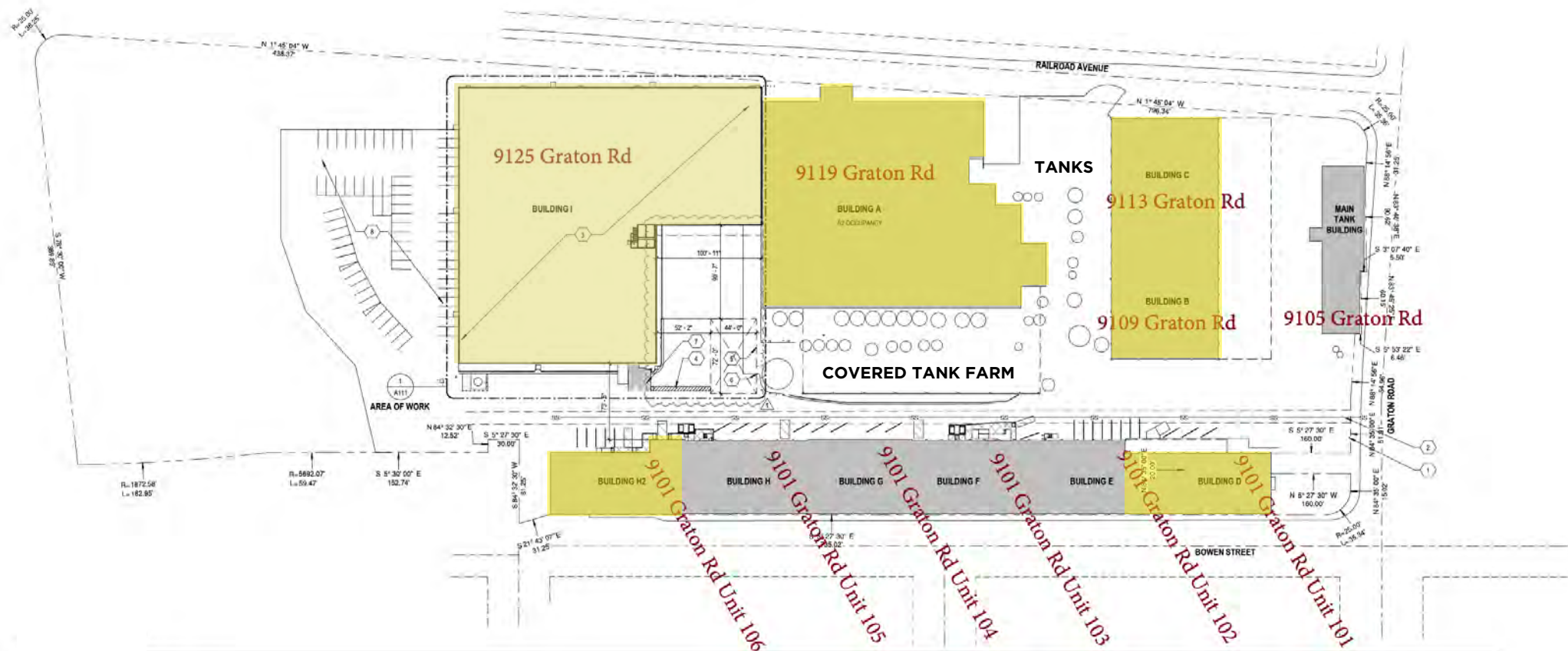
WATER

86 GALLONS PER MIN

EASEMENT

10 ACRES FOR DISCHARGE

// SITE PLAN

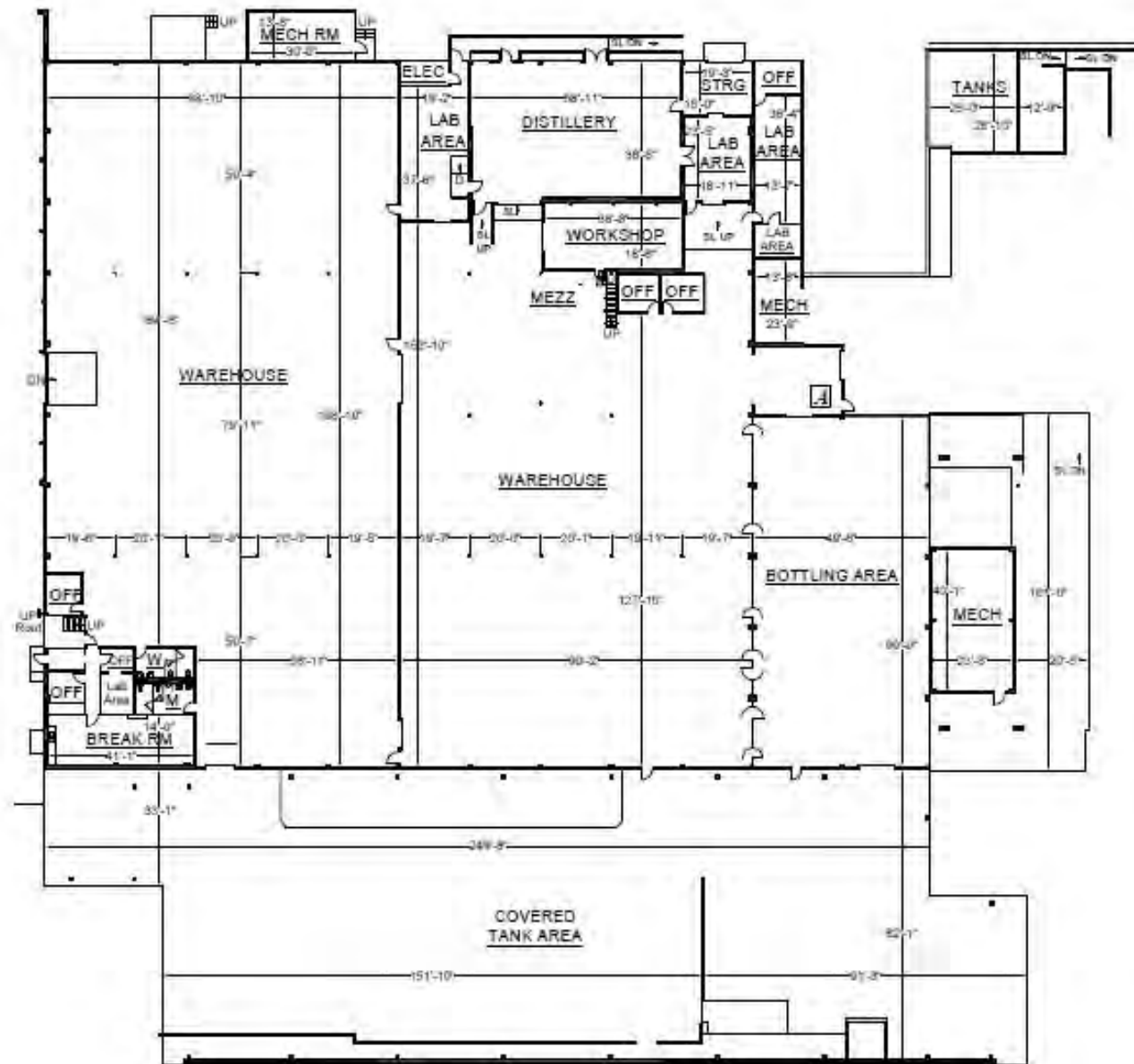


SPACES

- AVAILABLE
- CALL FOR DETAILS
- LEASED

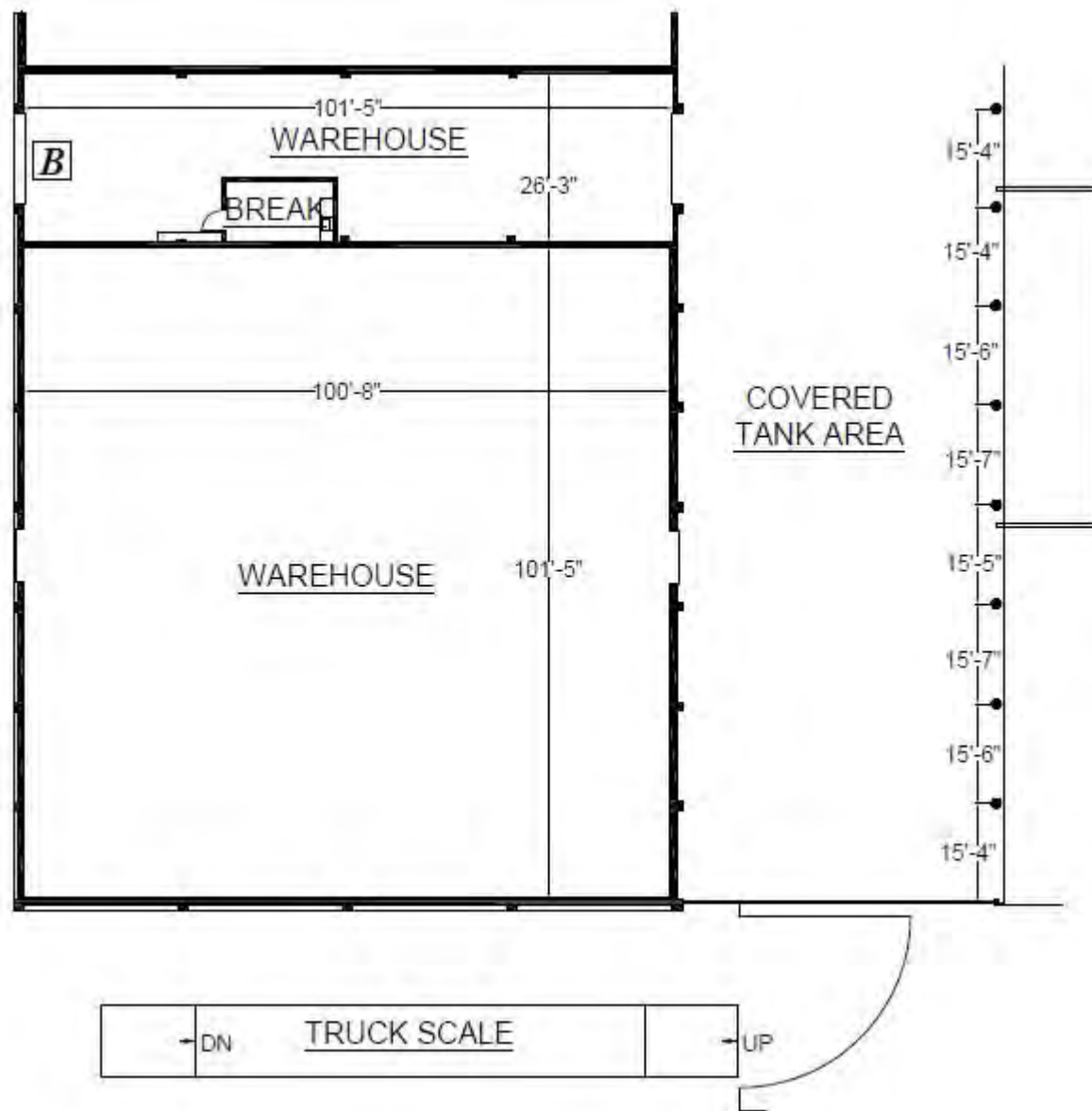
9119 GRATON

BUILDING A: ± 47,513 SF



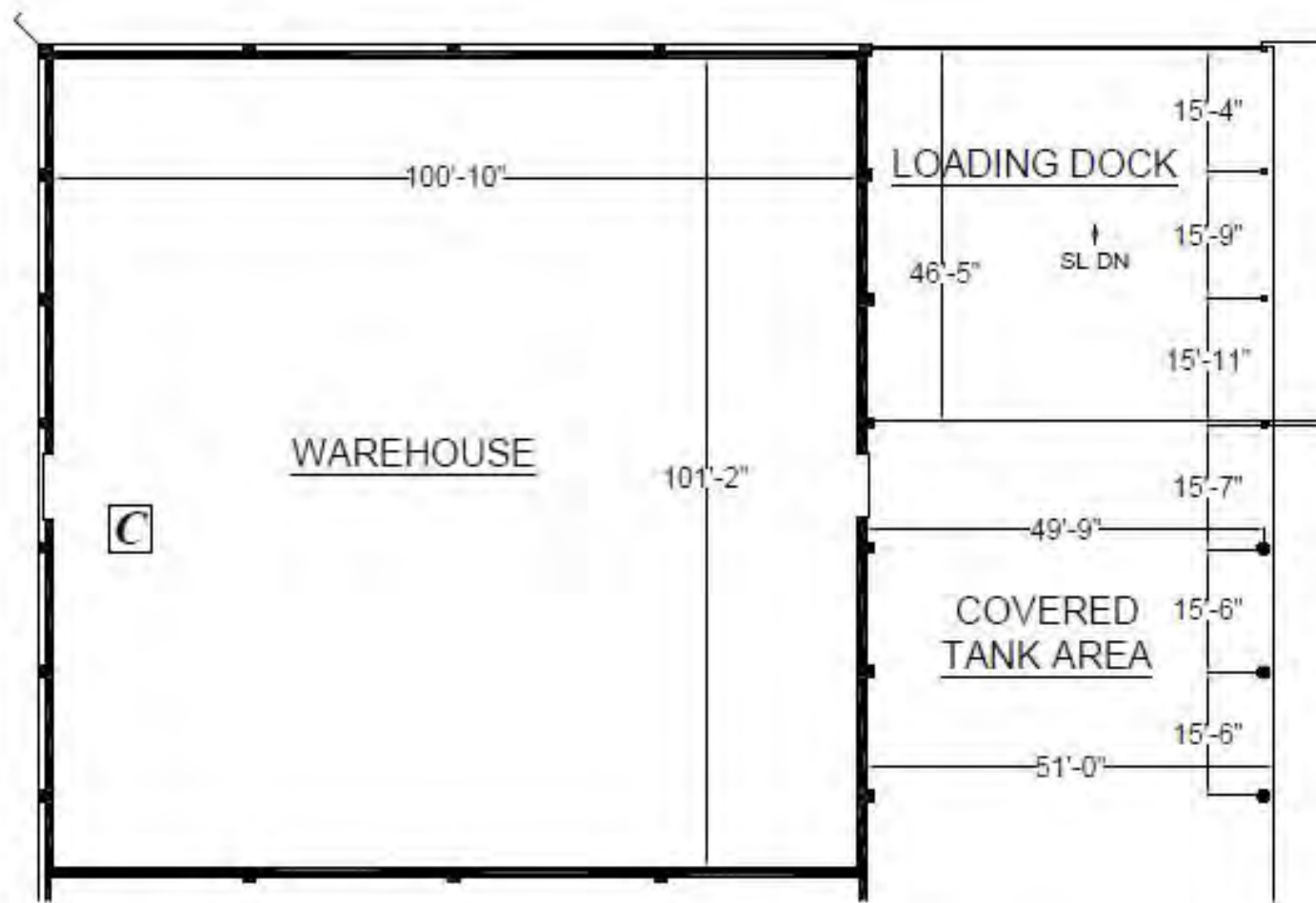
9109 GRATON

BUILDING B: ± 13,636 SF



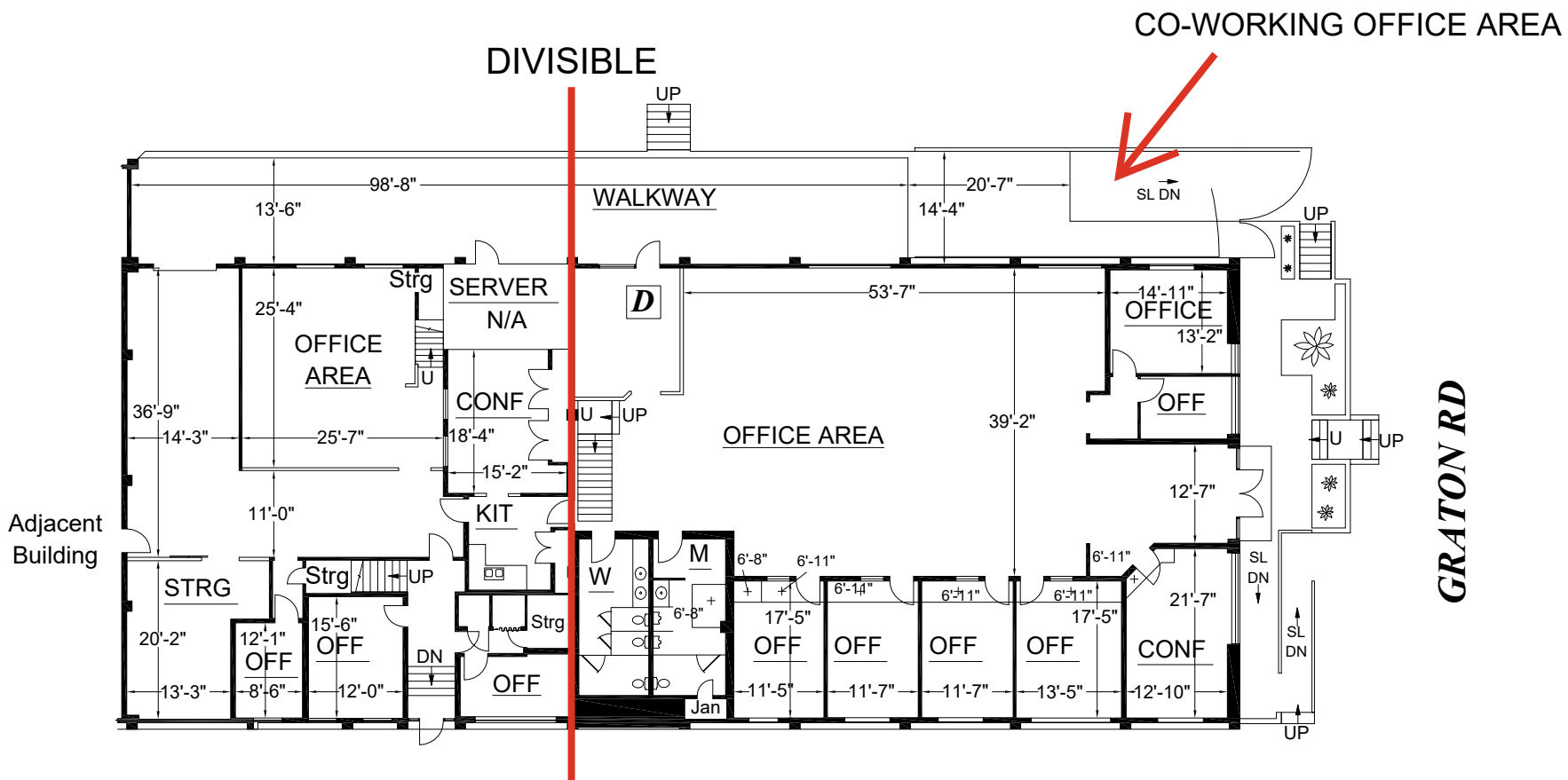
9113 GRATON

BUILDING C: ± 10,784 SF



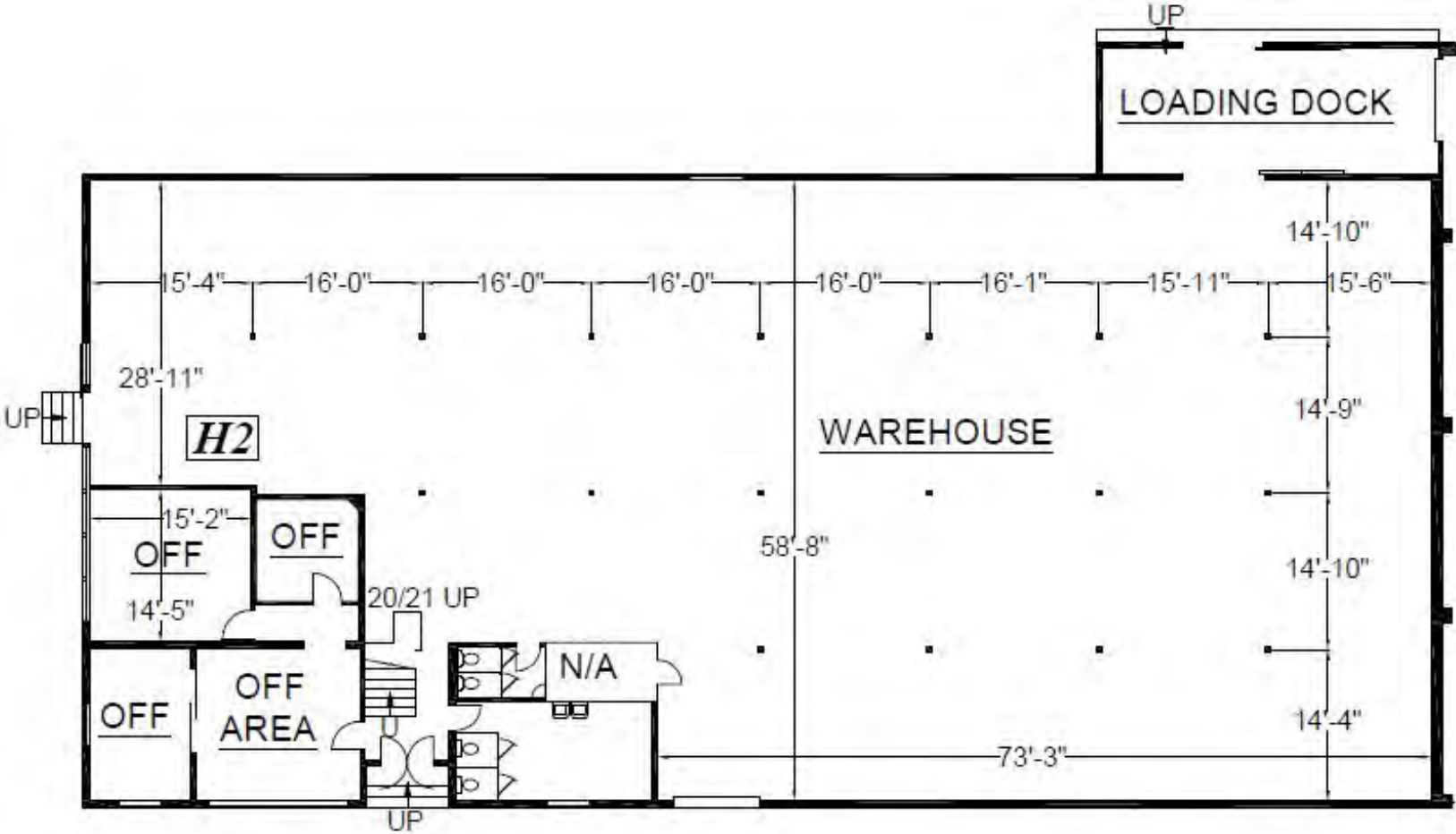
9101 GRATON UNIT 101

BUILDING D: ± 11,027 SF



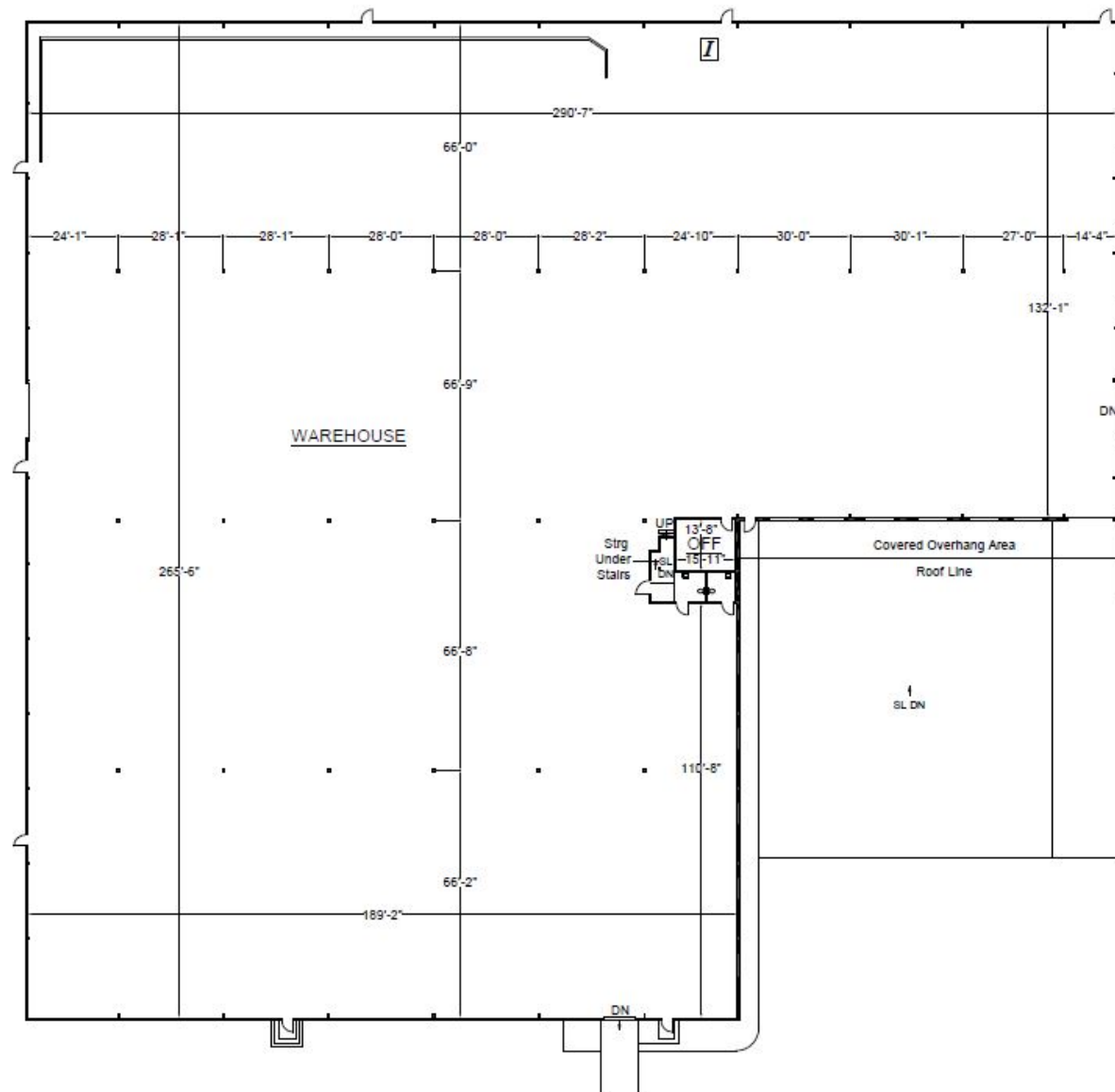
9101 GRATON UNIT 106

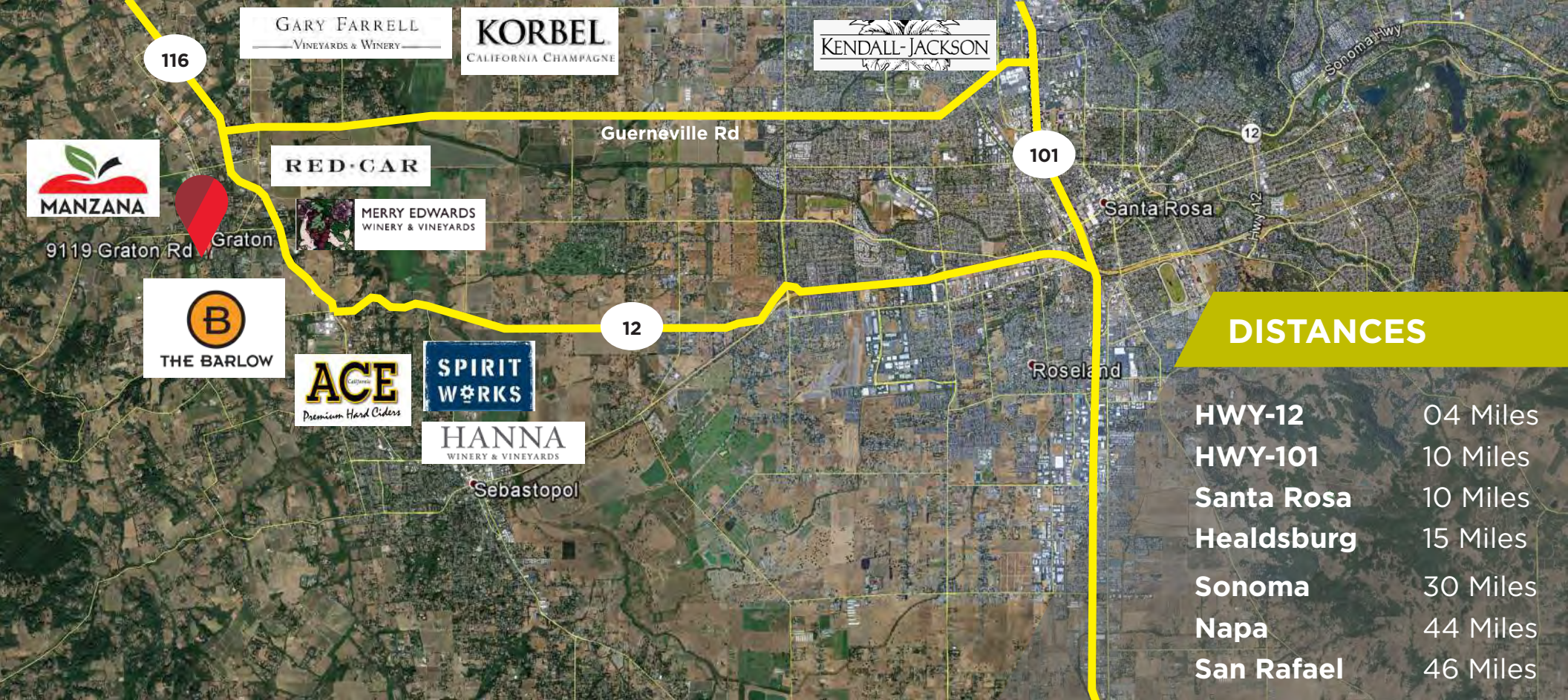
BUILDING H: ± 11,938 SF



9125 GRATON

BUILDING I: ± 65,591 SF





// CORPORATE NEIGHBORS





CONTACT

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