

Wine Production & Bulk Storage

Cloverdale, CA

Offered at \$2,950,000

Nor  Cal
Vineyards

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Property Details

Location	155 Cherry Creek Road, Cloverdale, CA
County	Sonoma
APN	001-320-047
Zoning	PD-5 (Planned Development)
Parcel Size	2 ± acres
Total Building Size	14,000 ± sf (two separate buildings - per Assessor Records)
Building Use	Light industrial warehouses with yard space
Features	<ul style="list-style-type: none">- 264,354 gallons of stainless steel storage tanks (Equipment List Attached)- Use permit for 50,000 case production- Possible waste water discharge permit with installation of pre-treatment/ Currently store and haul system
Price	\$2,950,000

About the Offering



Medium-sized wine storage facility is offered for sale at a greatly reduced price. Over 260,000 gallons of storage tanks are included in the offering as well as additional wine-making equipment. This 50,000-case-permitted winery is a potential cash cow. Utilizing the existing tank farm, pro forma revenues on this opportunity extend upwards to \$30,000/month.

The property is located on a 2-acre parcel inside the city limits of Cloverdale, CA, and the zoning designation is PD-5 (Planned Development). There are two separate buildings totaling 14,000+/- square feet.

This offering is also attractive for a small to mid-size brand looking to consolidate production in one location and manage quality controls on-site. With just a couple of anchor customers, this investment would carry much of the carrying costs and allow an operator to micro-manage their production.

Also included is an upstairs remodeled residential unit generating approximately \$2300/month in rental income.

Equipment

Tank List		Equipment List			
Lower Cellar Building	Tank Number				Tank Capacity
Lower Cellar	T-1				5,318
Lower Cellar	T-2				3,986
Lower Cellar	T-3				3,986
Lower Cellar	T-4				3,986
Lower Cellar	T-5				9,392
Lower Cellar	T-6				9,392
Street Level Cellar	T-7		Non-Jacketed		6,255
Lower Cellar	T-8				5,318
Lower Cellar	T-9				9,392
Lower Cellar	T-10				9,392
Street Level Cellar	T-11		Non-Jacketed		6,255
					72,672
Upper Cellar Building					
Upper Cellar	T-20				9,057
Upper Cellar	T-21				9,057
Upper Cellar	T-22				5,978
Upper Cellar	T-23				5,978
Upper Cellar	T-24				5,978
Upper Cellar	T-25				6,011
Upper Cellar	T-26				6,011
Upper Cellar	T-27				6,011
Upper Cellar	T-28				6,011
Upper Cellar	T-29				6,011
Upper Cellar	T-30				6,011
Upper Cellar	T-31				6,011
Upper Cellar	T-32				12,352
Upper Cellar	T-33				12,352
Upper Cellar	T-34				9,146
Upper Cellar	T-35				9,146
Upper Cellar	T-36				9,146

Upper Cellar Building	Tank Number				Tank Capacity
Upper Cellar	T-37				3,038
Upper Cellar	T-38				12,352
Upper Cellar	T-39				12,352
Upper Cellar	T-40				9,146
Upper Cellar	T-41				9,146
Upper Cellar	T-42				3,038
Upper Cellar	T-43				1,987
Upper Cellar	T-46				5,178
Upper Cellar	T-47				5,178
				Total estimated gallons:	264,354
Additional Equipment:					
Hoses		Misc hoses in Upper & Lower Buildings			
Clamps & Connectors		Upper building & Lower Building			
Wine Pumps		2 Waukesha wine pumps			
Air Compressor		Exterior of Upper Building			
Glycol System		60 Ton Unit at North end of Upper Building.			

Upper Cellar Building



Lower Cellar Building



Street Level Cellar



Upstairs Apartment



Gallery



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