

McCarty ❖ Davis

FOR LEASE: +/- 7,758 sq. ft. of Tasting Room and Commercial Wine Production, 696 Clarion Court, San Luis Obispo, CA 93401

Production with supporting lab space and offices, tasting room/event spaces and bonded warehouse--allowing 4 stack

- Close to Tank Farm Road in San Luis Obispo
- Zoning: Commercial Service
- Lease rate: \$1.93/ sq. ft., NNN
- Available 2nd Qtr 2020



McCarty ❖ Davis
Commercial Real Estate

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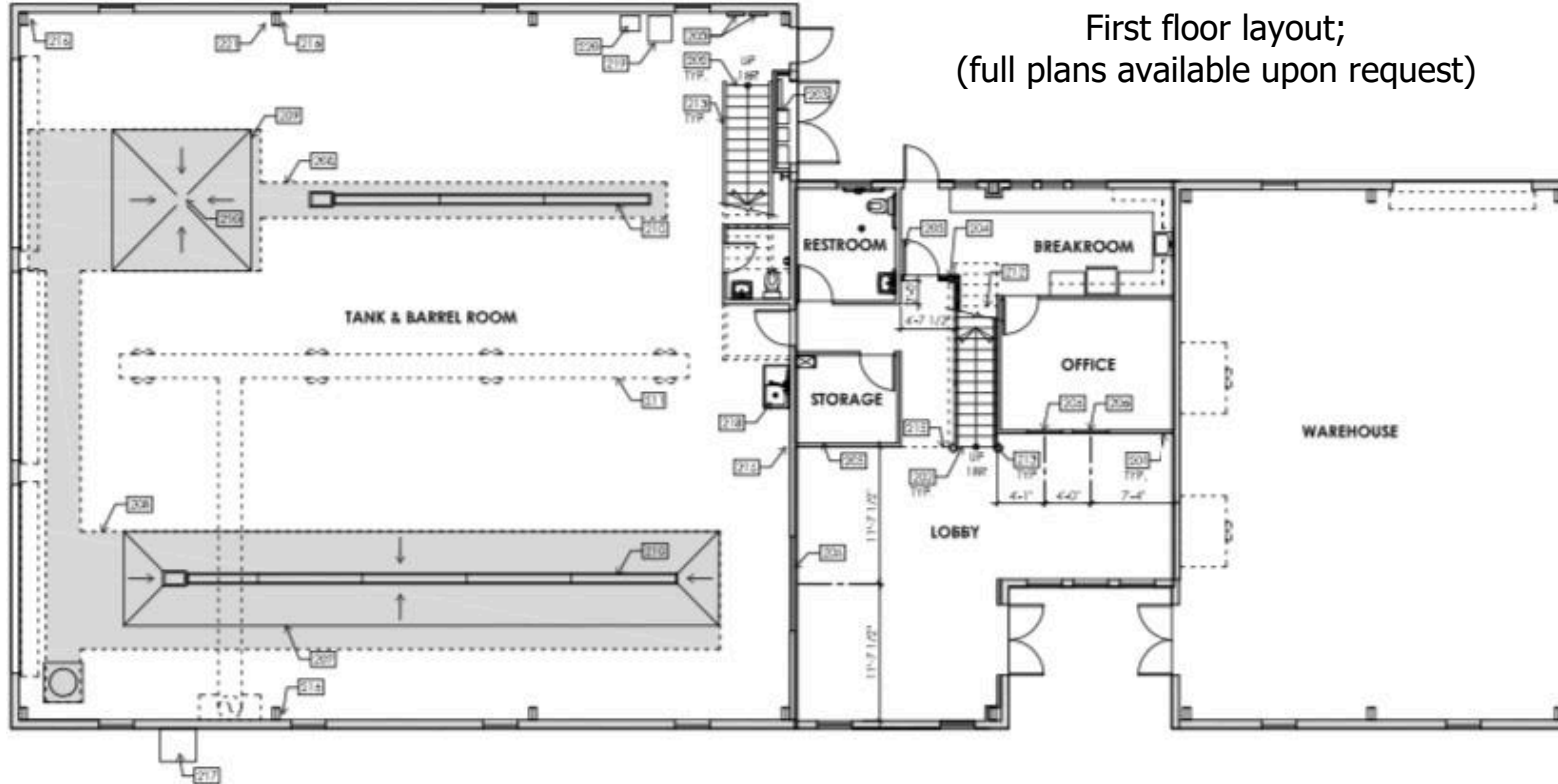
FOR LEASE: +/- 7,758 sq. ft. of Tasting Room and Commercial Wine Production, 696 Clarion Court, San Luis Obispo, CA 93401



Property Characteristics	
APN:	076-415-008
Land use zone:	C-S; Commercial Service
Total building area:	7,758 sq. ft.
Lower floor:	7,090 sq. ft.
Upper floor:	668 sq. ft.
Tank and Barrel Room:	4,087 sq. ft.
Warehouse:	1,579 sq. ft.
Tasting room/event space and office	+/- 2,171 sq. ft.
Site area:	37,337 sq. ft.
Power:	400 amps 120/208 volts 3 phase, 4 Wire
Parking:	29 spaces which includes 2 handicap spaces

"...a first class facility with tremendous attention to detail for both production and presentation. "

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First floor layout;
(full plans available upon request)

Property Characteristics	
Capacity:	Approx. 6,000 case production
Total roll up doors:	Four
Production area:	Three
Case storage area:	One
Tank and barrel room:	4,087 sq. ft.
Warehouse:	1,579 sq. ft.
Glycol System with 10 ton chiller:	7 stations
Floor Drains: (5,000 gal system direct land application)	Tank and barrel room