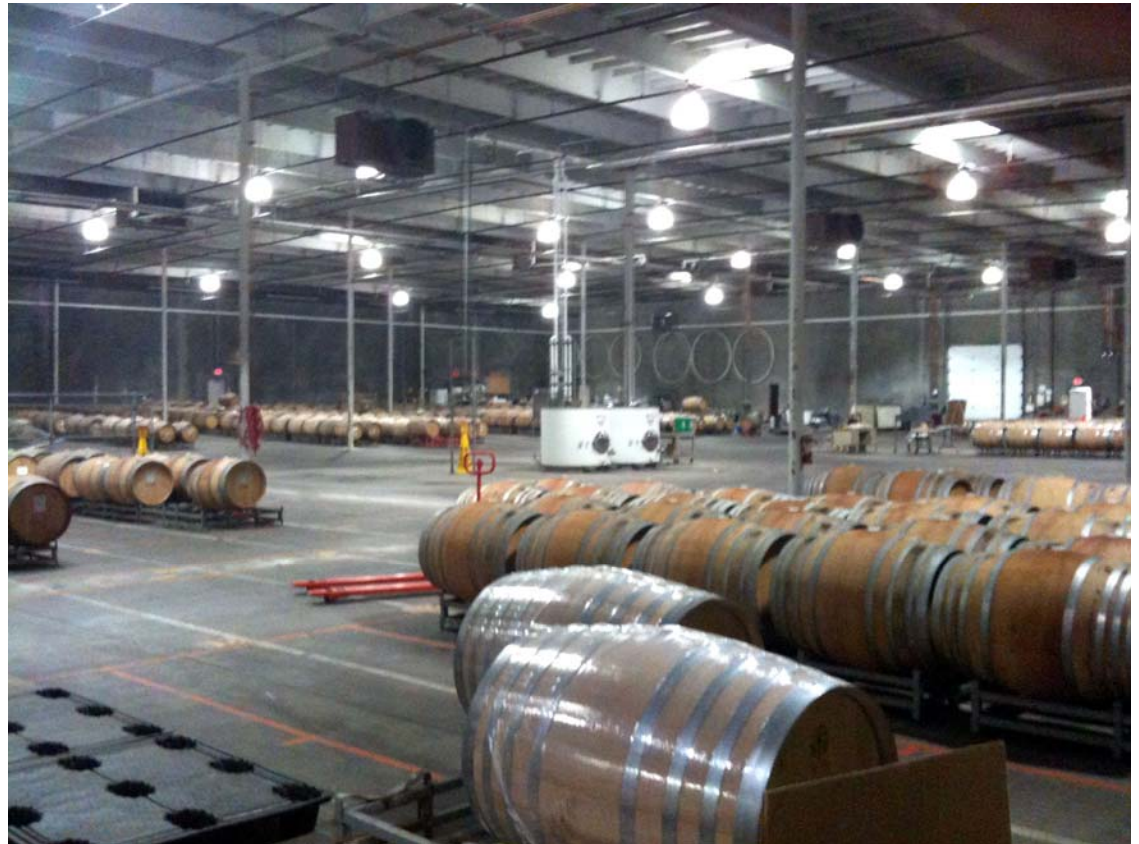


45 Main Street: +/- 44,000 sq. ft. Templeton, CA

**FOR
Sub-
LEASE**

Contact:
Steve McCarty
DRE#: 00977930

Steve Davis
DRE#: 01843738



Property Features:

- ◆ +/- 90,960 sq feet of prime wine production and storage facility located in two buildings at 45 Main Street in Templeton.
- ◆ Zoned Industrial
- ◆ Back building with +/- 44,000 sq. ft. of warehouse is currently available.
- ◆ Sloped floors with center floor drains. Waste treatment in place to clarify waste water for disposal.
- ◆ Temperature and humidity controls
- ◆ \$.54/sq. ft. NNN to lease.
- ◆ Available immediately

Stafford-McCarty
Commercial Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com



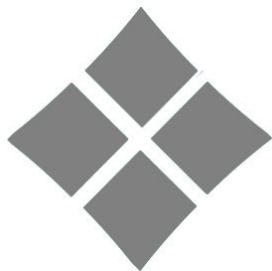
Summary

45 Main Street in Templeton is a facility ideally suited for the wine/agricultural industry. With insulated buildings, temperature and humidity controls, multiple power drops and floor drains this location is ideally suited for production or storage. Two buildings allow for increased flexibility.

Property Characteristics

Gross Square Footage:	Building 1 – +/- 46,960 sq. ft. - leased Building 2 – +/- 44,000 sq. ft. - available Total (both buildings) - +/- 90,960 sq. ft.
Electrical:	480 Volts, 600 Amps, 3 phase. Each building has its own service. Multiple power drops throughout building
Restrooms	2 Restrooms in Building 1
Temperature Control	Controlled atmosphere with night air control and CO2 systems
Humidity Control	MeeFog Humidification
Access	Building 1 has truck well and ground level roll-up door Building 2 has truck dock and ground level roll-up door
Waste Water Treatment	Bio reactor on site
Ceiling Height	20'
Zoning	Industrial per County land use
Special Features	Sloped floors

Facility designed for the wine industry."



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Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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