

# FOR SALE

Sobhani Industrial Park (aka Wine Ghetto), Lompoc CA  
12 Steel Buildings: 81,250 SF on 8 Parcels  
\$10,950,000

**CONFIDENTIAL**

### Highlights

- 100% leased with waiting list
- Adjacent to Home Depot and hospital
- 8 parcels for maximum ownership flexibility



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**Land Size:** 8 separate parcels totaling 6.51 acres  
**Topography:** Level  
**Building Size:** 81,250 SF in 12 separate steel buildings  
**Construction:** Steel - low maintenance  
**Zoning:** CM  
**Asking Price:** \$10,950,000  
**CAP Rate:** See confidential analysis\*  
**Year Built:** 1980s and later  
**Parking:** 100+  
**Truck Access:** Excellent turning areas  
**Tenants:** 32  
**Occupancy:** 100% with waiting list  
**To Show:** Contact listing agents. **DO NOT DISTURB TENANTS.**

## Typical Building Features

14 to 20 foot ceiling height  
400 to 800 amp 3 phase power  
Rollup doors  
Divisible to 1,250 SF increments  
Separate gas & electric meters  
Many buildings feature cooling systems and/or insulation  
Many buildings have floor drains

## Comments:

This irreplaceable property is located on 6.51 acres at the gateway to Lompoc on the northwest corner of Highway 1 and Highway 246. The property owner successfully processed through the City of Lompoc a conditional use permit that allows tasting rooms to operate at the complex. Significant investment in tenant improvements have transformed this unique property into a collection of world-class wineries with production facilities, storage facilities and over 16 tasting rooms. The wine industry has embraced the location, and most of the entire two-block complex has become home to many of the best wineries on the Central Coast. Now a world-renowned wine destination, the property is affectionately known as the "Lompoc Wine Ghetto".

\*Confidential analysis and rent roll available upon execution of the buyer confidentiality agreement.



The 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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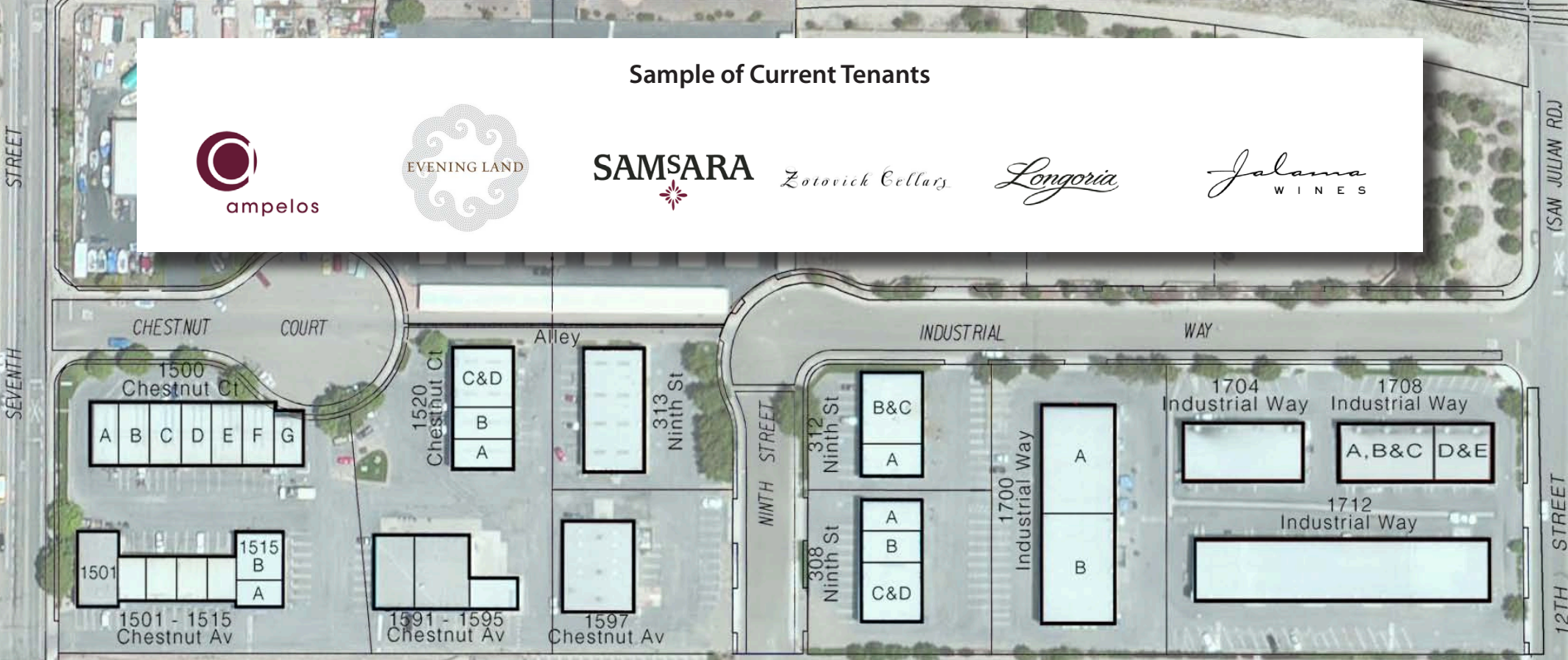
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### Sample of Current Tenants



Zotovich Cellars



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