

Old Lockeford Winery - For Sale

12470 Locke Road - Lockeford, CA 95237



1940's winery and brandy distillery with unique visitor center, restaurant and entertainment venue, plus over a dozen wine tasting rooms housed in old vats and boiler rooms

Old Lockeford Winery is a Federal TTB and ATF licensed Winery operation, approved to operate as Bonded Winery, Custom Crush, Bottling, Bonded Cold Storage Facility and Wine Tasting Room.



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | (916) 837-3456 | www.JacksCRE.com | BRE Lic #01217349

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- 23.61 +/- acre parcel; APN: 051-320-12; built in 1946
- +/- 78,950 gross sq.ft. (71,051 net sq.ft.) in eight buildings clustered around a central courtyard
- General Industrial zoning (I-G); 200+ parking spaces
- +/- 9,960 square feet currently leased to four different wineries for tasting rooms; many more rooms available
- Fully licensed, full complement Winery with Tasting rooms; (Type 2 License / Winegrower); 7,200 square foot bonded cold storage facility (Type 14 License / Public Warehouse); Alcohol and Tobacco Tax and Trade Bureau Permit
* All licenses / permits available for separate purchase
- Seller is an approved EB-5 Regional Center and will provide buyer with development-rehab loan not to exceed \$6 million
- Photos: TinyURL.com/Old-Lockeford-Winery

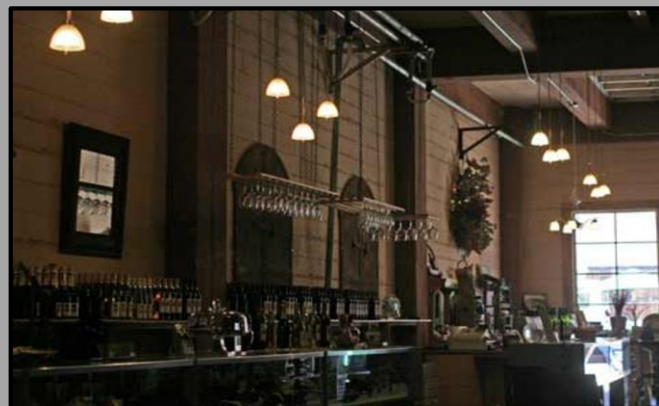


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Restaurant and banquet facilities are available onsite, with multiple locations for private party rentals, special events, concerts and live entertainment. The rear acreage provides significant opportunity for expansion of winery production, warehousing operations, RV parking, or a multitude of industrial and/or manufacturing activities.

Old Lockeford Winery (formerly Vino Piazza) was fully operational with over a dozen wine tasting rooms between 2000 - 2008, though only four remain open today, including Stama Winery, Pasos Winery, Boitano Family Wines, EMD Wine. At the peak of operations, weekend visitors totaled 2,000 people per day.

"As is" appraised value (February 2015)
- \$5,250,000 (land and improvements)
- \$500,000 (new winery equipment at replacement cost)

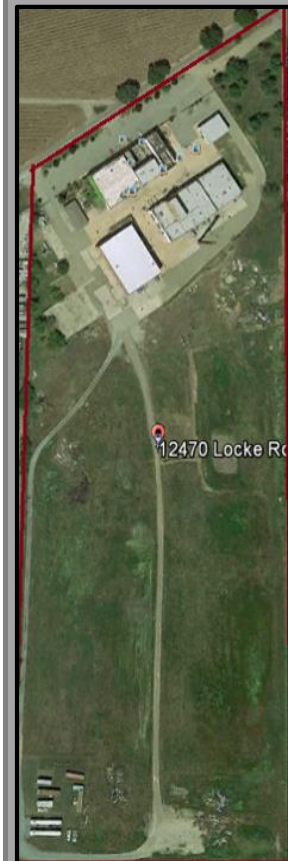


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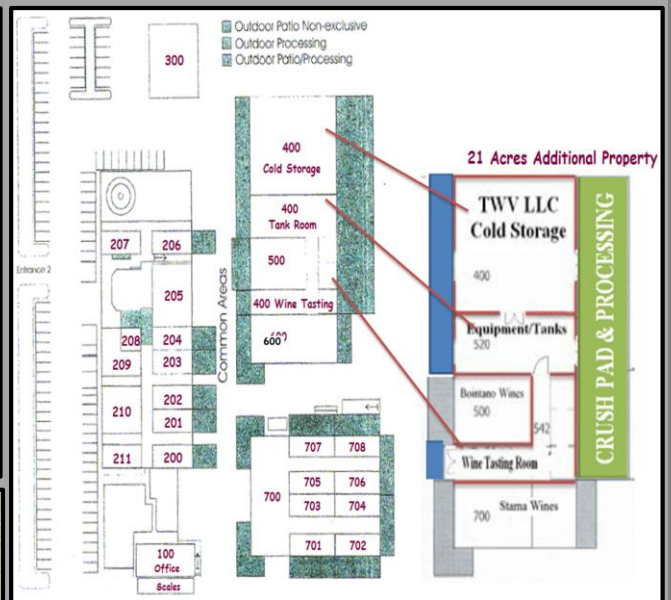
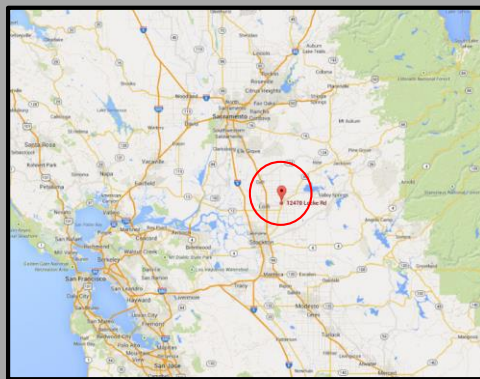
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The State of California is America's top wine producer, making 90% of all U.S. wine, and is the world's 4th leading producer after France, Italy and Spain. The largest producing area in the State of California is San Joaquin County, which produces 63% of the total state wine crush. The neighboring city of Lodi is known as the "Zinfandel Capital of the World". 4 million potential visitors live within a 45 minute drive of the Old Lockeford Winery.



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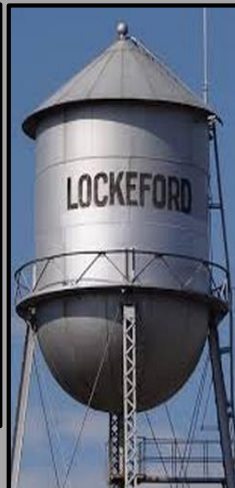
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Tuscan Wine Village - For Sale

12470 Locke Road - Lockeford, CA 95237



Get to know the historic town of Lockeford
The Inn at Locke House
only 1 mile from
Old Lockeford Winery



Related Links

- <http://www.TuscanWineVillage.com>
- <http://www.yelp.com/biz/Vino-Piazza-Lockeford>
- <http://www.Yelp.com/biz/Olde-Lockeford-Winery-Lockeford>
- <http://www.LodiWine.com/Winery-Profiles/Vino-Piazza-The-Winery-Plaza>
- <http://www.CaliforniaWineMagazine.com/Wineries/VinoPiazza.html>



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