

TURN-KEY BREWERY/TASTING ROOM/EVENT SPACE

2550 JASON COURT OCEANSIDE, CA 92056



±12,945 SF Freestanding Industrial Building

2 Grade Level Doors (12' x 14')

One (1) Dock Well

800 amps : 120/208v Power

Tasting Room Capacity for 164

Call Broker to Tour

Outdoor Seating Areas

List of Equipment Currently Located on Premises
(see page 4)

*Kidder Mathews is marketing the Real Estate only - all FF&E/licenses etc. to be negotiated with other parties

FOR MORE
INFORMATION
PLEASE CONTACT

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KIDDER.COM

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±12,945 SF

AVAILABLE

\$1.25 NNN

RENTAL RATE

\$0.25

NNN EXPENSES PSF/MO

NEGOTIABLE

ASKING SALE PRICE

BREAKDOWN OF SPACES

Space	Total SF
BREWHOUSE	±2,500 SF
WAREHOUSE/DRY STORAGE	±5,000 SF
COLD BOX	±1,500 SF
TASTING ROOM/EVENT SPACE	±2,900 SF
OFFICES/RESTROOMS	±1,100 SF

Bonus Areas Not Included in Rentable SF

FENCED/COVERED MECHANICAL/EQUIPMENT YARD	±500 SF
EXTERIOR SEATING/PATIO	±800 SF

*All SF approximate

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OCEANSIDE PRODUCTION FACILITY & TASTING ROOM (12,945 SF)

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Area	Item	Qty
Production/Warehouse (9,000 SF)	2-Vessell 20bbl Brewhouse (Premier Stainless)	1
	60bbl CLT (Premier Stainless)	1
	60bbl HLT (Premier Stainless)	1
	20bbl Fermenters (Premier Stainless)	3
	40bbl Fermenters (Premier Stainless)	5
	40bbl Brite Tank (Premier Stainless)	1
	60bbl Fermenters (Premier Stainless)	3
	60bbl Brite Tank (Premier Stainless)	1
	80bbl Brite Tank (HGX)	1
	80bbl Fermenter (HGX)	1
	4-Head Filler Wild Goose Canning Line (WGC-250)	1
	3-Head Keg Washer (Premier Stainless)	1
	Mobile Pumps (Premier Stainless)	2
	Chillertron Cellar Temperature Control System	1
	50HP High-Pressure Steam Boiler (Rite Boiler)	1
	GD-27H-MS Chiller Package	1
	Cold Box (Sharp Refrigeration; 1,500 SF)	1
	40,000 lbs Corrugated Grain Silo (AG West)	1
	Schulz 4008 Air Compressor	1
	Particle Filters (Applied Membranes)	2
	Carbon Filter (Applied Membranes)	1
	Water Softening Filter (Applied Membranes)	1
	Toyota Forklift Model 7FBEU20	1
	Kenmore Washing Machine	1
	Whirlpool Dryer	1
	Commercial Pallet Racking	1
	Tasting Room (2,900 SF)	Large Concrete Tables
Stand-up Bars		10
Chairs		60
Bar Stools		64
Draft Tap System		20
To-Go Fridge Racking		1
Samsung TVs (65-inch)		2
AV equipment for Live Music Performances		1
Artwork, Decoration, and Display Cases		1
Offices (850 SF)	Office Fixtures and Equipment	1
Restrooms (250 SF)	Restroom Fixtures	1
Exterior Patio (800 SF - Bonus)	Picnic Tables	6

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