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# COMMERCIAL REAL ESTATE: Wastewater system draws wine tenants

## Constellation Brands, Patz & Hall, Saintsburg among new occupants

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STAFF REPORTER

SONOMA – Six boutique wineries, a bakery and a wine label printer are bound for some of the last commercial space in Sonoma Valley's industrial wine corridor of Eighth Street East.

Vintage Enterprises plans to complete a 228,000-square-foot wine warehouse at 21684 Eighth St. E. in late January, and that will be the last space Vintage co-founder Helge Bruckman plans to build there, according to Business Manager Susan Norton.

Set to occupy the new building early next year are Constellation Brands in 74,000 square feet, wine label printer Cameo Sonoma in 38,000 square feet, Patz & Hall winery in 28,500 square feet, Artisan Bakers with 19,000 square feet, Saintsburg winery in another 19,000 square feet, Enkidu Wines in 9,500 square feet and 4,700-square-foot spaces for Talisman Winery, Caton Wines and Girard Winery.

The new building is the fourth in the four-building 535,000-square-foot Wine Country Industrial Park and the second there to offer tenants pretreatment of wastewater. Winery wastewater contains a lot of organic solids, such as grape juice, skins, stems and seeds that are considered a threat to the balance of waterway ecosystems and wastewater treatment facilities.

One of the most difficult aspects in obtaining approvals to build a winery in the North Coast is wastewater handling, especially for small wineries that may not have the acreage for ponds or soil conditions for septic systems, according to wastewater engineers. Compact wastewater treatment systems can cost hundreds of thousands of dollars.

A \$300,000 wastewater pretreatment system attracted Ledson Winery & Vineyards, Castle Vineyards & Winery, Tin Barn Vineyards, Three Sticks, Cayman and Stone Edge to Vintage Enterprises' 72,000-square-foot warehouse at 21692 Eighth St. E., which was finished in time for the 2005 harvest. Tenants pay a premium to use the system but a fraction of what they would to install their own.

The system was built by Danville-based Ryan Process and has two 8,000-gallon tanks for adjusting acidity then a 10,000-gallon tank for anaerobic bacterial digestion of wine solids. It handled 275,000 gallons of winery wastewater during last harvest.

Vintage Enterprises connected the sewer lines of the new building to the wastewater system in the adjacent building then doubled the system capacity.

In the past few decades, Ms. Bruckman, Whitney Gilman and their development partnerships have built 11 buildings on Eighth Street East, totaling 1.3 million square feet of wine warehousing space with the completion of the new structure.

Vintage Enterprises has 26,000 square feet left to lease in 21684 Eighth St. E., with another winery seriously interested in 14,000 square feet of that, according to Ms. Norton. The quoted rent is 55 cents a square foot per month on a triple-net basis.

As Vintage wraps its work in that corridor, two business park developers are shopping their parcels. William A. Saks & Company is marketing Gary Heck's 53-acre Carneros Business Park with 770,000 square feet of planned buildings. Odyssey Development recently gained approval for the first phase of its Sonoma Valley Business Park at the corner of Eighth Street East and Highway 121.