

## Non-Volatile Manufacturing & Distribution *Operational in Long Beach*

**\$650,000**

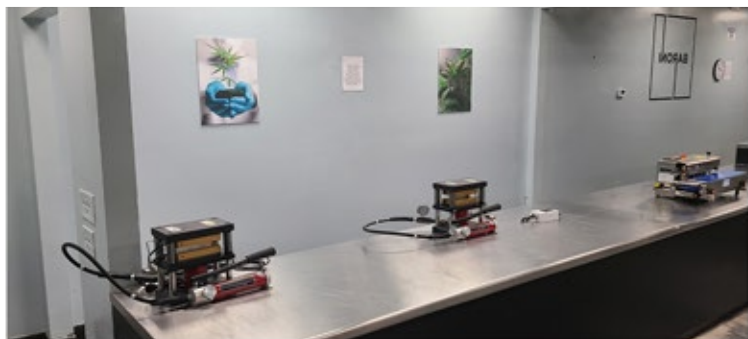


Take advantage of the low tax rate in Long Beach and purchase these operationally ready Type 6 Manufacturing and Distribution Licenses. This former liquor store has been converted into a state-of-the-art facility which can extract, cook, bake, pre-roll, infuse, package, and distribute your proprietary product to market. Don't miss it.

**NDA  
REQUIRED**

### Business Highlights

- Kitchen Ready
  - Commercial Hood Included
  - Drains, Sinks, Flooring in Place
- Massive Cold Storage Area
- Equipment Sold Separate:
  - Some equipment leased
- Includes Leased & Compliant Distribution Vehicle



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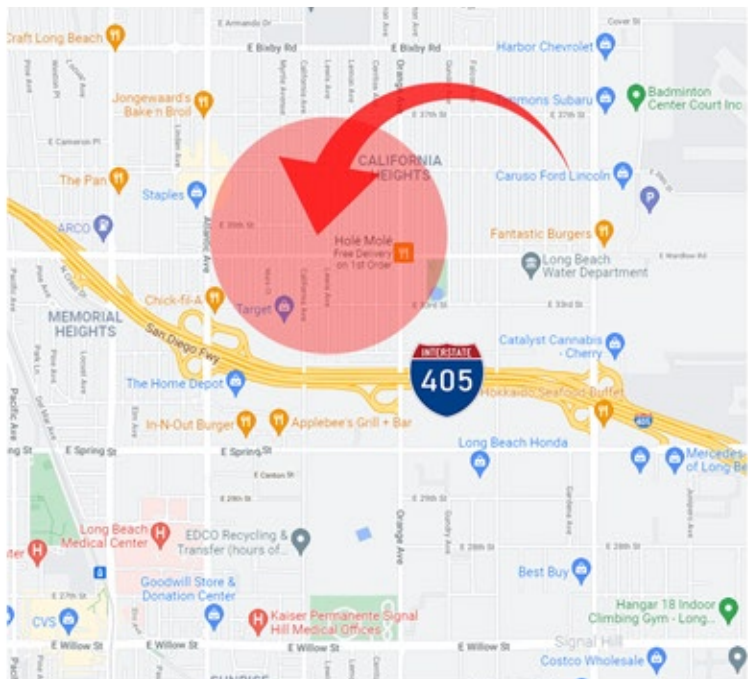


Great location with strong freeway access. The property enjoys ample parking and is located in California Heights, a hip/trendy part of Long Beach with million dollar homes nearby. Because the unit was previously a convenience store, the manufacturing side of the building has extensive cold storage space for your inventory and final product.

**NDA  
REQUIRED**

### Real Estate Info

- Leased Premises
  - 4,880 SF Single Tenant Building
  - 9,850 SF Lot
  - 2 x 5 Year Renewals
  - Lease Assignment Included
- 3.8:1,000 Parking
- Fully Built Out Facilities



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