



Cannabis | Real Estate | Licensing | Advocacy

Operational Type 7 Manufacturing Bay Area, CA Asking \$999,000

Description:

A rare opportunity to acquire a fully operational cannabis manufacturing facility with an **Annual Type 7 Volatile Manufacturing License** in the Bay Area.

Over **\$2,000,000 has been invested** into the buildout and equipment, creating a turnkey platform for an operator or investor seeking immediate entry into one of California's most established cannabis markets.

The ±4,500 SF facility is purpose-built for efficiency and scalability, with a C1D1 extraction room, post-processing, packaging & storage areas, secured intake, walk-in freezer, and dedicated office space. A separate area is already designated for distribution or delivery use, positioning the operation for vertical integration.

Reason for Sale: Ownership is exiting the California cannabis market and is seeking a clean, expedited sale.

Value Add: A Type 11 distribution license is already in process on-site and near completion, allowing a buyer to quickly establish in-house distribution and capture additional margin.

Key Highlights:

- **±4,500 SF facility**
- Rent: \$2.00/SF/month + NNN
- Power: 600 AMPS
- Fully built-out C1D1 extraction lab
- Approx. \$2M total investment (incl. ~\$500K equipment)
- Turnkey, operational facility
- Type 11 Distribution in process
- 4 private parking spaces + common area parking

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*An NDA is required for further information regarding this exclusive opportunity.
If you or your company do not currently have an NDA on file with WeCann, then
one will be provided to you upon request.*

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