

TYPE 7 VOLATILE MANUFACTURING

Distribution & Processing / Post-Harvest

Orange County, California



DRYING + TRIMMING + CURING | TYPE 7 VOLATILE MANUFACTURING | DISTRIBUTION

\$2,250,000

ASKING PRICE

9,230 SF

LEASED FACILITY

MULTI-LICENSE

BUSINESS OFFERING

THE OPPORTUNITY

Acquire an established cannabis operation in Santa Ana offering Type 7 volatile manufacturing, licensed distribution and post-harvest processing capabilities. The improved industrial facility includes equipment and FF&E.

**TYPE 7 VOLATILE
MANUFACTURING**

**LICENSED
DISTRIBUTION**

**POST-HARVEST
BUILDOUT**

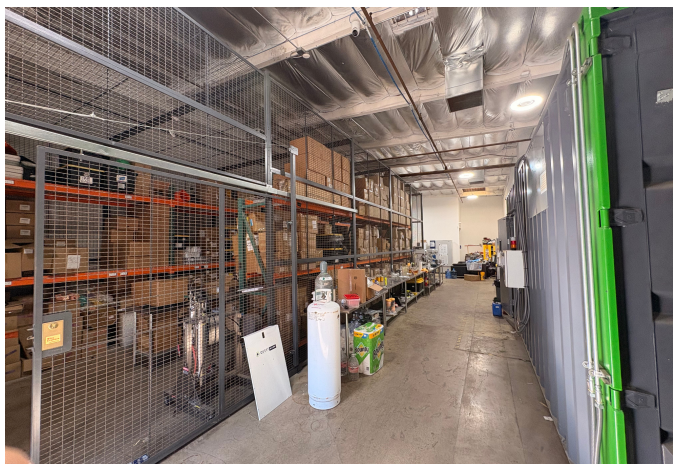
PROPERTY, LEASE & ACQUISITION DETAILS

PROPERTY HIGHLIGHTS

BUILDING SIZE	±9,230 SF
LOT SIZE	±0.42 Acres
SITE SECURITY	Gated, Secured Yard
ELECTRICAL SERVICE	400 Amp, 3-Phase
EQUIPMENT & FF&E	Included in Sale

LEASE TERMS

BASE RENT	Approx. \$23,361 / mo.
RENTAL RATE	Approx. \$2.53 / SF / mo.
ANNUAL INCREASES	4%
LEASE STRUCTURE	Net Lease
RENEWAL OPTIONS	Two Additional 5-Year Terms



ACTUAL FACILITY AND PRODUCT PHOTOGRAPHS

SANTA ANA CANNABIS MARKET

Santa Ana's cannabis regulations provide operators with several distinct advantages. The City's manufacturing and distribution gross-receipts tax was reduced from 6% to 1% in 2023, significantly lowering the local tax rate for these activities. Santa Ana also allows indoor cultivation, providing a pathway for state-licensed processing operations focused on drying, trimming and curing. The ability to combine processing, volatile manufacturing and distribution at an approved location offers operational flexibility that is not available in every Southern California municipality.

ADDITIONAL ACQUISITION OPPORTUNITY

Santa Barbara County Greenhouse Cultivation Operation

±140,000 SF | 11 Small Mixed-Light Tier 2 Licenses + Nursery

Farm Offering: \$4,000,000

Combined Offering: \$6,000,000

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