



Long Beach Distro & Type 6 Manufacturing Facility: Fully Built-out & Affordable

This 6,100 Square Foot Facility Offers Ample Space for Operations at Just \$699,000

Property Highlights

- 6,100 SF of space divided into two separate units within the same building
- Affordable rent: \$10,000 per month, or about \$1.64/SF
- Approximately 2,600 SF of distribution space
- Approx. 3,500 SF manufacturing space
- Features include a CID2 room, walk-in freezer, and galley kitchen for edibles.
- Roll-up doors facilitate easy loading & unloading.
- Very secure location!

Business Highlights

- Recently granted a certificate of occupancy by the City of Long Beach
- Fully licensed operation & turnkey.
- Type 6 Manufacturing section is state-licensed and locally permitted.
- Distribution section equipped with office space, mezzanine, and a secure roll-up door.
- Low tax rates, providing a favorable financial environment
- Tested Standard Operating Procedures (SOP's) are in place & ready for new owners!

Long Beach Type 6 & Distro

Two Licenses

Fully Built-Out Space with Low Taxes, Tested SOPs, and Optional Equipment

Asking Price: \$699,000 with all TI's and Extraction Equipment Included

The Long Beach Distro and Type 6 Manufacturing facility offers a fully built-out operation in Long Beach, CA. With a total area of 6,100 SF divided into separate units, the facility provides ample space for distribution and Type 6 Manufacturing activities. The lowest tax rates in the state further enhance its appeal. Equipped with tested SOPs, office space, a mezzanine, roll-up doors, and optional equipment, this facility offers efficient distribution capabilities

Distribution:

The distribution aspect of the facility includes office space, a mezzanine, and a roll-up door for secure entry and exit of vehicles. With approximately 2,600 SF of space available, this section of the facility is well equipped for highly efficient distribution operations.

Type 6 Manufacturing:

The Type 6 Manufacturing section of the facility is 3,600 SF, and comes state licensed and locally permitted for mechanical and ethanol extraction. It includes a CID2 room, a walk-in freezer, and a galley kitchen specifically designed for edibles manufacturing. Get in touch with us today to schedule a tour.

Why Pac Garden?

Pac Garden Assets is a commercial brokerage originally formed to facilitate the consolidation of Prop 64 compliant assets. Pac Garden is committed to bringing together buyers & sellers of business opportunities & real estate with access to public & private capital to enable more transactions and expand the size and influence of our industry.



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