WARMSTONE
ADVISORS

OFFERING MEMORANDUM

Artemis Processing Facility

Industrial · Lower Lake, California

PROPERTY FACTS

PROPERTY TYPE	Industrial
LOT SIZE	±62.76 acres (deeded)
WATER	On-site well with dual reverse osmosis filtration
STATUS	Active · For Sale

ARTEMIS PROCESSING FACILITY

Opportunity Overview

A purpose-built ±67,000 SF cannabis manufacturing and distribution campus on 62.76 deeded acres in Lower Lake, California.

The Artemis Processing Campus is a purpose-built cannabis manufacturing and distribution facility on 62.76 deeded acres in Lower Lake, Lake County, California. The campus comprises seven industrial buildings totaling approximately 67,000 square feet, built to pharmaceutical-grade compliance standards with 4,000 amps of three-phase power, an on-site well with dual reverse osmosis filtration, and a fully self-contained infrastructure.

Processing, Manufacturing, & Distribution Campus

The facility is operational and available for immediate transition. Key infrastructure includes a 25,800 SF primary drying and intake building with cold storage capacity for 250 FLC trimmers, a 15,225 SF manufacturing building housing a DEA-compliant security cage, cold water extraction systems, rosin press stations, and cartridge filling lines.

A dedicated packaging building features automated jar and mylar batching systems, and an 11-office executive complex with an activatable second-floor suite supports administrative operations. Equipment is available separately.

Operational Highlights

Three active DCC licenses are in place: a Processor license, a Type 6 Non-Volatile Manufacturing license, and a Type 11 Distribution license, authorizing the full spectrum of post-harvest cannabis operations from intake and drying through extraction, formulation, packaging, and distribution.

Zaki Properties

The regulated cannabis practice. Zaki Properties represents cultivation facilities, greenhouse and outdoor operations, manufacturing assets, and licensed cannabis businesses across California.

The practice extends into counsel beyond the transaction. Broker opinions of value, concurrent dual escrows separating real estate from licensed operations, court-appointed receivership work, and advisory for family offices and private equity.

Prepared and verified by Jamie Warm · Founder & Principal Advisor · DRE #02192518

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