WARMSTONE
ADVISORS

OFFERING MEMORANDUM

Kanep

Manufacturing & Distribution · Long Beach, California

PROPERTY FACTS

PROPERTY TYPE	Manufacturing & Distribution
STATUS	Active · For Sale

KANEP

Opportunity Overview

As a one of a kind asset newly available on the market, the Kanep Building is a turnkey facility for an operator to thrive.

Meticulously remodeled by The Kanep Group, this purpose-built facility was designed for manufacturing and distribution efficiency and growth.

The Kanep Building has excellent utility and operational workflow to support a variety of manufactured goods produced on site. Security measures are extensive, guaranteeing peace of mind, while the design offers potential for expansion.

Inside the facility are two distinct corridors, united by a central hub catering to an executive office, administration, and conference rooms. The Type 7 manufacturing wing features specialized rooms such as a state-of-the-art commercial kitchen, a dedicated C1D1 room for volatile extraction, post extraction processing, a distillation room, and dedicated pre roll rooms. The pre-roll line features an automated pre roll machine and a walk-in refrigerator to meet production demands.

Across the divide lies the distribution center, an organized corridor housing administrative offices, packaging lines, a quarantine room, walk-in refrigeration, and a storage room to deliver finished goods to market. The facility is equipped with 800 amps of three-phase power and compressed air plumbed into most of the rooms.

Included in this offering is the facility, licenses, proprietary brands, inventory, equipment, and white-label contracts.

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.

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