

22745 Fuji Lane

Salinas, CA 93908



PROPERTY OVERVIEW





OFFERING SUMMARY

Price	\$5,600,000
Proposed Building Area	259,852 SQ.FT development
Entitlements	Approved Land Use Permit

SITE DESCRIPTION

Power	1000 amps
Water	275 GPM well

PARCEL

Acres	10+/-
APN	137-141-012
Zoning	AG



TAKE A CLOSER LOOK

SCAN OR CLICK HERE TO SEE THE PROPERTY VIDEO



PROPERTY DESCRIPTION

22745 Fuji Lane in Salinas, presents a prime opportunity for the development of a state-of-the-art greenhouse facility in Monterey County. The property comes with a Land Use Permit (LUP) that has been approved for the construction of a 259,852 sq ft facility, designed to support a wide range of agricultural operations, including nursery, mixed-light cultivation, processing, and non-volatile manufacturing.

The LUP specifies approvals for a 155,254 sq ft flower area, 25,872 sq ft nursery, 1,960 sq ft dry room, 3,528 sq ft bucking room, 4,900 sq ft trim room, and a 5,292 sq ft manufacturing space. The property's infrastructure includes a robust water supply from a well drilled in 1991, producing 275 gallons per minute, and 1,000 amps of electrical power, making it well-suited for large-scale operations. The property benefits from a favorable tax rate of \$1.46 per sq ft annually in Monterey County.

Additionally, 73,000 sq ft of high-quality glass greenhouses from System USA have been purchased which can be sold with the property. These greenhouses include six units measuring 252' x 210' and two units at 84' x 238', offering a state of the art growing environment.

With comprehensive approvals, infrastructure readiness, and additional greenhouse assets, 22745 Fuji Lane offers a rare and valuable opportunity for serious agricultural developers.



STEP ONTO THE PROPERTY

SCAN OR CLICK HERE FOR THE 360° VIRTUAL TOUR

PROPERTY DETAILS

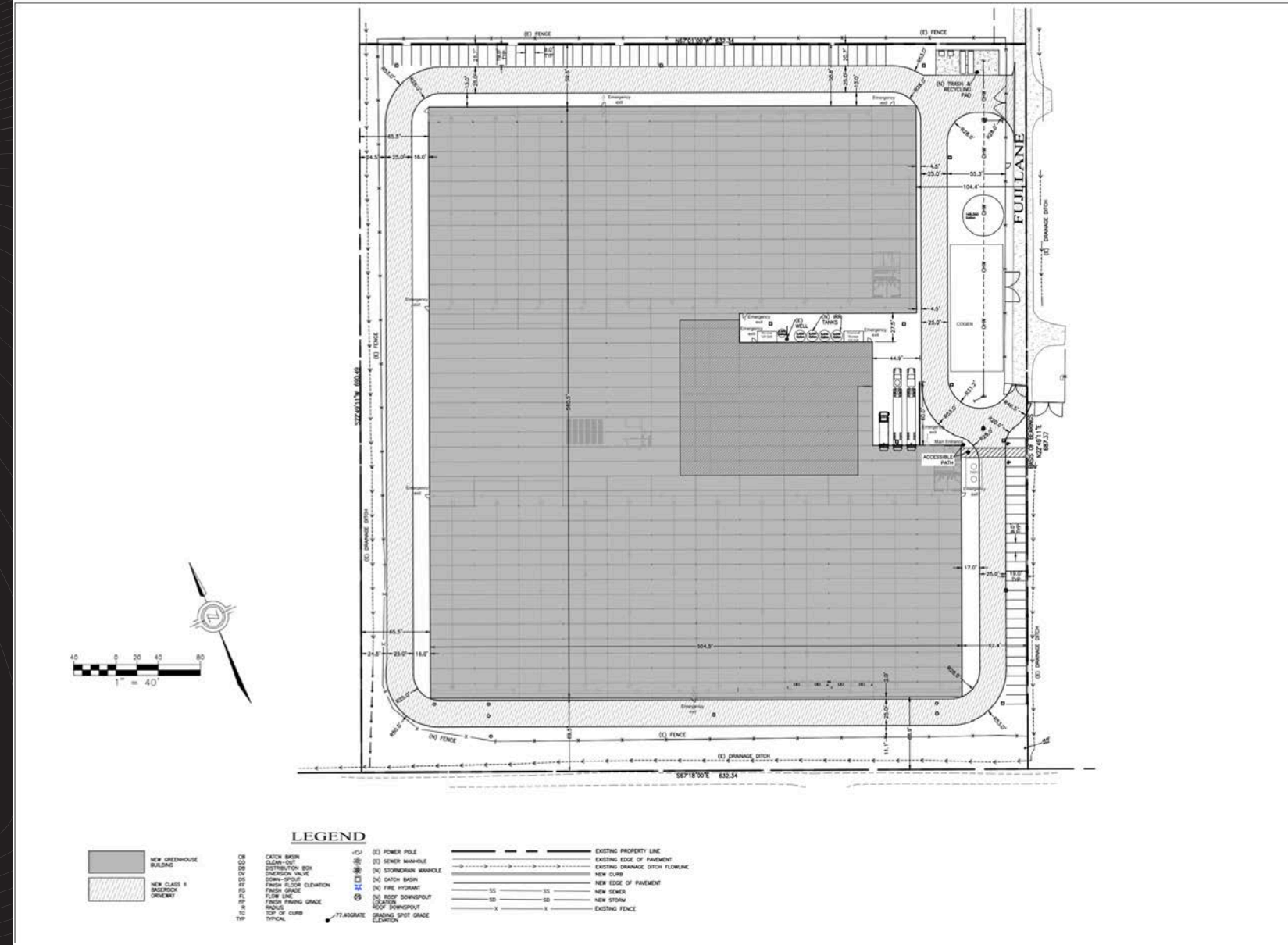
Title	Vacant Land/Cannabis Development
Property Address	22745 Fuji Lane, Salinas, CA 93908
Number of Buildings	1

HIGHLIGHTS

- 259,852 sq ft development
- 155,254 sq ft mixed light flower greenhouse
- 25,872 sq ft nursery greenhouse
- 1,960 sq ft drying room
- 3,528 sq ft bucking room
- 4,900 sq ft trim room
- 5,292 sq ft manufacturing room
- 73,000 sq ft of Systems USA Greenhouse available onsite for purchase
- \$1.46/sq ft tax

RESOURCES

For more information on the Monterey County Cannabis Tax Rate scan/click the QR code or visit www.countyofmonterey.gov



LOCATION OVERVIEW

SALINAS, CALIFORNIA

The modern National Steinbeck Center is a must-see for fans of the Nobel Prize-winning author and anyone curious about Salinas. The main exhibit, organized geographically, explores Steinbeck's life and highlights Monterey County locations central to his work. Just a few blocks away, The Steinbeck House, his Victorian childhood home, now serves as a restaurant displaying family photos and memorabilia.

While the Salinas Valley is known for lettuce, it's also a wine destination. From Salinas, follow the River Road Wine Trail south, stopping at Odonata Winery for small-batch French-style wines and Rustiqué's century-old barn tasting room. Continue along the 101 for valley views and Wrath's Syrah and Pinot Noir, and don't miss a quick stop at the historic Mission Nuestra Señora de la Soledad nearby.

Salinas Valley has played a crucial role in the development of California's outdoor and greenhouse cannabis industry. Building on its long-established agricultural history, the region became a foundation for cannabis cultivation following legalization in 2018. The area's skilled labor force, ideal climate, and extensive greenhouse infrastructure—originally built for crops like lettuce and strawberries—made it a natural hub for large-scale cannabis operations. The willingness of Monterey County's administration to support cannabis businesses, combined with a favorable tax structure, has attracted numerous operators. As a result, Salinas Valley has become home to some of the largest greenhouse cannabis producers in the state, providing high-quality flower and nursery starts year-round. With dedicated support from local government and a thriving agricultural ecosystem, Salinas Valley remains a key contributor to California's cannabis supply chain.








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PROPERTIES



JAMIE WARM
REALTOR® | Sales Associate
Commercial Associate

805.722.7095
Jamie@bespoke.global
zakiproperties.com

DRE 02192518

-  Zaki Properties
-  zakipropertiesca
-  Zaki_Properties



JOE RAMOS
REALTOR® | Sales Associate
Commercial Associate

805.680.6849
JoeRamos@bhhsca.com
zakiproperties.com

DRE 02040488