

# Rio Vista Manufacturing

10 Poppy House, Rio Vista, CA 94571



REAL ESTATE & INVESTMENT CO., INC.

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GBR Real Estate & Investment Co., Inc.



## Price: \$18.00 /SF/YR

Located in the Rio Vista Business Park, two brand new buildings comprising a total of 9950 sq. ft. are available with city CUP in place. Building one was designed for type 7 Cannabis manufacturing including water based or volatile extraction including — Butane (LPG), Propane (LPG), Carbon dioxide (CO2), Ethanol, Purge gases, or Carbon dioxide (CO2) with another solvent, two C1D1 booths in place. Type 7 also allows for infused product creation, labeling and packaging. Building one includes a secure storage vault, areas for cold storage, reception area, office space and restrooms. Bring your extraction equipment and you are ready to go. Building two is an open warehouse that would be ideal for cultivation or distribution. Tenant will need to secure any required licenses for Cannabis operations from the City of Rio Vista.

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CUP on buildings for multiple types of Cannabis uses including extraction, manufacturing and distribution.

Building one built out for type 7 manufacturing with two C1D1 booths on site.

Fully fenced and secure site with ample parking and truck access.



**Mark Boston**

[mark@gbrr realestate.com](mailto:mark@gbrr realestate.com)

(916) 988-4663

**GBR Real Estate & Investment Co., Inc.**

63 Natoma St, Suite 120

Folsom, CA 95630



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Building Photo

### Listing space

#### 1st Floor

Space Available	9,950 SF
Rental Rate	\$18.00 /SF/YR
Date Available	March 08, 2024
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable



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## Property Photos



Back 1



Stan Semi side parking

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## Property Photos



Front Gate facing Andive California



Building Photo



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Building Photo



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Building Photo



Building Photo



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## Property Photos



Building Photo



9 (3)

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## Property Photos



7



8 (8)



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## Property Photos



Building Photo



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## Property Photos



Building Photo



Building Photo

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## Property Photos



Building Photo



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## Location

