

FOR SALE PROCESSING & DISTRO

REAL ESTATE & ENTITLEMENTS



**PAC
GARDEN**
ASSETS

info@pacgarden.com | 213.722.9577 | DRE #02174506

Buy it. Build It. Exit.

151 Airport Rd, King City, CA 93930

\$2,500,000

151 Airport Rd | Entitled Processing & Distribution Facility

Prime Cannabis-Processing & Distribution Facility – Permit Ready in King City, CA



Ben Hourani
CA 02072441
213.722.9577

Listing Added: 08/12/2025

Listing Updated: 08/13/2025

Details

Asking Price	\$2,500,000	Property Type	Business for Sale, Industrial
Subtype	Business and Building	Investment Type	Owner/User
Investment Sub Type	Industrial – Entitled Processing & Distribution	Class	C
Tenancy	Vacant	Occupancy	Vacant
Occupancy Date	09/30/2025	Units	1
Year Built	19741	Year Renovated	Various upgrades
Buildings	1	Stories	1
Permitted Zoning	M-1 (Industrial District)	Lot Size (acres)	2.14
Broker Co-Op	Yes	APN	026-351-022-000 & 026-521-030-000
Ownership	Fee Simple	Loading Docks	2
Dock High Doors	2	Ceiling Height	30

Marketing Description

An exceptional opportunity to acquire a fully entitled, strategically located industrial property designed for cannabis processing, manufacturing, and distribution. Situated on 2.14 acres with dual APNs, this ±18,400 SF facility offers a unique combination of dry space, mezzanine, and operational capacity to support large-scale production.

Key Highlights:

- ±4,000 SF dry space (south side) + ±5,400 SF dry space (north side)
- ±5,000 SF mezzanine for additional processing or storage
- Production capacity: 140K–170K wet pounds dry capacity per cycle
- Designed to support 30 trimmers per shift
- Fully entitled for cannabis processing & distribution
- King City tax rate: only 2% of gross receipts
- Industrial zoning with ample yard & parking space
- Ideal for owner-user, investor, or multi-tenant setup

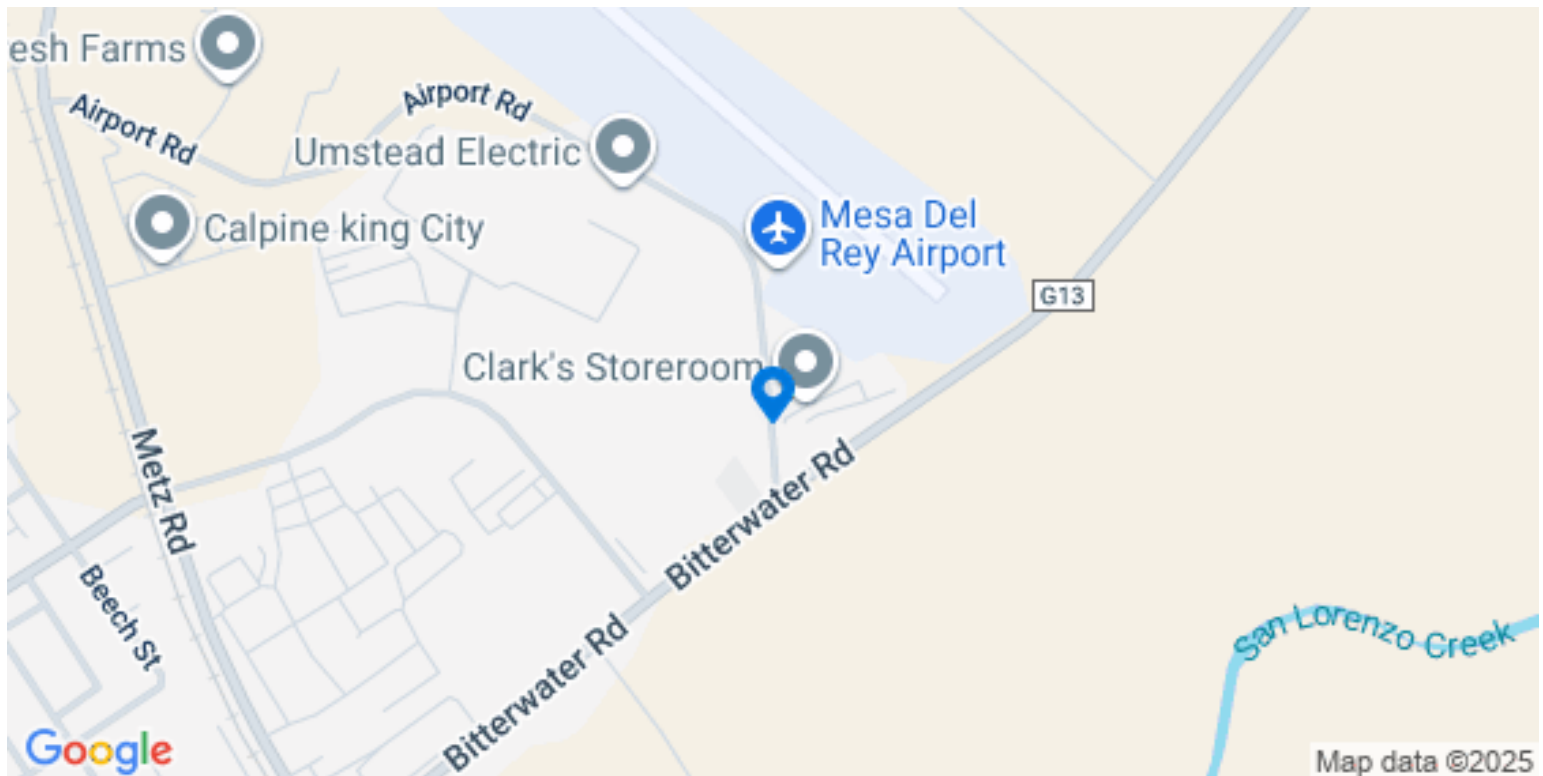
With building permits in progress and city collaboration already established, this property offers speed-to-market advantages for operators ready to capitalize on California's growing cannabis market. Perfect for scaling operations or establishing a regional processing hub.

Investment Highlights

Investment Highlights

- Fully entitled cannabis processing & distribution facility
- ±4,000 SF dry space (south) + ±5,400 SF dry space (north)
- ±5,000 SF mezzanine for storage, packaging, or processing
- Drying capacity: 140K–170K wet pounds per cycle
- Designed for up to 30 trimmers per shift
- Ideal for owner-operator with dedicated cultivation needing continuous processing
- Excellent fit for third-party processing and distribution services
- King City tax rate: only 2% of gross receipts
- Industrial zoning with ample yard space and truck access
- Strategic Central Coast location for statewide distribution
- **Ask about our sister facility**—a completed, off-market property featured at the end of the video. Contact info@pacgarden.com (pacgarden.com) for details.

Location (1 Location)



Property Photos (8 photos)

