

FOR SALE

±7,875 SF

**WAREHOUSE WITH
132 GROW LIGHTS**

1422 W

GAYLORD STREET

LONG BEACH, CA



**TURNKEY LICENSED CANNABIS FACILITY
WITH CERTIFICATE OF OCCUPANCY**

STREAM

PROPERTY DESCRIPTION

Price

\$4,200,000

Includes

Real Estate, FF&E, Licenses, and Brand

Address

1422 W Gaylord Street Long Beach, CA 90813 

Size

7,875 SF on 0.35AC of Land

Year Built

1987 / 2018 renovations

Construction Type

Concrete Block + Metal

Grow Room Build

Modular Wall Panels

Building Height

17'-20' (12' in grow rooms)

Loading

1 ground level roll-up door

Zoning

IG - General Industrial 

Parking Stalls

9 stalls in fenced in parking lot



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ABOUT THE BUSINESS



BRAND

No Till Kings is a living soil indoor cannabis cultivation company that practices no-till cultivation, which uses living soil for the plants. No-till cultivation creates a biologically diverse growing environment that is rich in microorganisms and free of synthetic pesticides. No Till Kings consistently produces some of the highest quality and cleanest grade cannabis possible.



OCAL CERTIFIED FLOWER

A statewide certification program that establishes and enforces comparable-to-organic standards for the cannabis industry.



LICENSE

CCL19-0004618 (Provisional Medicinal-Specialty Indoor)



LIGHTS

132 (Luxx 645 Pro XR LED Lights)



AIR CONDITIONING

70 Tons Air Conditioning VRF Condensing Units



DEHUMIDIFIERS

(6) Anden 320V3 + (5) Anden 210V1 + (2) Anden 130



POWER

600A, 480V, 3Ø



SECURITY

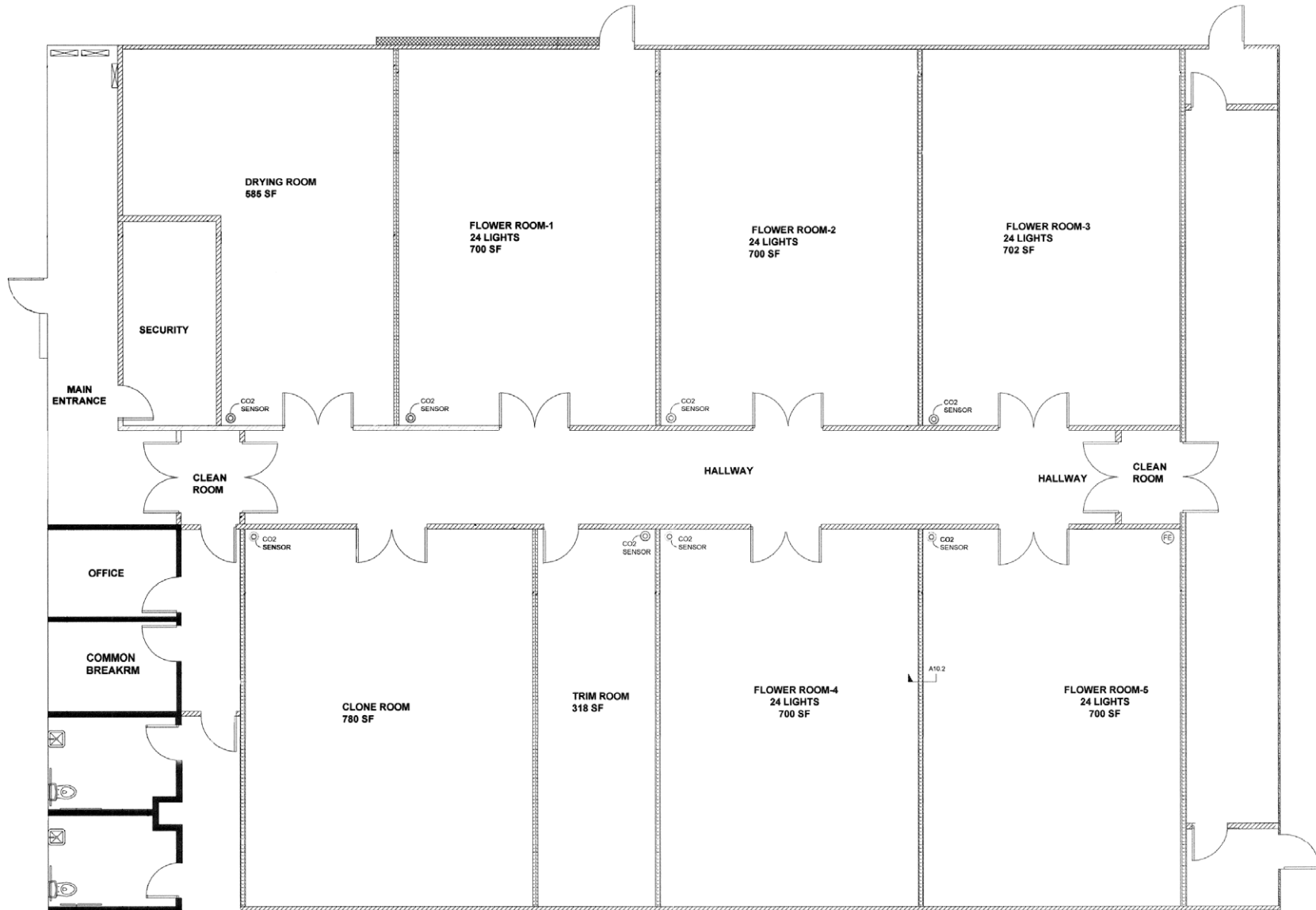
The extensive security system includes ADT alarm monitoring (with door contacts), motion detectors and multiple alarm sirens, 32 cameras with 24-hour recording.



CERTIFICATE OF OCCUPANCY ISSUED

The building was signed off for final inspection (and fire inspection) and all licenses are current. This business will be fast-tracked for an annual license once the City of Long Beach issues CEQA guidelines for cannabis operators.

SITE PLAN



LOCATION MAP

DISTANCE TO	
Santa Ana	21 Miles
DTLA	25 Miles
San Diego	112 Miles
Palm Springs	113 Miles

1422 W GAYLORD STREET
LONG BEACH, CA

Drive Time Areas

- 15 Minutes
- 30 Minutes
- 60 Minutes





SUBMARKET OVERVIEW

Long Beach is a thriving submarket for industrial properties. The area is home to the Port of Long Beach, which serves as a gateway for goods from Asia to the United States, making it a prime location for logistics, distribution, and manufacturing companies. The submarket rent for industrial space in Long Beach is \$1.71 per square foot, making it an affordable choice for businesses looking to establish themselves in the area.

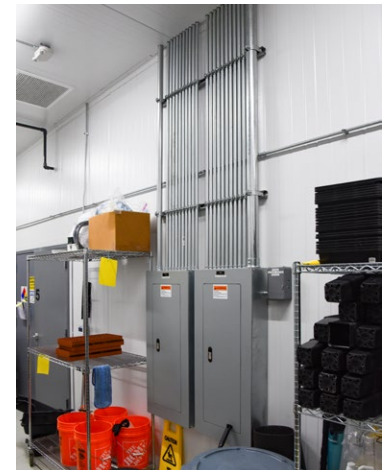
In addition to its prime location and affordable real estate options, Long Beach's industrial market offers competitive average sales prices. The average sales price in the submarket is \$353 per square foot and continues to grow. The market cap rate is strong, sitting at 4.8%. This rate reflects the market's stability and the potential for long-term growth.

The City's industrial market is a great choice for businesses looking to expand their operations in Southern California. The area's strategic location, range of real estate options, and favorable pricing make it an attractive destination for companies in a variety of industries. With a stable market demand and a commitment to innovation, Long Beach is poised for continued growth and success in the years to come.

In addition to the favorable real estate prices and market cap rate, the City of Long Beach has also been historically friendly to cannabis tenants; the area has become a hub for the industry in Southern California, with numerous dispensaries, cultivators, and manufacturers operating in the city. Long Beach has some of the most competitive cannabis tax rates in LA County, which has helped to attract businesses to the area.

The City of Long Beach has also implemented a number of initiatives to support the cannabis industry, including programs to help minority-owned and small businesses get started in the industry. The city has established a framework for safe and legal cannabis operations, which has helped to create a thriving market for cannabis tenants in the area. With its favorable tax rates, supportive business climate, and commitment to innovation, Long Beach is a great choice for businesses looking to establish themselves in Southern California.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



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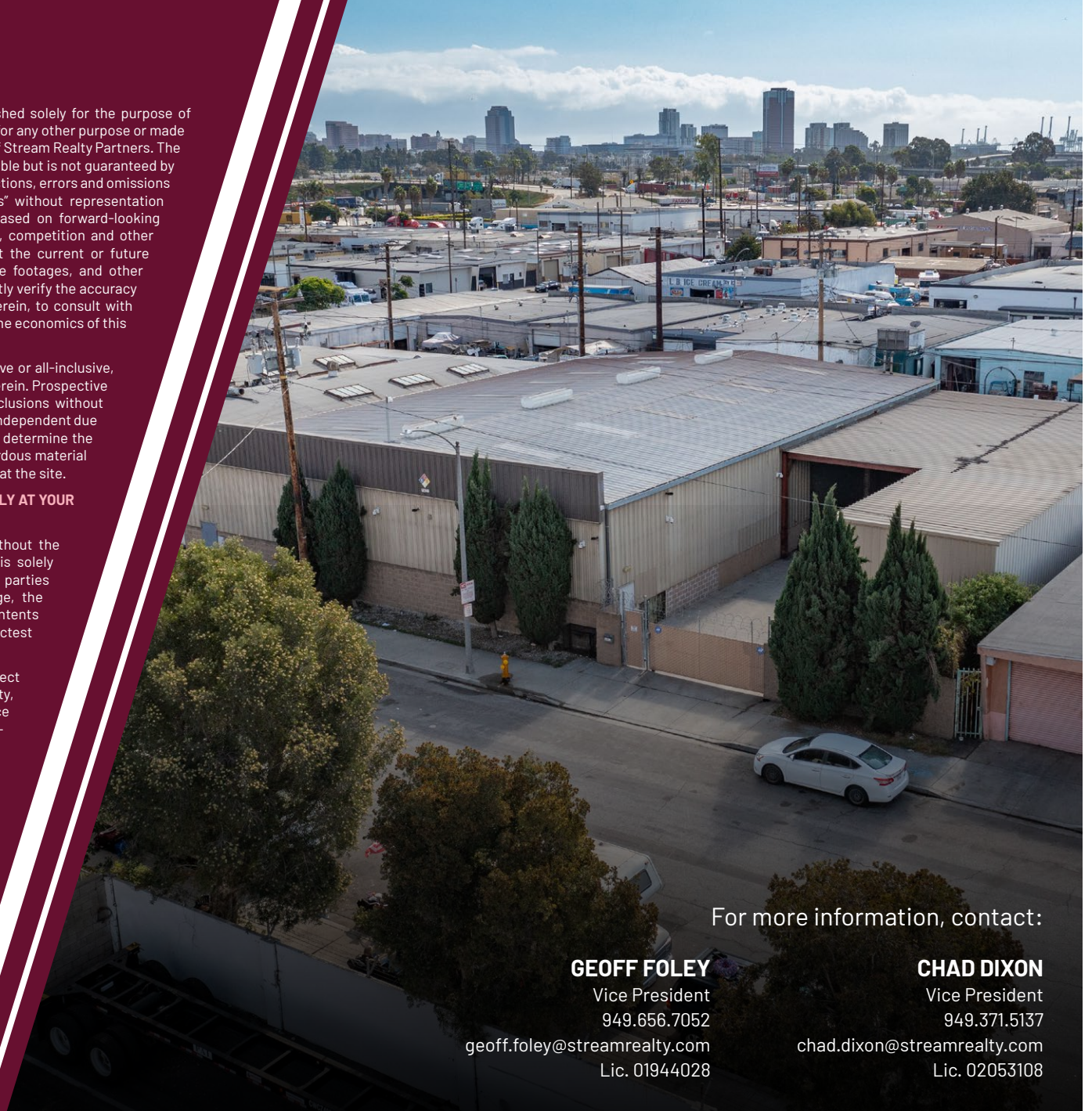
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