

N 38°55' 12"

W 122°37' 09"

FOR SALE

CANNABIS MANUFACTURING PROCESSING & DISTRIBUTION CAMPUS



ARTEMIS CoPACK

12762 S. State HWY 29 • Lower Lake • CA

62.76 ACRES • 66,865 SF

3 DCC LICENSES • 4,000A 3PHASE

**EXCLUSIVELY OFFERED BY
ZAKI PROPERTIES**

CANNABIS DIVISION

Parcel 012-023-25

Lower Lake • CA

02 SECTION PROPERTY OVERVIEW

ARTEMIS COPACK

62.76 DEEDED ACRES	66,865 TOTAL SQUARE FEET	3 ACTIVE LICENSES	4,000 AMPS · 3-PHASE
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PURPOSE-BUILT CANNABIS MANUFACTURING & DISTRIBUTION CAMPUS – OPERATIONAL & AVAILABLE FOR IMMEDIATE TRANSITION.

The Artemis Processing Campus is a purpose-built cannabis manufacturing and distribution facility on 62.76 deeded acres in Lower Lake, Lake County, California. The campus comprises seven industrial buildings totaling approximately 67,000 square feet, built to pharmaceutical-grade compliance standards with 4,000 amps of three-phase power, an on-site well with dual reverse osmosis filtration, and fully self-contained infrastructure.

Three active DCC licenses are in place: a Processor license, a Type 6 Non-Volatile Manufacturing license, and a Type 11 Distribution license, authorizing the full spectrum of post-harvest cannabis operations from intake and drying through extraction, formulation, packaging, and distribution. The property is zoned M2, Heavy Manufacturing, supporting both current cannabis operations and a broad range of alternative industrial uses without additional entitlement.

Key infrastructure includes a 25,800 SF primary drying and intake building with cold storage capacity for 250 FLC trimmers, a 15,225 SF manufacturing building housing a DEA-compliant security cage, cold water extraction systems, rosin press stations, and cartridge filling lines, and a dedicated packaging building with automated jar and mylar batching systems.



COLD WATER EXTRACTION



DEA SECURITY CAGE



PACKAGING LINES



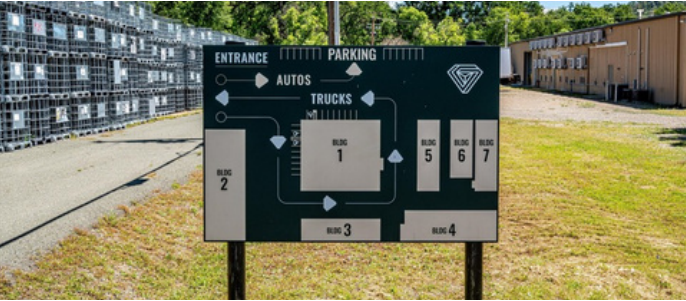
03

SECTION

FACILITY BREAKDOWN

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BUILDING	FUNCTION	SQUARE FEET
Building 1	Distribution · Manufacturing · Type 6	15,225
Building 2	Drying & Processing	25,800
Building 3	Processing	7,500
Building 4	Administrative & Processing	9,040
Building 5	Storage	3,600
Building 6	Storage	2,400
Building 7	Maintenance Shop	3,300
TOTAL CAMPUS		66,865



KEY INFRASTRUCTURE

POWER 4,000 A Three-phase service fully metered	WATER On-Site Well Dual reverse osmosis filtration	SECURITY 140 Cameras 24/7 surveillance, monitored perimeter	ZONING M2 Heavy Manufacturing, by-right uses
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CANNABIS EQUIPMENT LIST →

WELL INFORMATION →



04

SECTION
LICENSE & ENTITLEMENT

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LICENSE HOLDER	Alchemy 29, LLC dba Artemis CoPack
LOCAL PERMIT	Cannabis Use Permit, Lake County Community Development Department
ZONING	M2, Heavy Manufacturing
JURISDICTION	Unincorporated Lake County, California
LOCAL CANNABIS TAX	2.5% of gross receipts (manufacturing, processing, distribution)
PARCELS	012-023-25 (59.73 ac) · 012-023-2 4 (0.76 ac) · 012-023-2 3 (2.27 ac)



Three active DCC licenses authorize the full spectrum of post-harvest cannabis operations: processing (intake, drying, trimming, curing), non-volatile manufacturing (extraction, formulation, cartridge filling), and statewide distribution. The property’s M2 zoning supports both current cannabis operations and a broad range of alternative industrial uses without additional entitlement.

ACTIVE DCC LICENSES

PROCESSOR ACTIVE CCL21-0002893 Annual License Exp: 06 / 28 / 2026	TYPE 6 · MANUFACTURING ACTIVE DCC-10004825 Non-Volatile, Annual Exp: 06 / 28 / 2026	TYPE 11 · DISTRIBUTION ACTIVE C11-0001728-LIC Annual License Exp: 06 / 30 / 2026
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05

SECTION LOCATION & MARKET

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LAKE COUNTY · CALIFORNIA

Lake County is one of California's most active cannabis-permitting jurisdictions, with 312 active DCC licenses across cultivation, manufacturing, processing, and distribution. The county's sustained commitment to cannabis permitting, combined with a competitive 2.5% gross receipts tax on manufacturing and distribution operations, has attracted a broad base of licensed operators and created a concentrated local supply chain for post-harvest services.

The Artemis CoPack is positioned at the center of this supply chain. Lake County's active cultivation community generates consistent demand for the processing, manufacturing, and distribution services this facility is licensed to provide. The property's location on State Highway 29 provides direct access to Northern California's primary cannabis-producing regions, including Mendocino, Humboldt, and Trinity counties, while connecting south to the Sacramento Valley and Bay Area distribution corridors.

The county continues to process new cannabis use permit applications at a steady pace, with 12 applications and 12 pre-applications accepted per month by the Community Development Department.



123

ACTIVE DCC LICENSES

2.5%

MFG & DISTRO TAX RATE

24

MONTHLY APPLICATIONS

HWY 29

PRIMARY ACCESS



MUNICIPAL RESOURCES

CANNABIS PERMITTING

[Lake County CDD Cannabis Webpage](#)[LINK](#)

CANNABIS TAX CODE

[Chapter 18, Article VI, Cannabis Cultivation Tax](#)[LINK](#)

ZONING ORDINANCE

[Chapter 21, Article 27, Commercial Cannabis](#)[LINK](#)

DCC LICENSE VERIFICATION

[California Department of Cannabis Control](#)[LINK](#)

**LAKE
COUNTY**
CALIFORNIA

06

SECTION
PHOTO GALLERY · I



07

SECTION
PHOTO GALLERY · II

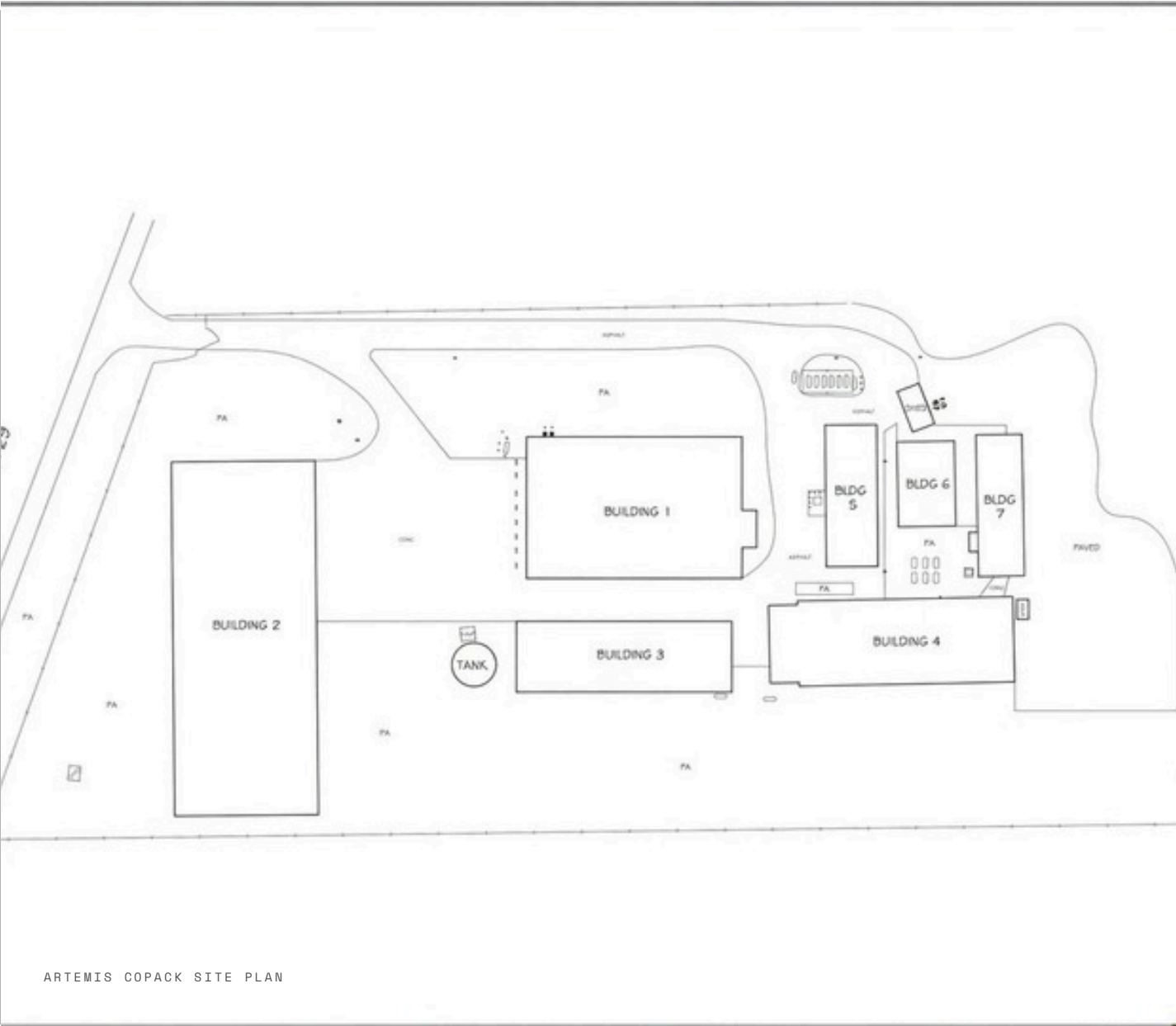
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08

SECTION
SITE PLAN & VIRTUAL TOURS

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VIRTUAL TOURS



ARTEMIS WEBPAGE



ARTEMIS AERIAL TOUR



ARTEMIS VIDEO

09

SECTION
ADVISORY · CONTACT



CANNABIS DIVISION · WARMSTONE ADVISORS

Zaki Properties is the cannabis division of Warmstone Advisors. We advise sellers, operators, and the capital behind them on the positioning, structuring, and execution of regulated cannabis real estate transactions. We understand the complexity of dual escrow structures, DCC license transfers, municipal compliance, and the operational diligence required. Every property we bring to market is presented with the precision and institutional rigor the asset deserves.

TO LEARN MORE ABOUT THIS OPPORTUNITY, CONTACT –



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