

N 33°52'08"

W 118°09'34"

FOR SALE

CANNABIS MANUFACTURING & DISTRIBUTION FACILITY



KANEP GROUP

6250 N. PARAMOUNT BLVD • LONG BEACH • CA

6,300± SF • TYPE 7 + TYPE 11

2 DCC LICENSES • 800A 3-PHASE

**EXCLUSIVELY OFFERED BY
ZAKI PROPERTIES**

WARMSTONE ADVISORS CANNABIS PRACTICE

Parcel -

Long Beach • CA

02

SECTION
PROPERTY OVERVIEW

KANEP BUILDING

6,300± TOTAL SQUARE FEET	SF 2 ACTIVE LICENSES	DCC 800 AMPS • 3-PHASE	A 2 GRADE-LEVEL ROLL-UPS GL
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TURNKEY TYPE 7 MANUFACTURING &
TYPE 11 DISTRIBUTION FACILITY – OPERATIONAL &
AVAILABLE FOR IMMEDIATE TRANSITION.

The Kanep Building is a turnkey cannabis manufacturing and distribution facility at 6250 N. Paramount Boulevard in Long Beach, California. The 6,300± square foot facility was meticulously remodeled by The Kanep Group as a purpose-built operation, designed for manufacturing and distribution efficiency and growth, with 800 amps of three-phase power and compressed air plumbed into most rooms.

Two active DCC licenses are in place: a Type 7 Volatile Manufacturing license and a Type 11 Distribution license, authorizing the full spectrum of post-harvest cannabis operations from extraction and formulation through packaging, pre-roll production, and statewide distribution.

Two distinct corridors are united by a central hub catering to an executive office, administration, and conference rooms. The manufacturing wing features a state-of-the-art commercial kitchen, a dedicated C1D1 room for volatile extraction, post-extraction processing, and a distillation room. The distribution center houses administrative offices, packaging lines, a quarantine room, walk-in refrigeration, and finished-goods storage.



EXECUTIVE OFFICE



SECURE ACCESS CORRIDOR



COMMERCIAL KITCHEN



EXTRACTION ROOM



PRE ROLL MACHINE

03

SECTION

FACILITY BREAKDOWN

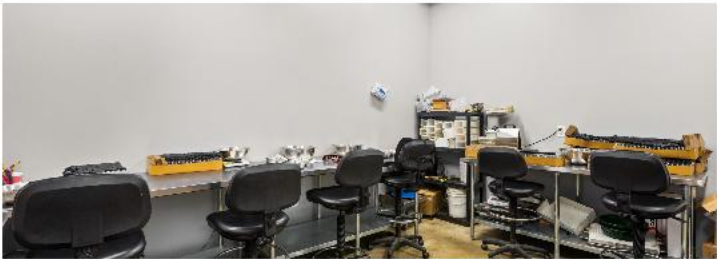
KANEP BUILDING

ROOM	FUNCTION	
Central Hub	Executive Office • Administration • Conference	—
Manufacturing Wing	Commercial Kitchen • Volatile Extraction • Processing	—
C1D1 Room	Dedicated C1D1 Volatile Extraction	—
Distillation	Distillation • Post-Extraction Processing	—
Pre-Roll Rooms	Automated Pre-Roll Line • Quality Control	—
Distribution Wing	Administrative Offices • Packaging Lines	—
Quarantine + Storage	Quarantine Room • Walk-In Refrigeration • Storage	—



KEY INFRASTRUCTURE

POWER 800A Three-phase service fully metered	COMPRESSED AIR Plumbed Compressed air to most rooms	SECURITY 24/7 Monitored Secure access and monitored perimeter	ZONING Industrial Cannabis manufacturing and distribution
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04

SECTION
LICENSE & ENTITLEMENT

KANEP BUILDING

LICENSE HOLDER	Kanep Group LLC dba Kan+Ade
LOCAL PERMIT	Cannabis Business License · City of Long Beach
ZONING	Industrial · Cannabis Manufacturing & Distribution Permitted
JURISDICTION	City of Long Beach · Los Angeles County · California
LOCAL CANNABIS TAX	1% of Gross Receipts (Manufacturing & Distribution)
PARCEL	7121-014-017 & 7121-014-018



Two active Department of Cannabis Control licenses authorize volatile manufacturing and statewide distribution at the property. The Type 7 license supports solvent-based extraction and manufacturing; the Type 11 license supports distribution, storage, and transport between licensed operators.

ACTIVE DCC LICENSES

TYPE 7 · MANUFACTURING ACTIVE DCC-10003342 Adult-Use & Medicinal · Annual Exp: 06 / 03 / 2027	TYPE 11 · DISTRIBUTION ACTIVE C11-0000974-LIC Adult-Use & Medicinal · Annual Exp: 08 / 08 / 2027	CITY OF LONG BEACH ACTIVE Cannabis Business License Office of Cannabis Oversight
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05

SECTION

LONG BEACH • CALIFORNIA

KANEP BUILDING

Long Beach is one of California's most established municipal cannabis programs and the seventh-largest city in the state, anchoring the Los Angeles–Orange County corridor with a population of roughly 450,000 and immediate access to a county market of more than ten million residents.

The city licenses adult-use and medical manufacturing and distribution in industrial zones and maintains one of the most competitive local tax structures in Southern California: 1% of gross receipts for manufacturing and distribution, lowered by council action in January 2020 to attract exactly this class of operator.

The Kanep Building sits on N. Paramount Boulevard in North Long Beach with direct access to the 91 and 710 freeways, placing same-day distribution within reach of dispensaries across Los Angeles and Orange counties.



450K CITY POPULATION	1% MFG & DISTRO TAX RATE	10M+ LA COUNTY MARKET	91 FWY PRIMARY ACCESS
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MUNICIPAL RESOURCES



CANNABIS PERMITTING	Long Beach Cannabis Rules & Regulations	LINK
DCC LICENSE VERIFICATION	California Department of Cannabis Control	LINK

LONG BEACH

C A L I F O R N I A

LOS ANGELES COUNTY • EST. 1897

06 SECTION
PHOTO GALLERY • I

KANEP BUILDING



07 SECTION
PHOTO GALLERY • II

KANEP BUILDING

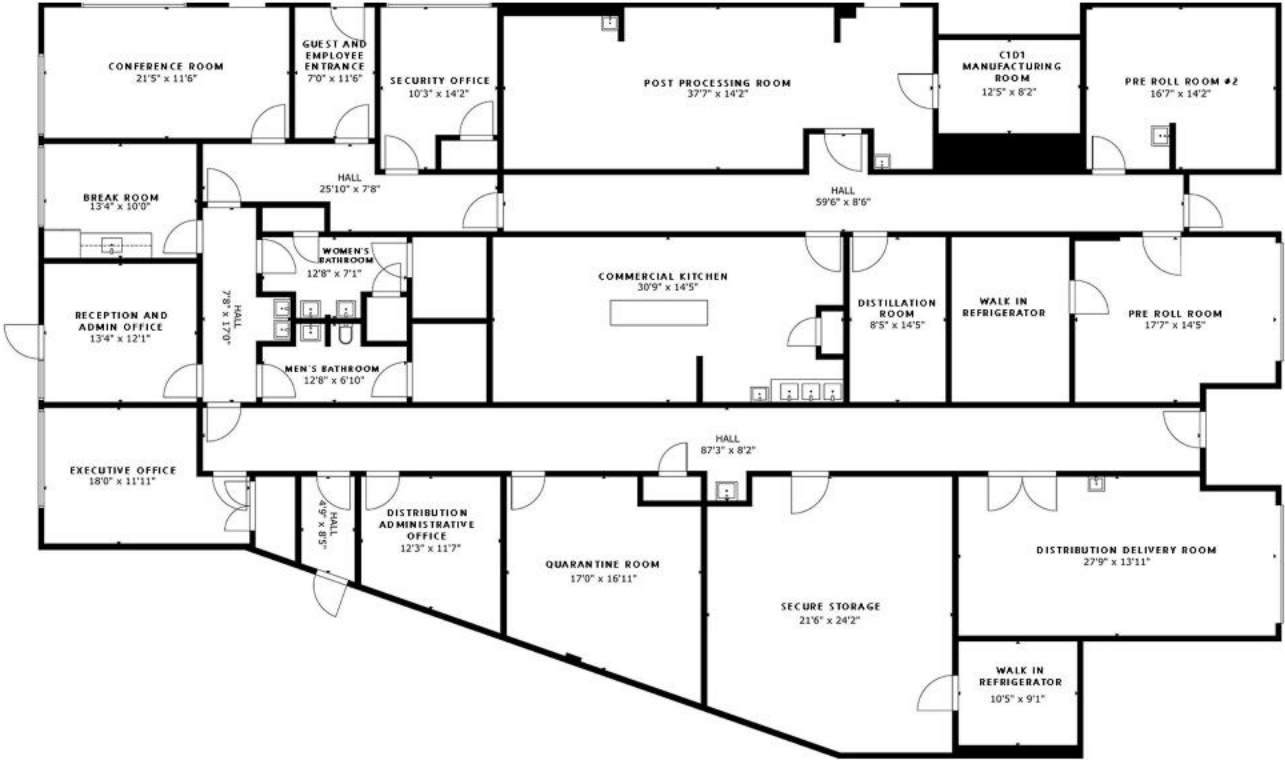


08

SECTION

SITE PLAN & VIRTUAL TOURS

KANEP BUILDING



6250 PARAMOUNT • FLOOR PLAN

VIRTUAL TOURS



WEB PAGE



INTERIOR TOUR



VIDEO

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 -

**JAMIE WARM**

PRINCIPAL ADVISOR • CANNABIS ADVISORY

805 722-7095

Jamie@WarmstoneAdvisors.com

DRE 02192518

**JOE RAMOS**

AGENT

805 680-6849

JoeRamos@BhhsCal.com

DRE 02040488

zaki
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