



**NEWLY CONSTRUCTED INDUSTRIAL
WAREHOUSE BUILDINGS FOR SALE**



**CANNABIS EXTRACTION,
MANUFACTURING AND DISTRIBUTION**



10 Poppy House Road, Rio Vista, CA 94571

BROKER TEAM

Robb Osborne
Partner
Gallelli Real Estate
916. 784. 2700
CA DRE #01398696
rosborne@gallellire.com

Brandon Sessions
Senior Vice President
Gallelli Real Estate
916. 784. 2700
CA DRE #01914432
bsessions@gallellire.com

Kannon Kuhn
Associate
Gallelli Real Estate
916. 784. 2700
CA DRE #02079314
kkuhn@gallellire.com

Rick Phillips, CCIM
Principal
TRI Commercial
CA DRE #01061757
rphillips@tricommercial.com

FOR MORE INFORMATION
CONTACT US AT:
(916) 784-2700



CONFIDENTIALITY & DISCLAIMER STATEMENT

The material contained in this Brochure is confidential, furnished solely for the purpose of considering the purchase of 10 Poppy House Road, Rio Vista, CA and is not to be used for any other purpose or made available to any other person without the express written consent of Gallelli Real Estate Services or the Owner. The material is based in part upon information supplied by the Owner's consultants, architects, advisors, and in part upon information obtained by Gallelli Real Estate from sources it deems to be reliable. Summaries contained in the Brochure of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein. In accordance with our standard practice, this Brochure has been prepared solely for informational purposes and does not constitute all or any part of an offer or contract. It is designed to assist a potential buyer in determining whether to proceed with an in-depth investigation of the subject project. Gallelli Real Estate strongly recommends that each potential buyer review the information contained in this brochure with its accountants, attorneys and tax advisors. Any projections contained herein represent best estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions, prior sale or lease, change of price or terms, other changes in the information and is subject to modification or withdrawal without notice. No Warranty Or Representation Expressed Or Implied Is Made By Gallelli Real Estate Or Any Of Their Parent, Affiliated Or Subsidiary Entities As To The Accuracy Or Completeness Of The Information Contained Herein. Prospective Investors Should Make Their Own Investigations And Conclusions Without Reliance Upon The Material Contained Herein.



GALLELLI
REAL ESTATE



Gallelli Real Estate
3005 Douglas Boulevard, Suite 200
Roseville, CA 95661
916. 784. 2700
GallellIRE.com



PROPERTY LOCATION

- Newly Constructed Industrial Buildings for Sale in Rio Vista
- Located within the Rio Vista Business Park ("BP" Zoning)
- Zoning Allows for a variety of professional office and industrial uses, including Cannabis industry*
- Located at NWC of Poppy House Road and Industrial Court
- Less than 1 mile to Highway 84 River Road
- Less than 1 mile to Highway 20
- Approximately 51 miles from Downtown Sacramento



Sacramento River



PURCHASE PRICE: \$3,495,000

PROPERTY DETAILS

Two (2) freestanding, single-story industrial warehouse buildings consisting of approximately ± 4,864 SF each.

One building was constructed with specifications required for Type 7 Cannabis manufacturing*, which includes allowances for manufacturing using volatile solvents for initial extraction or post-extraction, processing of cannabis extract, making cannabis products through infusion, packaging and labeling cannabis products. Additionally, the building is approved for Type 11 distribution, which includes moving cannabis and cannabis products between cultivation, manufacturing or distribution premises, moving finished cannabis goods to retail premises, and providing storage services to other licensees. Full improvements include storage space, finished flooring, rinsing station, proper ventilation, quality lighting, restrooms, and a small office space. The second building is currently in shell condition.

Features:

- Clean design with red aesthetics and overhangs
- Multiple roll up doors and exposed ceiling - 25' height ceilings - for second story grow
- Newly landscaped and secure, electric fencing encloses the project
- Ample parking and two separate entrances
- Drive access around the buildings, all fire lanes painted, parking signs / disability parking
- Reception area or display entry
- Multiple offices

**Buyer must obtain, at Buyer's sole cost and expense, any required licensure with State of California. City of Rio Vista Permit for Cannabis in place with property.*

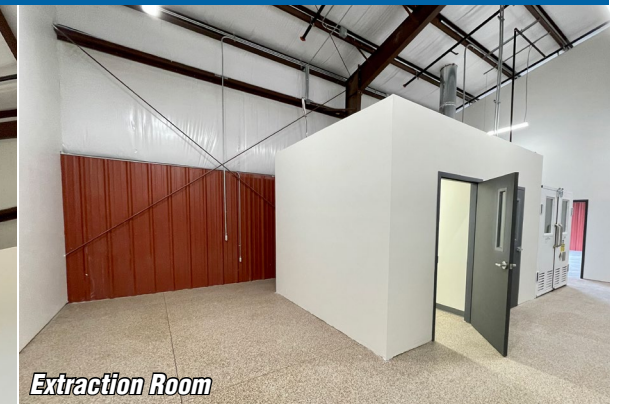


Shell Building

CLICK HERE TO VIEW VIDEO TOUR



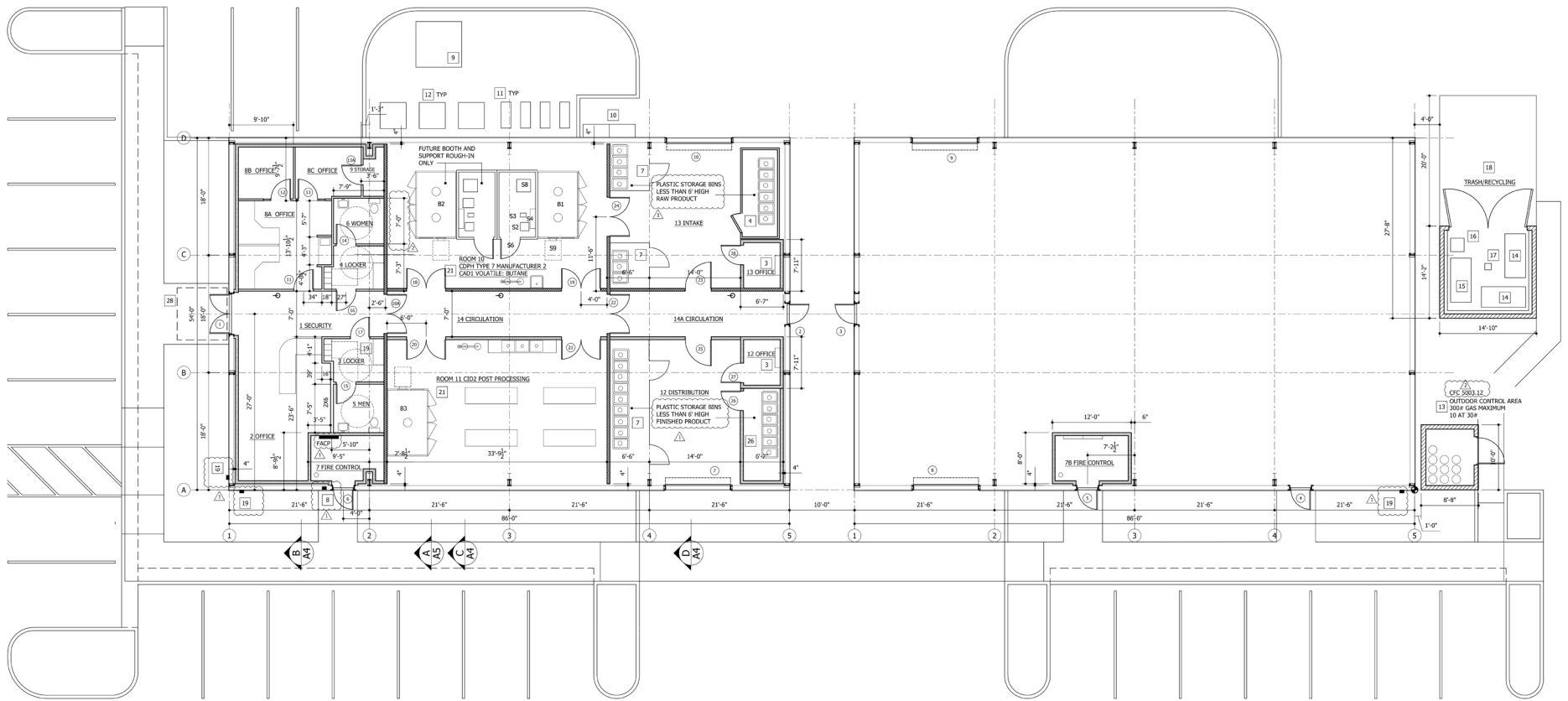
Distribution



Extraction Room



PROPERTY FLOOR PLAN



BROKER TEAM

Robb Osborne
Partner
Gallelli Real Estate
916. 784. 2700
CA DRE #01398696
rosborne@gallellire.com

Brandon Sessions
Senior Vice President
Gallelli Real Estate
916. 784. 2700
CA DRE #01914432
bsessions@gallellire.com

Kannon Kuhn
Associate
Gallelli Real Estate
916. 784. 2700
CA DRE #02079314
kkuhn@gallellire.com

Rick Phillips, CCIM
Principal
TRI Commercial
CA DRE #01061757
rphillips@tricommercial.com



GALLELLI
REAL ESTATE



OSBORNE
GROUP

Gallelli Real Estate
3005 Douglas Boulevard, Suite 200
Roseville, CA 95661
916. 784. 2700
Gallellire.com

