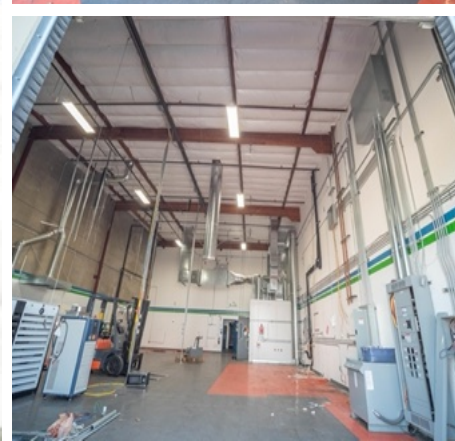
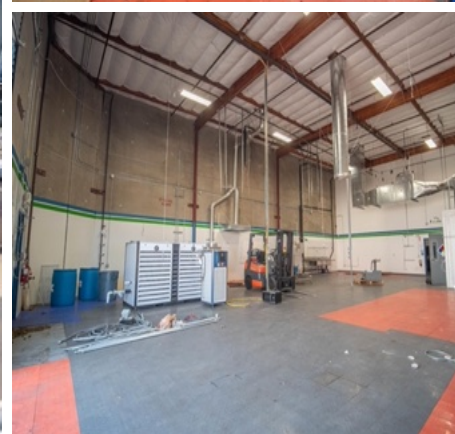


# Turnkey Type 7 Cannabis Manufacturing



APPROX. 5,000 SF & CAN BE COMBINED FROM 10,000 SF UP TO 22,000 SF

8671 Elder Creek Road Suite G  
Sacramento , CA 95828



# THE SPACE

Location	8671 Elder Creek Road Suite G Sacramento , CA 95828
County	Sacramento
APN	062-0150-049-0007 / 006 006

## HIGHLIGHTS

- TURNKEY TYPE 7 / Distro / Delivery FULLY BUILT OUT
- One Month Free rent / \$0.75 PSF 4 months with NO NNN call for details
- Sixth month, the full rate will be \$1.75 rent plus \$0.20 NNN
- Various Equipment Included
- Concrete Tilt-up Building In the Power Inn Sector
- 600 AMPS / 3 phase
- Turnkey C1 D1 room
- CUP for micro Business
- Take A Virtual Youtube Tour At MatrixCRE.ai
- Call/Text Lu Ann Henderson (415) 982-9496

**LU ANN HENDERSON**  
SENIOR VICE PRESIDENT  
DRE# 01912126  
Commercial Real Estate Sales And Leasing

- 📞 San Francisco (415) 982-9496
- 📞 Los Angeles (310) 367-8933
- 📞 Sacramento (916) 798-8559
- ✉ info@matrixcre.ai

Suite	Tenant	Square Feet	Rent Per SF (Monthly)	Lease Type	Notes
D	VACANT	22,000	\$1	PSF / NNN	AVAILABLE
E	VACANT	12,000	\$1	PSF / NNN	AVAILABLE
F	VACANT	5,000	\$1.50	PSF / NNN	AVAILABLE
G	VACANT	5,000	\$1.75	PSF / NNN	AVAILABLE

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## PROPERTY FEATURES

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NUMBER OF UNITS	4
NET RENTABLE AREA (SF)	5,000
YEAR BUILT	1987
EXISTING CUP	Manufacturing Type 7
EXISTING CUP	Distribution / Delivery
ZONING TYPE	M2-S
NUMBER OF STORIES	1
NUMBER OF INDUSTRIAL CONDOS	7
PARKING RATIO	3 / 1000
CEILING HEIGHT	24 Feet
DOCK HIGH DOORS	No
GRADE LEVEL DOORS	3
CROSS DOCK	No

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## MECHANICAL

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FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	600 A 480 V three phase
LIGHTING	LED

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## CONSTRUCTION

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FOUNDATION	Slab Concrete
FRAMING	Concrete Tilt up
EXTERIOR	Reinforced concrete construction
PARKING SURFACE	3 / 1000
LANDSCAPING	HOA

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Take an Instant Walkthrough

<https://www.youtube.com/@matrixCREAI>



## Existing CUP Type 7 Volatile Cannabis

- Two Turn Key cannabis units at 8671 Elder Creek Road Suite G! The existing C.U.P. boasts manufacturing Type 7, distribution, and delivery, ideal for a range of industrial activities. These fully built-out units were once the heart of a thriving cannabis business, now ready for new tenants business owners to seize the opportunity With a clear ceiling height of 24 FT, 600 AMP 277/480V power supply, and a versatile B-class concrete tilt up building. M2 S zoning location! Built Out Office Space
- Existing built-in C1-D1 extraction LAB. A C1D1 Room, short for Class 1, Division 1 Room, is a specialized enclosure designed for safely handling hazardous materials and processes within industries where the presence of flammable gases, vapors, or liquids is a constant concern. Several private offices seamlessly connect to the warehouse, offering convenience at every turn. The lobby area welcomes visitors. The warehouse features a built-in distribution room and security rooms. for optimizing operations. Yard Expansion Potential: This includes a significant area at the back of the property that can be developed into a functional yard, providing additional space for storage, equipment, cars, or other business activities.

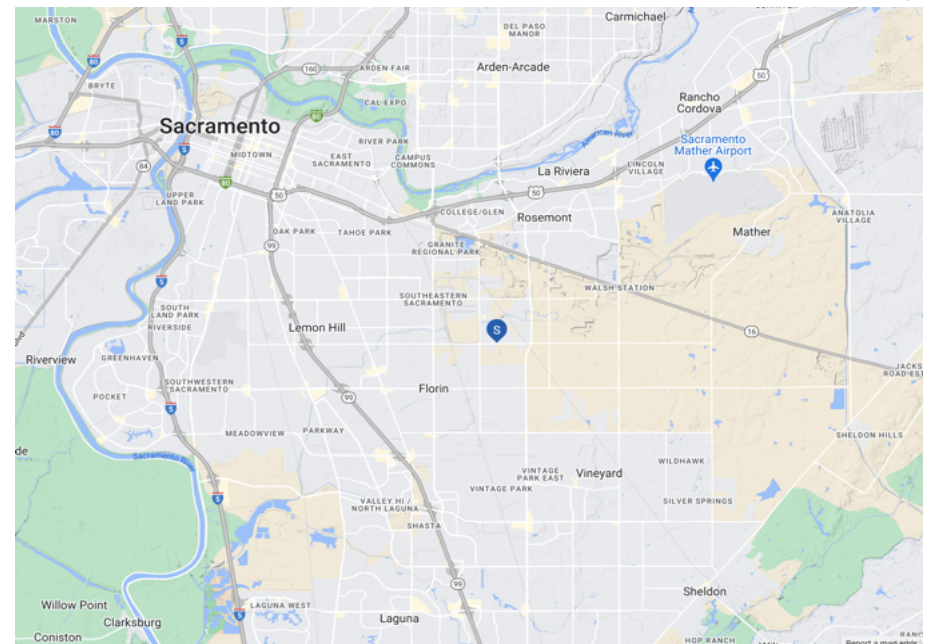
## Power Inn Sector

- The building is located in the sought-after Power Inn sector. The district is located in the southeastern quadrant of Sacramento. More than just a road, Power Inn is the engine for the entire city of Sacramento. The Power Inn business community supports nearly 58,000 regional jobs, more than \$10 billion in output, and \$3.2 billion in wages. It has emerged as the city's most significant employment hub for manufacturing and construction, representing 62% and 81% of total city employment in these sectors, respectively. It serves as the city's manufacturing core, with over 62% of the city's manufacturing base taking place in the 6.2-mile area\*. The Power Inn area is critical to the city's future ambitions of expanding its manufacturing base (Burriss Service Group, 2016 Economic Impact Report). It is also home to the future Sacramento Center for Innovation.

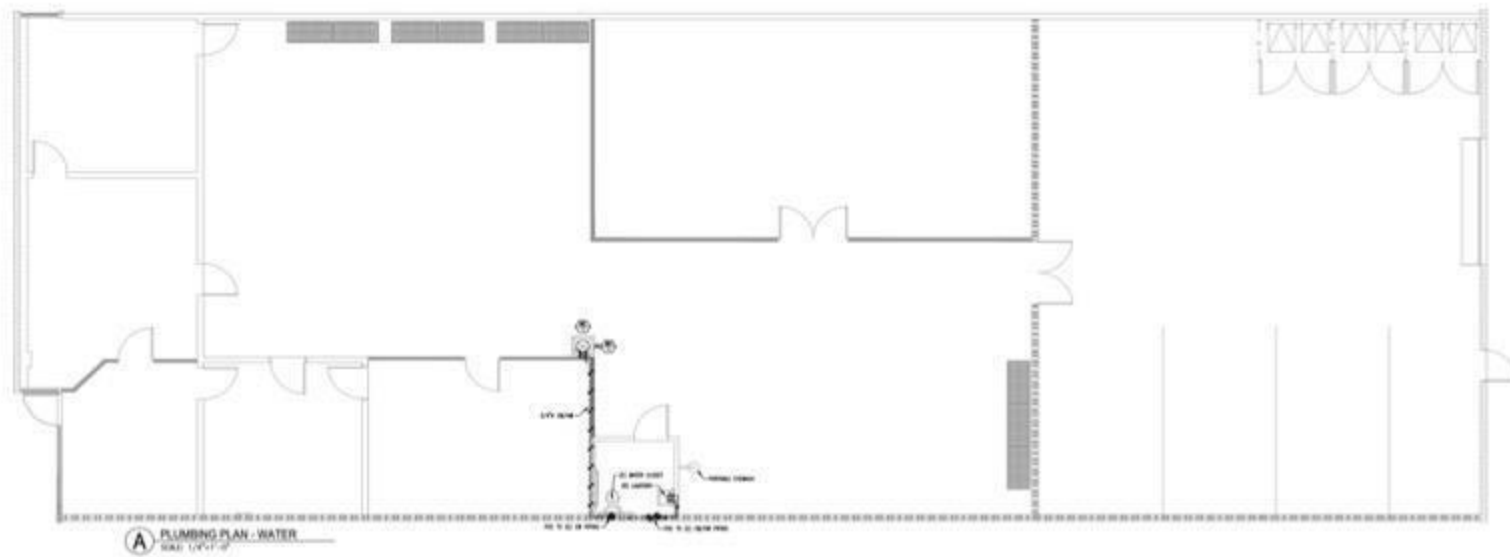
Locator Map



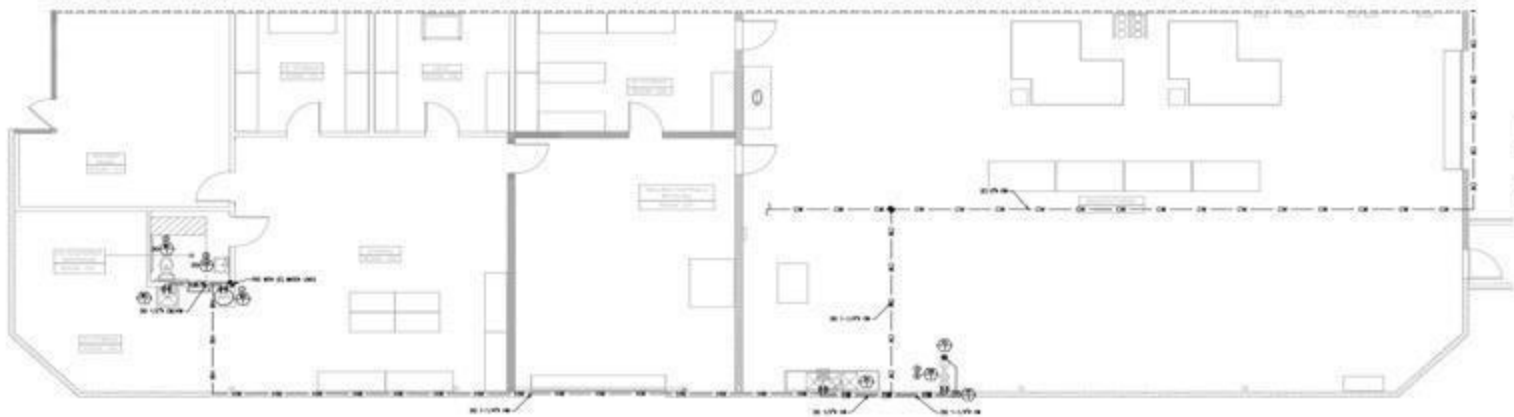
Locator Map



8671 Elder Creek Road, Suite 640 / F. Sacramento, CA 95828. 4,953 SF / APN# 062-0150-049-006



8671 Elder Creek Road, Suite 700 / G. Sacramento, CA 95828. 4,986 SF / APN# 062-0150-049-007







**Lu Ann Henderson**  
Senior Vice President

Lu Ann is an exclusive California listing agent servicing the Sacramento, Bay Area, and Los Angeles markets. She comes with a wide range of local and international investors. 85% of her boutique sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named top producer by Costar/LoopNet for the second quarter of 2020.

In March 2023, she was recognized as a top-performing broker in Crexi's annual Platinum Broker Awards. Responsible for 28 million in California sales, specializing in industrial, retail, office, multi-unit, land development, and specialty assets. Lu Ann's overall transaction volumes are in the top 5% of brokers.

Responsible for multiple millions in California transactions, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate as a two-year intern for an investor holding worldwide commercial assets. Learning from some of the savviest commercial investors along the way, she utilizes these strategies in her transactions.

In 2020, during the COVID pandemic shutdown, she realized there was still considerable demand for commercial space for people / small businesses on the brink of closure and needing to downsize to stay in business. Once again, her compassionate and entrepreneurial mindset has led her to create a new YouTube Channel, HendersonCRE.com; now MatrixCREai, she became the first local commercial agent to incorporate texting a walk-through video with live experience as if you were there in person and incorporated drone footage over the properties. She quickly sent clients property links, including a brochure and YouTube video for each property. The first to be technology-driven, she made it more efficient in commercial real estate brokerage, saving gas and unnecessary driving time, and she obtained a quicker client response. Her investors and clients expressed how happy they were to quickly send informative property links to their partners without going anywhere, further expanding her digital marketing and properties displayed globally. Surprisingly, she became busy via virtual walkthroughs!

Lu Ann has a proven strategy for a higher success rate of closings for all her clients and closing her 2021 year with 25 completed transactions, seven transactions totaling over \$7,000,000.00 in commercial sales, and eighteen in leasing transactions, most dual agency. In 2023, she has over \$30 million in sales, and most are dual agencies.

In 2023, she created MatrixCRE.ai to help support her beautiful California state. San Francisco was once California's highest-ranked city and was in a media spiral downturn with significant tech companies and families leaving. Lu Ann was born and raised in California, and she believes the town requires support and loyalty to help preserve the historical memories of San Francisco and help list the more challenging transactions. She is known to take a stance as a real estate advocate for the elderly and misinformed.

# Turnkey Type 7 Cannabis Manufacturing

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GQ North Real Estate and it should not be made available to any other person or entity without the written consent of GQ North Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



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