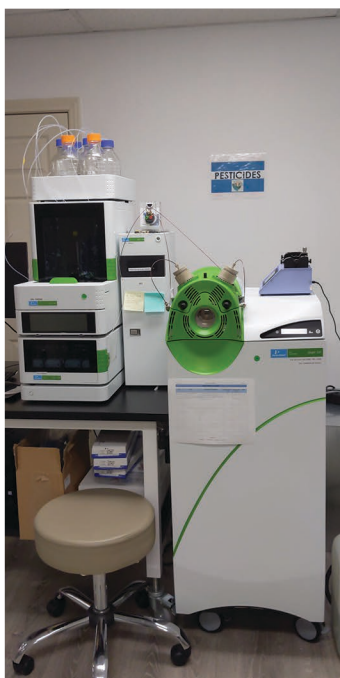




Amazing location and ready-to-operate! This Cannabis Lab Testing facility is a must see. A lab operator's dream. Top-of-the line equipment is 95% validated. Staff and equipment included. Amazingly low lease rate.

**NDA  
Required**



### Property Highlights

- Turn-key layout. Designed specifically by founder.
- Tax Rate: 0%
- Brand new pesticide and heavy metal testing equipment
- Full equipment list provided with execution of NDA
- Close to all major freeways, downtown Los Angeles, Burbank Airport, and 30 min to Long Beach
- Methods already setup on equipment
- ISO 17025 Management Systems
- Real Estate: 6,000 SF with great landlord and low lease rate!

Jason Piazza  
Director of Real Estate  
License# 01405965  
949.682.5867  
Jason@WeCann.biz

Alex Spornick  
Associate  
License# 02000058  
714.213.5040  
Alex@WeCann.biz