

Operational Cultivation & Production Facility *Las Vegas, NV*

**Major
Price
Reduction**

Call Today



Rare Opportunity To Acquire An Operational Cannabis Facility Servicing The Las Vegas Market. The Facility Houses A Large Cultivation And Smaller Production Area, Which Is Used For Filling Vape Cartridges And Rosin Production. Sale Includes: FFEs, Desirable Genetics, Licenses, Lease Assignments, Sale Permits To Las Vegas & Henderson Retailers, And Some Staff. Also Included In The Sale Is The Lease Assignment For An Additional 12,000 SF Production Facility Approved For Build-Out.

**The Strip
is Back**



Property Highlights

- 2 Facilities / 4 Licenses:
 - Cultivation: Medical and Recreational
 - Production: Medical and Recreational
- 130 Flowering Lights / 59 Veg Lights
- Desirable Genetics Included
- Extraction Equipment Included
- Existing Production Space Is Limited
 - Buyer To Move Production License To Expansion Space
- NDA Required

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*After A Year Of COVID Closure, Las Vegas Will Be Open For
Business April 1st!*

Both Buildings Are New Construction And Located In North Las Vegas. The Current Facility's Location Is In A Gated Park And Has Excellent Freeway Access. The Expansion Property Is A Concrete Tilt-Up And Is Freeway And Airport Adjacent. Buyer May Move The Production License To The Expansion Property Which Will Provide Adequate Space For Extraction Or Kitchen.

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Real Estate Info

- Operational Facility
 - 11,700 SF @ \$1.19/SF NNN
 - 9 Years Remaining In Term
- Expansion Facility
 - 12,298 SF @ \$0.83/SF NNN
 - Move Production License Here
 - Extraction, Filling, and Distribution Hub
 - Layout Approved
 - Buyer to Complete Build-out
- NDA Required

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