

ALL AMERICAN CANNABIS PARK

WeCann

Cannabis | Real Estate | Licensing | Advocacy

49,700 SF to approx 60,000 SF BUILDINGS FOR SALE - Adelanto, CA



Listing Price
\$210/SF

📍 16560, 16564, and 16568 Beaver Rd, Adelanto, CA, 92301

**NDA
REQUIRED**

Unique Opportunity to operate in a modern, state-of-the-art facility, built specifically for cannabis. Owner is an experienced developer and is currently building out these facilities. 3 pad sites remaining: C, D, and E. Each of the properties will have a fully built mezzanine/second story.

Buyers will have the ability to work with the Owner with various aspects of the buildout, tailored to their specific needs. Build-to-suit options provided for additional pricing, to include but not encompass the following: Freight elevator, number of grow rooms, room dimensions and location, storage location, equipment location, etc.

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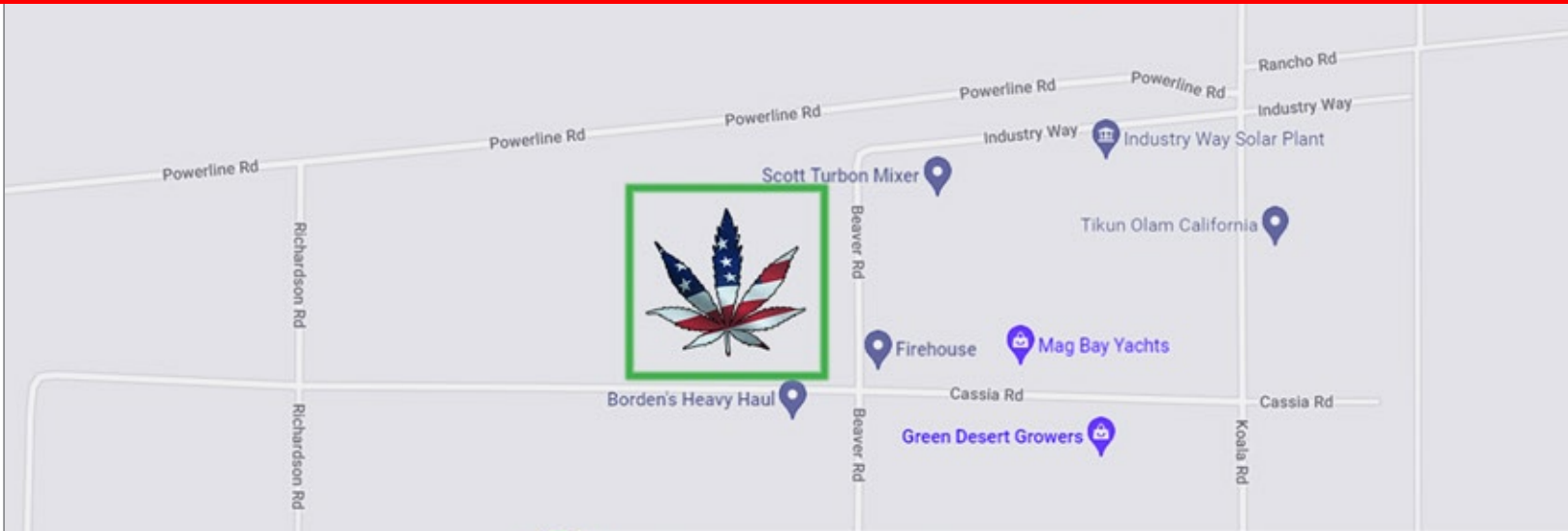
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Features:

- Development is a 7.2 acre site, divided into six 1.2-acre parcels
- 3 of 6 parcels remaining
- Each parcel is equipped with a fully certified building pad
- All infrastructure has been completed and passed all inspections
- (2) 49,700 SF buildings and (1) approximately 55-60,000 SF building
 - ▶ Each building includes a 20,000 SF second story
- Each parcel has been entitled for cannabis Cultivation, Manufacturing, and Distribution
- All American Cannabis Park will become a premier cannabis center, with each State-of-the-Art building being Build-to-Suit (BTS)
 - ▶ Buyers are encouraged to purchase now in order to fully utilize BTS options
 - ▶ Interior design of the building can be tailored to Buyer's exact needs



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All American Cannabis Park is located in Adelanto, Ca, which is in San Bernardino County. Receiving their name from the Spanish word meaning "progress", Adelanto really is a city with unlimited possibilities.

The City of Adelanto permits Medicinal and Adult Use cannabis in designated zones. Recognizing the benefits of this new source of revenue, the City has streamlined the application process and looks forward to inviting new and exciting cannabis businesses.

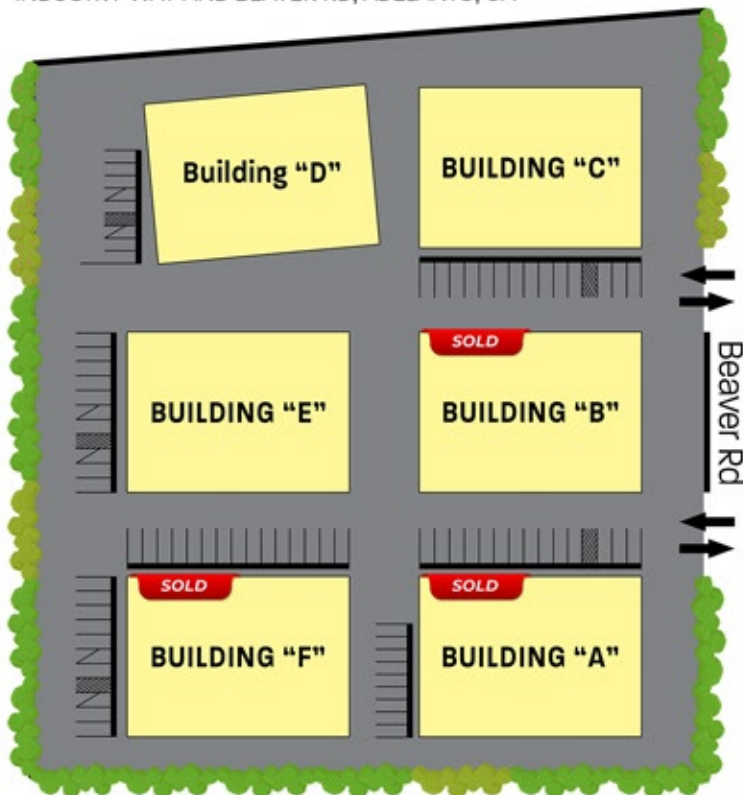
With low application and renewal fees, low city taxes (confirm rate), the City of Adelanto is steadily becoming a mecca of cannabis in the Inland Empire.

CUPs are provided for the locations within All American Cannabis Park. Buyers will obtain their own cannabis licenses from the City/State.



Cultivation Project Site Plan

A.P.N. 3129-251-37 to 3129-251-42
INDUSTRY WAY AND BEAVER RD, ADELANTO, CA



BUILDING "C"

Pad SF:
Approx 29,700 SF
Total Building SF:
+/- 49,700 SF

Building "D"

Pad SF:
Approx 29,700 SF
Total Building SF:
+/- 49,700 SF

BUILDING "E"

Pad SF:
Approx 35,000-40,000 SF
Total Building SF:
+/- 60,000 SF

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Site Info:

- Use: Cannabis Cultivation, Manufacturing and Distribution
- APN#: 3129-251-37 through 42
- Zoning: Industrial/Manufacturing
- Power: 2,500 amps (480v)
 - ▷ Southern California Edison
 - ▷ 4" gas lines to each site included (can power 1.5 MW generator)
- Municipal Water
 - ▷ Drain & Tank system installed for water recycling

Features:

- Utilize multiple 10,000 SF cultivation permits for each building
- All infrastructure has been completed: Water, sewer, electricity, fire lines, fire risers, and more. Letter of Completion from the City of Adelanto has been received.
- Low cultivation tax: \$0.415/SF Monthly
- Security fencing installed around the property w/ security cameras
- Street lights
- Steel Construction
- Freight elevator option
- Water recycling capabilities

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Investment Opportunity

Only want to be a Landlord? Purchase the building and lease it to a qualified cannabis operator or premium rates. WeCann has the resources to find you a Tenant/Operator!

PARCEL C

Purchase Price: \$10,437,000
Size: 49,700 SF
Lease Rate: \$1.75/SF
Annual Lease Income: \$1,043,700
CAP: 10%

PARCEL D

Purchase Price: \$10,437,000
Size: 49,700 SF
Lease Rate: \$1.75/SF
Annual Lease Income: \$745,500
CAP: 10%

PARCEL E

Purchase Price: \$12,600,000
Size: 60,000 SF
Lease Rate: \$1.70/SF
Annual Lease Income: \$792,000
CAP: 9.7%

Pricing

PARCEL C

\$210/SF = \$10,437,000

PARCEL D

\$210/SF = \$10,437,000

PARCEL E

\$210/SF = \$12,600,000

Seller carryback considered on case-by-case basis



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