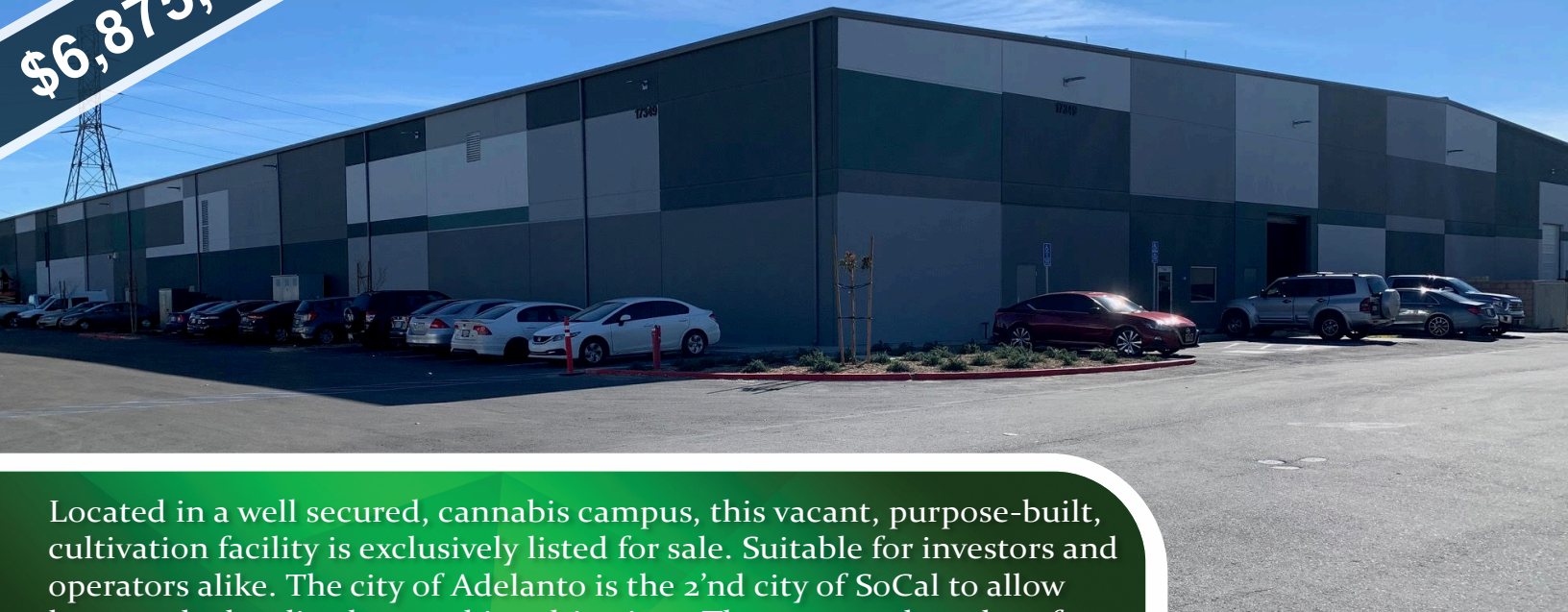


CANNABIS CULTIVATION PROPERTY FOR SALE *Adelanto, CA*

\$6,875,000

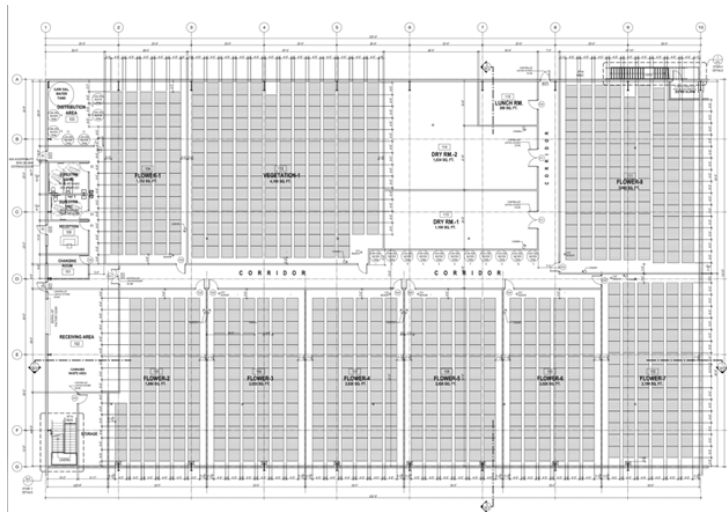


Located in a well secured, cannabis campus, this vacant, purpose-built, cultivation facility is exclusively listed for sale. Suitable for investors and operators alike. The city of Adelanto is the 2nd city of SoCal to allow large-scale, legalized, cannabis cultivation. The property has plans for 1,300 Grow Lights and is ready for an operator to take over. An operator will be tasked with finalizing the plans and completing the build-out of the facility. Over 50 retailers within 50 miles. Property can be purchased in a bundle with two great leased investments.

**NDA / POF
Required**

REAL ESTATE HIGHLIGHTS

- **LOW CITY TAXES**
- **Building SF: 58,000**
- **Stories: 2**
- **Power: 2,500 AMPS (buyer to confirm)**
- **Parking Spaces: 30**
- **Height Clearance: 14'0"**
- **Construction: Reinforced Concrete**



Ground Floor

Jason Piazza

Director of Real Estate

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Dan Camarena

Associate Agent

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CANNABIS CULTIVATION PROPERTY FOR SALE Adelanto, CA



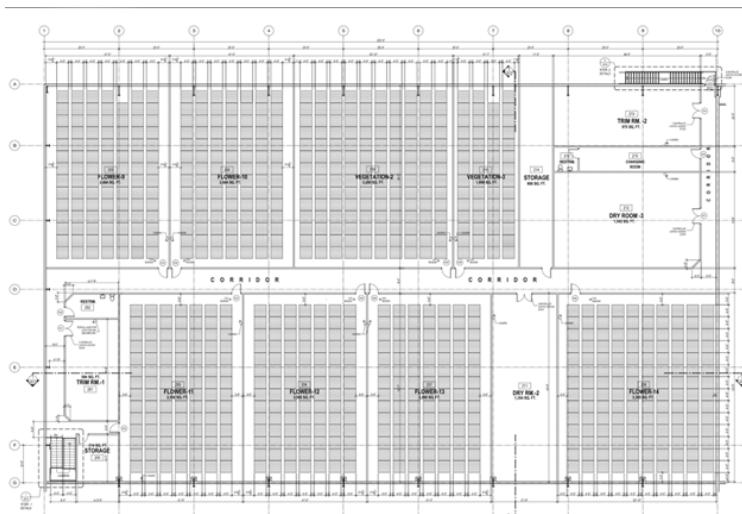
LEASED INVESTMENT PRO FORMA

- Leased Price SF: \$1.25 SF
- Monthly Base Rent: \$72,500
- Annual NOI: \$870,000
- CAP Rate: 13%

NDA and Proof of Financials Required For Further Information Including Tours

NDA / POF
Required

CANNABIS CULTIVATION ASSET



Mezzanine Floor Plan

- Includes Plans for Approximately 1,300 Lights
- Ready for submission to City for Approval
 - (14) Flower Rooms
 - (3) Vegetation Rooms
 - (2) Dry Rooms
 - (1) Trim Room
 - (1) Lunch Room
 - (1) Receiving Area
- Requirements to Operate
 - Minor Conditional Permit (MCUP)
 - Complete Build-out
 - Equipment

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