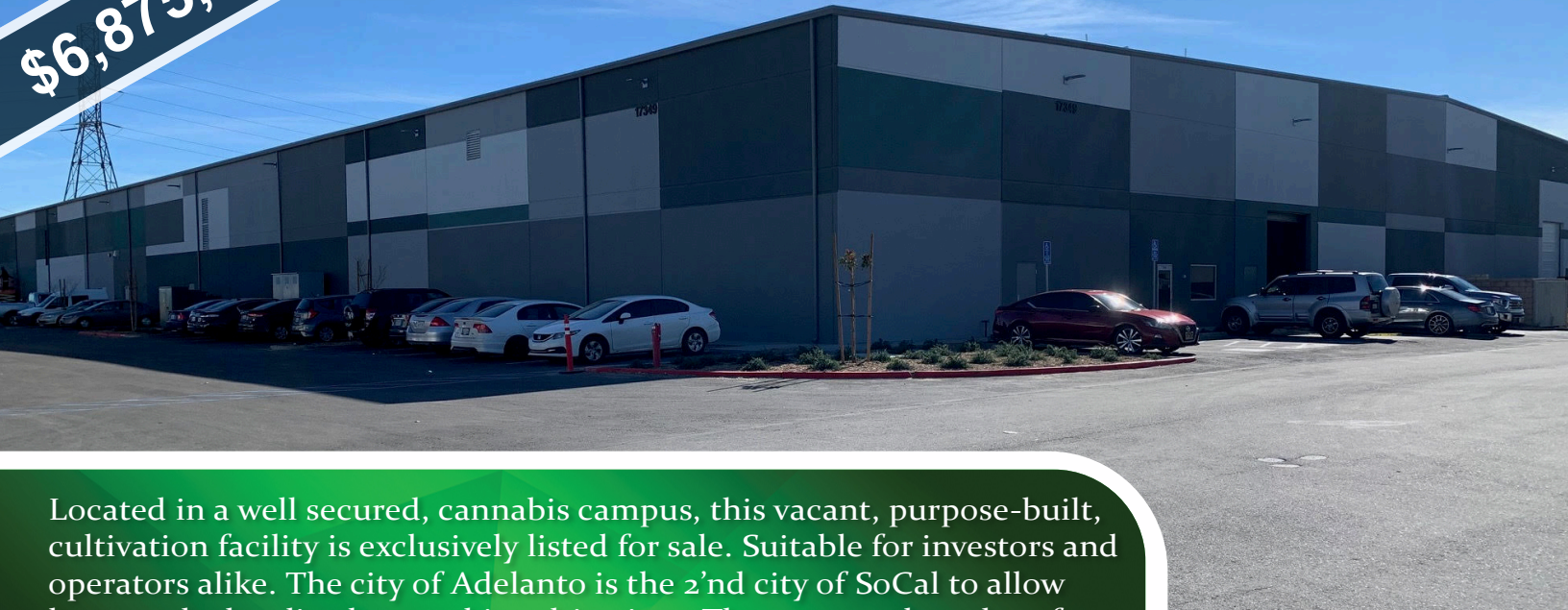


## CANNABIS CULTIVATION PROPERTY FOR SALE OR LEASE *Adelanto, CA*

**\$6,875,000**

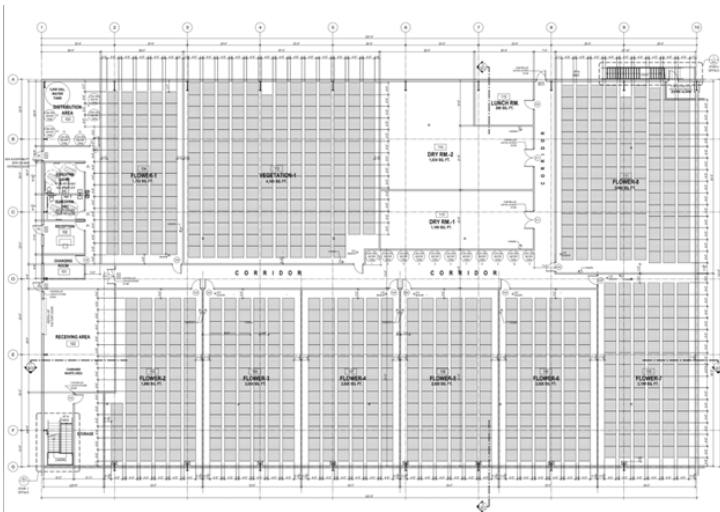


Located in a well secured, cannabis campus, this vacant, purpose-built, cultivation facility is exclusively listed for sale. Suitable for investors and operators alike. The city of Adelanto is the 2<sup>nd</sup> city of SoCal to allow large-scale, legalized, cannabis cultivation. The property has plans 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**
- **Introduction Lease Rate \$.80 Price/SF**



Ground Floor

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## CANNABIS CULTIVATION PROPERTY FOR SALE OR LEASE Adelanto, CA



### LEASED INVESTMENT PRO FORMA

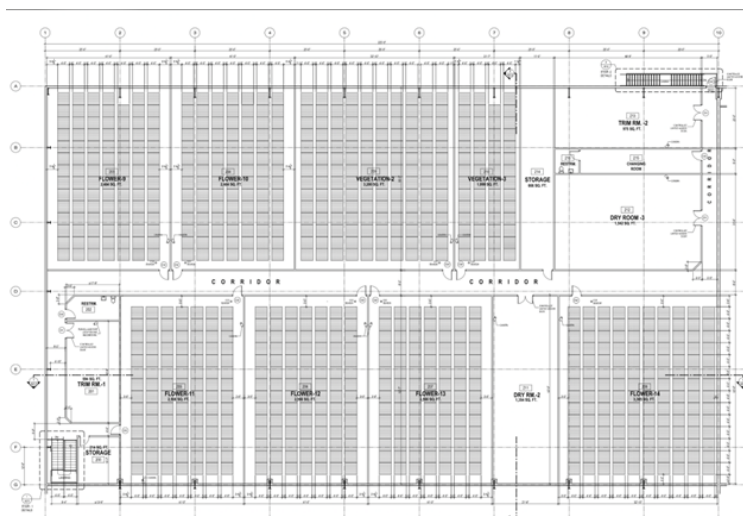
- Lease Rate: \$1.50/SF
- Base Rent: \$87,000/Mo
- Annual NOI: \$1,044,000
- 15.1% CAP Rate

*\*\*NDA and Proof of Financials Required For Further Information Including Tours\*\**

NDA / POF  
Required

### CANNABIS CULTIVATION ASSET

- 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



Mezzanine Floor Plan

**Jason Piazza**

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