

Leased Investment (\$130/SF)

11% CAP RATE

\$5,500,000



Originally 22,178 square feet of usable space, the building was recently renovated with a mezzanine to expand to 42,355 square feet of floor space. Approximately 22,000 square feet is occupied by a long-term, cultivation tenant. The building is situated on its own parcel of approximately 1.7 acres. At \$130 per square foot, this is a competitively priced, value-driven investment.

NDA  
REQUIRED

## HIGHLIGHTS

- Strong tenant-looking to renew
- \$50,625/Month NNN Rent
- 20k Square foot canopy with room to expand
- Mezzanine added to utilize 30 foot ceilings
- Fenced yard with ample parking
- Plenty of power, water, and gas



**Jason Piazza**

Director of Real Estate

License# 01405965

949.682.5867

Jason@WeCann.biz

# WeCann



WECANN.BIZ

**Ryan Dowse**

Associate Agent

License# 02074994

760.987.9202

Ryan@WeCann.biz