

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

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