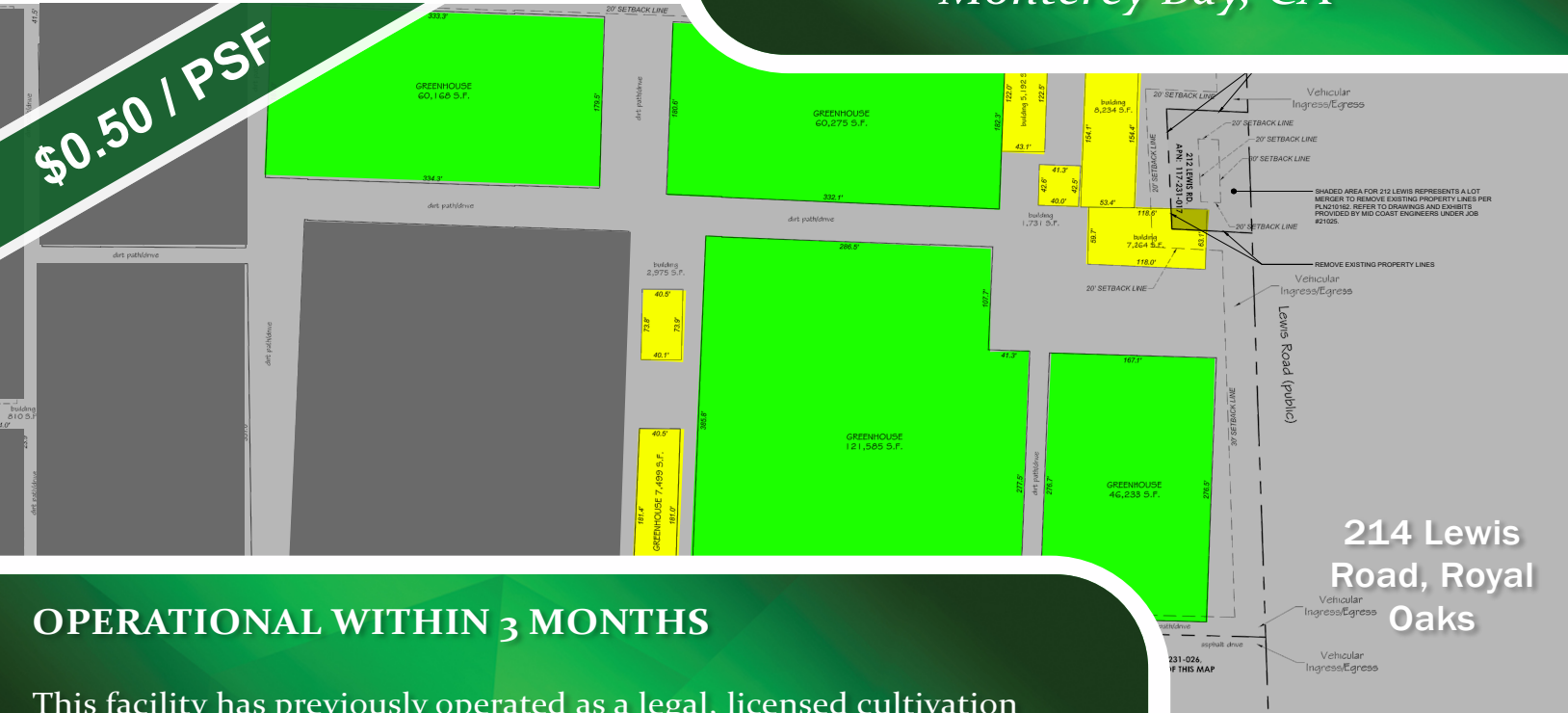


\$0.50 / PSF



OPERATIONAL WITHIN 3 MONTHS

This facility has previously operated as a legal, licensed cultivation facility and the landlord is looking for a new long-term cannabis tenant. County permit is in place; as the new tenant you will be responsible for renewing the state license, installing new lights, and installing any new equipment you require.

**MIXED LIGHT
TIER 2**

HIGHLIGHTS

- \$0.50 sq ft (\$138,000/m) + NNN
- 1-3 Year Lease Term
- 4,000 Amps of Power 240V (3) Phase (est mid 2023)
- 292,478 SF of Space
- 191,591 SF Canopy
 - GH1 60,275 SF (49,880 canopy)
 - GH2 60,166 SF has blackout curtain (43,448 canopy)
 - GH8 118,305 SF has blackout curtain (98,263 canopy)
- 53,722 SF Nursery
 - GH9 46,233 SF
 - GH13 7,499 SF
- Additional Buildings Included
 - Metal Warehouse - 22,441 SF
 - Storage - 3,290 SF
- 1,000 gallons of water storage
- FFE Improvements can be worked into the lease.
- 2 Wells producing 235 gallons/m (Well Report Av)
 - (1) Irrigation Well (1) Potable Water Well
- 100,000 gallon irrigation storage
- Great location for quality of life for executives and employees.

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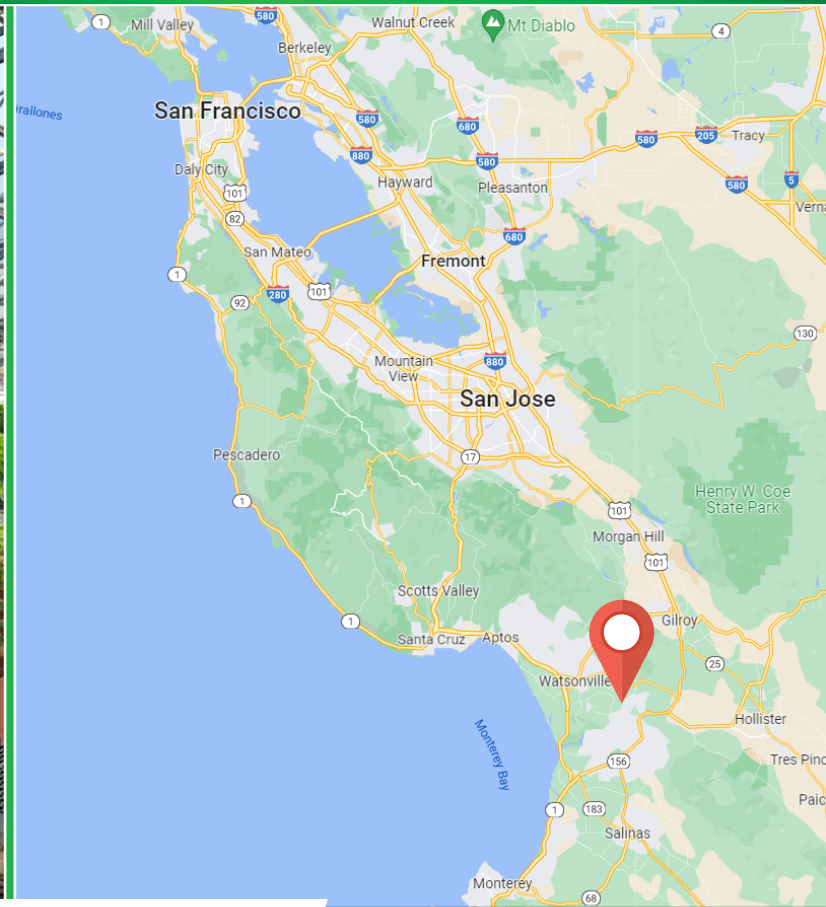


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292,478 SF Greenhouse

Monterey Bay, CA

\$0.50 / PSF



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