

13,349 SF
Industrial for Sale

Cannabis Cultivation
Manufacturing &
Distribution

2909 TECH CENTER,
SANTA ANA

HUGE \$AVING\$ Asking Price \$6,010,000

Brand visibility and built-out for cannabis cultivation, manufacturing, and distribution. This facility just needs an operator to finalize the license. This two-story industrial condo has all the necessary infrastructure. Let's make a deal.

BUILT-OUT

PROPERTY HIGHLIGHTS

- Approx 13,349 Usable SF
- Built-Out Facility
 - High-End Finish
- 16 Parking Spaces
- Sprinklers
- 1,200 Amp 480 V (3) Phase
- One (1) Ground Level Roll-Up
- Excellent Glass Line Building

LOCATION HIGHLIGHTS

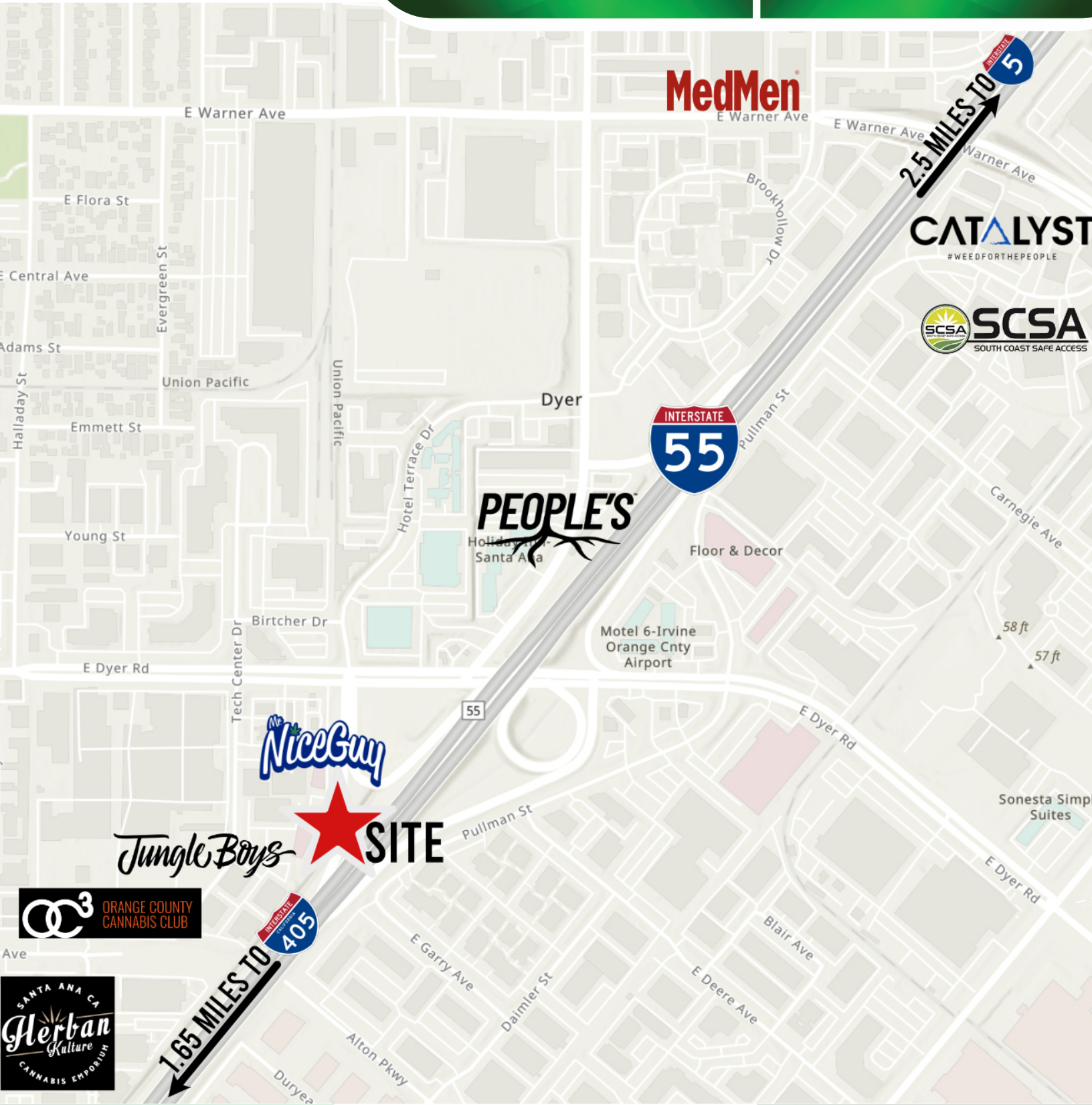
- FREEWAY FRONTAGE
 - Visible Building Top Signage
- Excellent Access to 5, 55, 405 Freeways
 - Off Dyer from the 55 Fwy
- Easy Access to Expanding OC Cannabis Retail Market
- Quality Owner's Association
- City Tax Reduced to 4%

Jason Piazza

Director of Real Estate
License# 01405965
949.682.5867
Jason@WeCann.biz

Brian Olivier

Associate Broker
License# 01056855
619.857.3137
Brian@WeCann.biz



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WeCann



WECANN.BIZ

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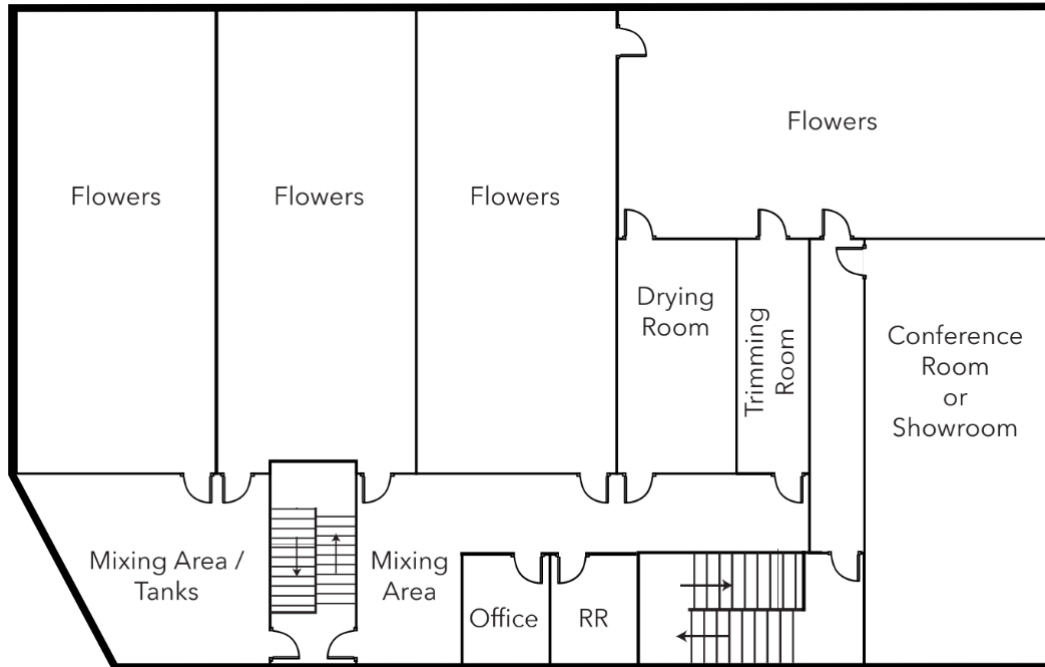
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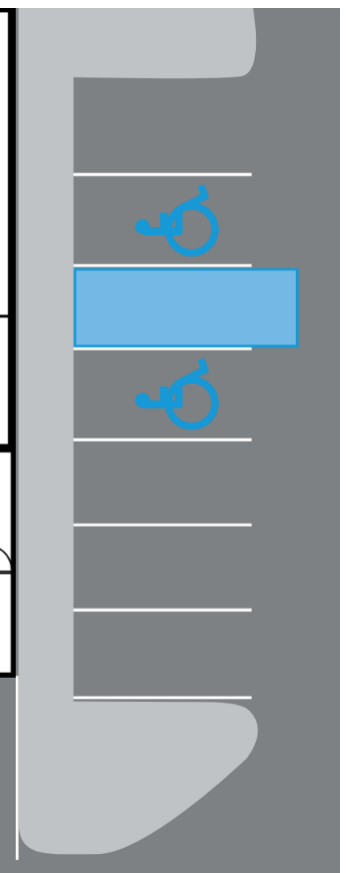
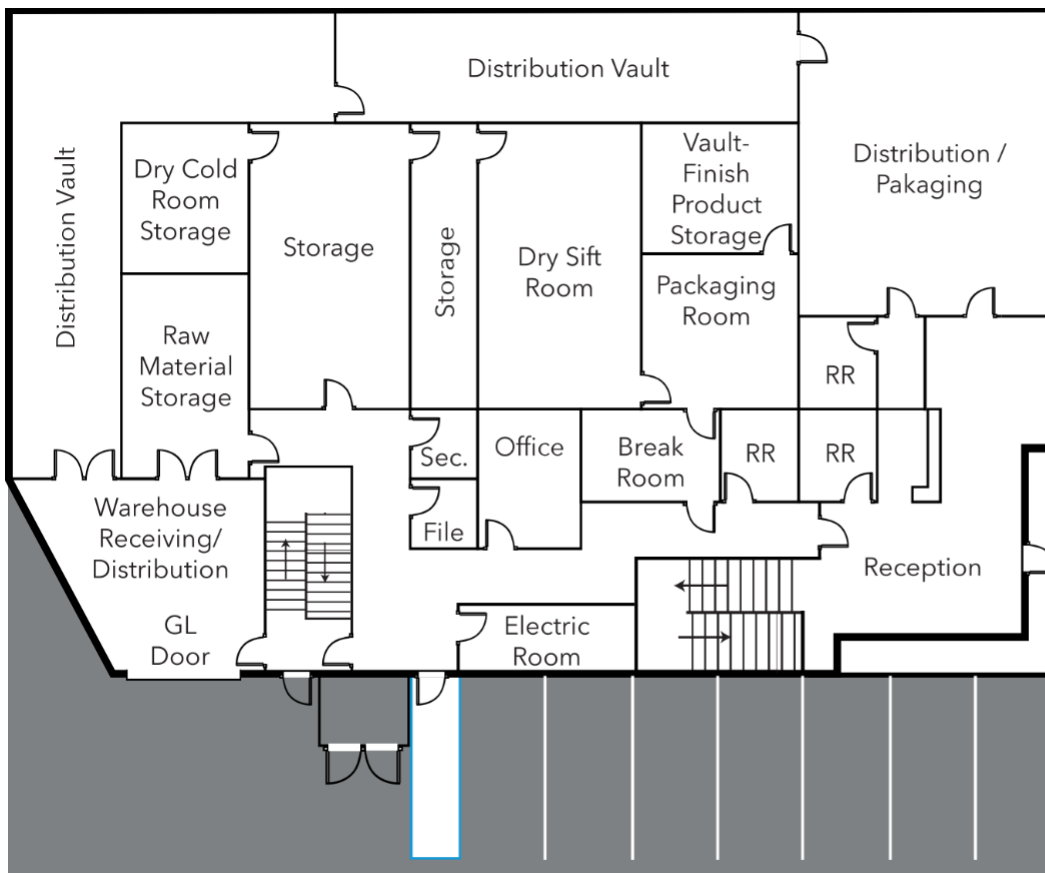
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2nd F



Property Layout

1st F



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