

\$3,000,000



OPERATIONAL AND READY FOR YOU TO TAKE OVER

This ISO certified, fully licensed, cannabis testing lab is now for sale. The lab is an ideal acquisition for existing cannabis labs looking for a foothold in Southern California, or non-cannabis testing labs looking for an easy entry into cannabis testing. The sale of the lab includes equipment, staff, assignment of a favorable lease, list of previous clients, and more. Inquire for further information.

**NDA
REQUIRED**

PROPERTY HIGHLIGHTS

- 2,406 SF Facility
 - 6,500 SF Gated Lot
 - Stand Alone Building
 - 600 Amps
- Lease Info:
 - \$2.25/SF NNN
 - 1, 5-Year Renewal Option
 - Includes Purchase ROFR

LAB HIGHLIGHTS

- 100+ Samples Per Day Capacity
- ISO Certified
- Plug-n-Play Operation
- Current Staff Included
 - Lab Director
 - Facilities Manager
 - Accounting/HR
- Equipment List Available Upon request
 - Redundancies in Place
 - Est. \$2,000,000 Value
 - Company Van Included

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