

# 13,192 SF - Two Story Building

2909 Tech Center Dr, Santa Ana, CA

MUST SEE: IDEAL CANNABIS BUILDING

Buy the business licenses and lease the building: take advantage of an industry pro's detailed design to take your canna-business to the next level. This classy building is located in a cozy business complex next to a licensed dispensary and offers excellent freeway visibility giving a cannabis entrepreneur the visibility their product deserves with a vertically integrated licensing play. The licenses are ready for your build-out, which saves you 6 months of wait time and thousands of dollars in design fees. Tour by appointment.

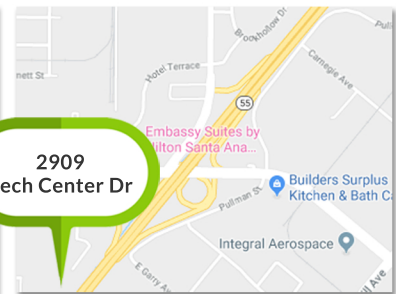
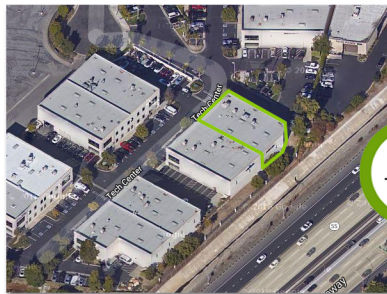
## Building and Lease

- Lease Terms: 10 yr term; \$3/SF NNN
- Freeway Frontage w/Excellent Freeway Access
- Well laid out, modern business park
- 2:1 Parking
- 1 GL Roll-up
- 600 AMP / 3 phase; 4 wire / 480/277 Volt



## Licenses For Sale

- 3 Cannabis Licenses: Cultivation, Manufacturing, Distribution
- \$3,000,000
- Phase 2 Submitted w/complete architectural plans
- Just needs build-out and final city approval
- Designed by top notch industry veterans



WeCann provides licensing services and other ancillary cannabis business related services. Call for more information.

### Jason Piazza

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

# WeCann

Cannabis | Real Estate | Licensing | Advocacy

[www.WeCann.biz](http://www.WeCann.biz)

1300 Bristol St N, Newport Beach, 92660  
Office License # 01527304

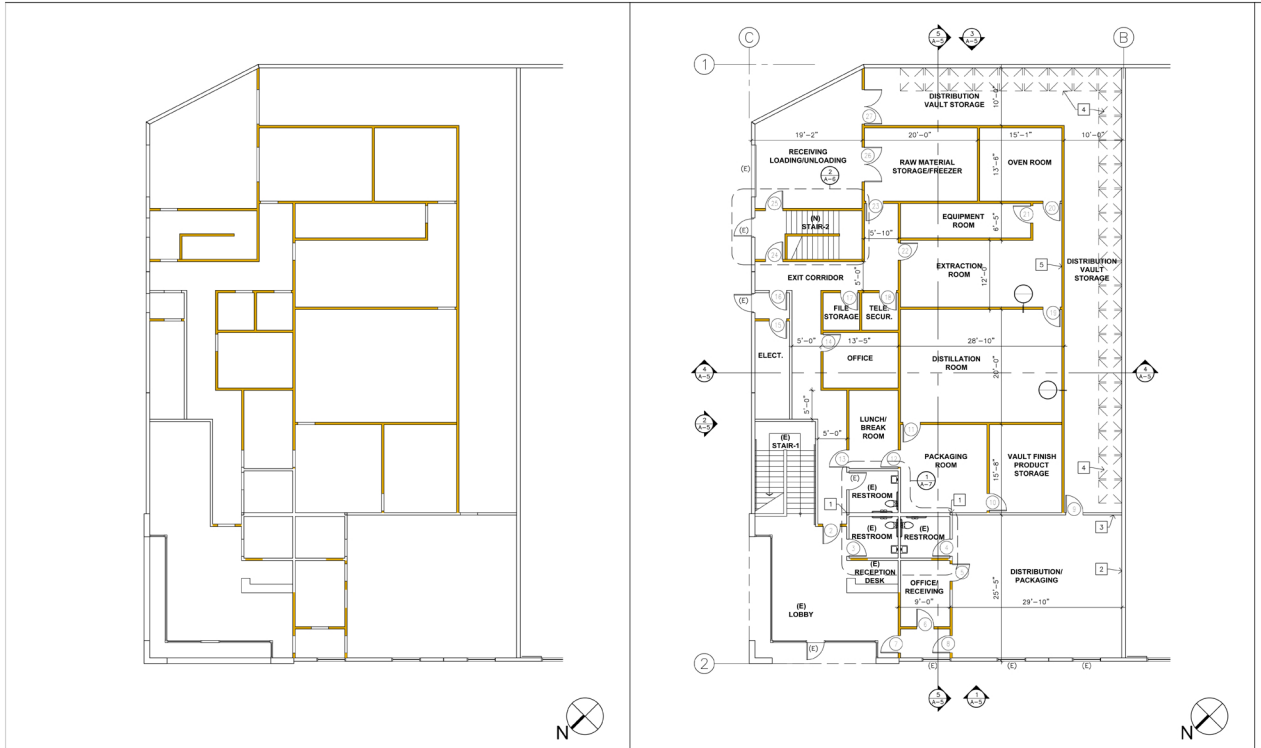
### Meilad Rafiei

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Proposed First Floor Layout

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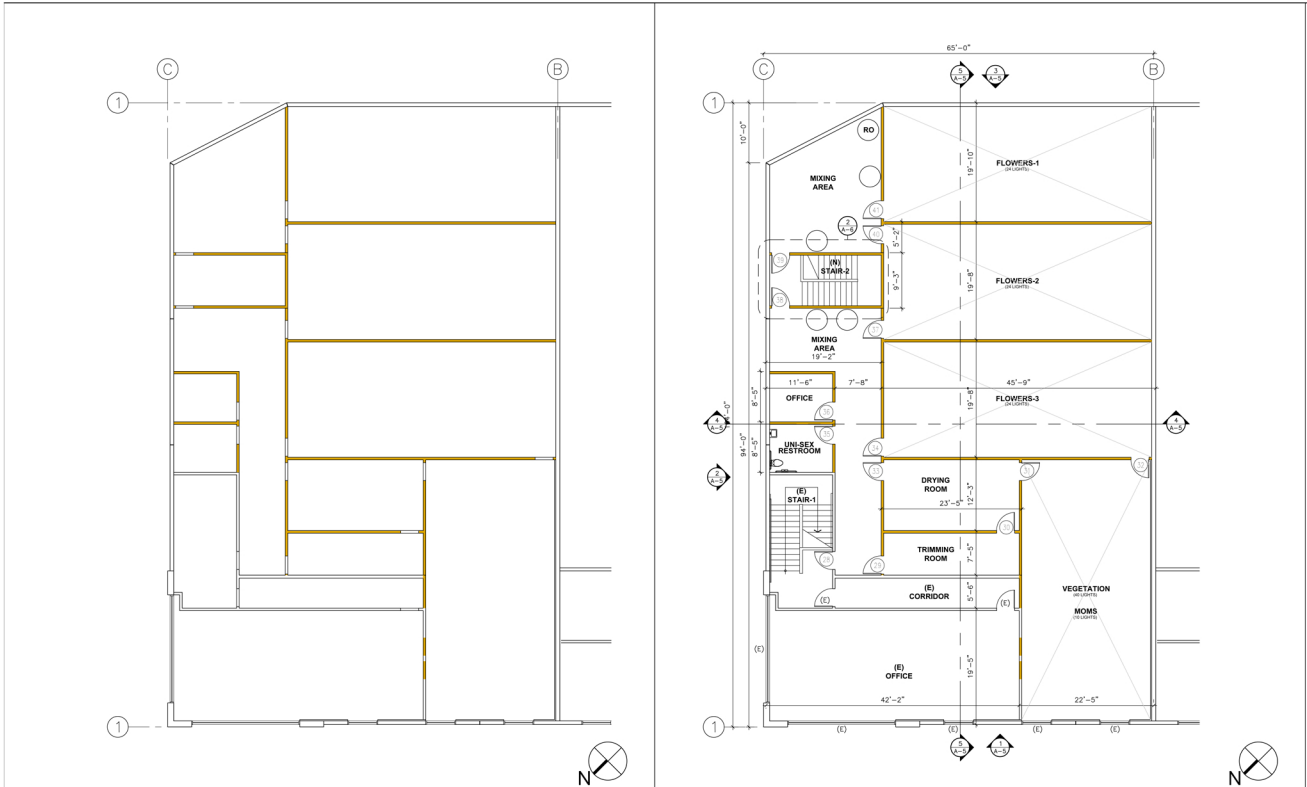
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