

FOR SALE  
\$3,900,000



## 70 W RIVER ST. ORANGE, MA

Refurbished industrial property in North Central Massachusetts. The seller purchased this approximately 38,365 SF building on 1.75 acres, and spent the dollars refurbishing the property. It's got **Huge Power**, and the Purchase of the Real Estate Includes Cannabis Approvals

\*\*\*Added Bonus: Lender is ready to go on this site! \*\*\*

### PROPERTY HIGHLIGHTS

- 38,365 Approximate SF on a 1.75 AC lot
  - Bonus 4-5K SF Office Mezzanine
- New Roof and Landscaping Completed by Seller
- Multiple Grade-Level Doors
- Clear Height of 14' to 24'
- Bank financing can be arranged for purchase of licenses, real estate, equipment and construction for required buildout. Approximately 10% over 30 years

### BONUS CANNABIS INFO

- Power: 3K AMPS / 3 Phase
  - Additional AMPS possible from dedicated transformer onsite
- Cannabis Approvals:
  - Provisional State Approval for Tier 4 Cultivation and Manufacturing
  - HCA Executed
  - Special use permit with the town in place.
- Ready for total buildout to 34,000 SF of canopy.

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