

## Turnkey Cannabis Cultivation & Distribution For Sale

*License Renewal in Progress Clearlake, CA*

**FOR SALE**  
**\$250,000**



This turnkey cannabis cultivation and distribution facility is an exceptional opportunity for industry professionals looking to establish or expand their operations. Spanning 4,800 square feet, the space is well-equipped with 120 flowering lights, 16 vegetative lights, and high ceilings—10 feet minimum, reaching up to 20 feet at the peak. Access is streamlined with a roll-up gate, and security is prioritized with fencing, a security gate, and multiple cameras. The license renewal is in progress and expected to be completed before the year's end, making now the ideal time to secure this before the price increases post-license completion.

**NDA & POF  
REQUIRED**

### INVESTMENT HIGHLIGHTS

- **Turnkey Facility:** Fully equipped and ready for immediate cultivation and distribution operations
- **Ample Space:** 4,800 square feet with 10 ft minimum ceiling height, reaching 20 ft at the peak.
- **License Renewal in Progress:** Completion is expected by year-end; the price will increase upon license renewal.
- **Efficient Access:** Roll-up gate for easy entry and logistical efficiency
- **Lighting Setup:** 120 flowering lights and 16 vegetative lights for optimized growth
- **Robust Security:** Fully secured with fencing, a security gate, and multiple surveillance cameras.
- **Affordable Rent** \$7,200/month

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