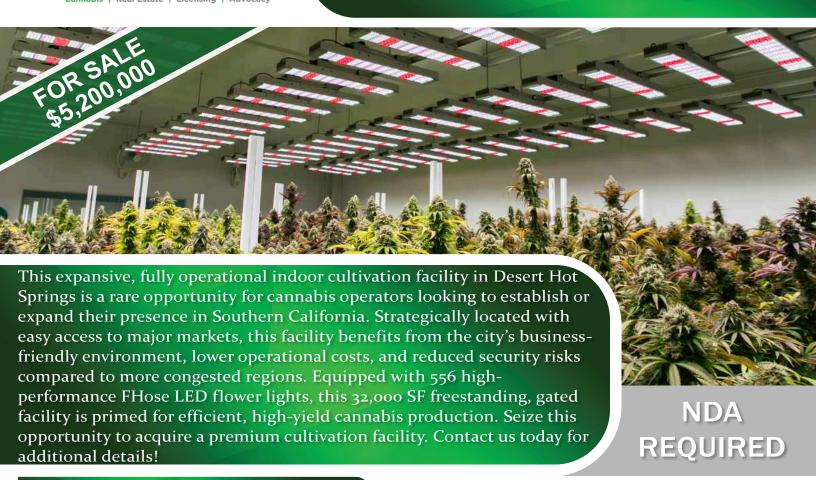


High-Capacity Indoor Cultivation Business for Sale – Desert Hot Springs, CA

HOT

INCORPORATED



INVESTMENT HIGHLIGHTS

- Turnkey Indoor Cultivation Facility Fully Operational
- ~32,000 SF Freestanding, Gated Building
- **Lighting:** 556 FHose LED Flower Lights
- **Power:** Info Coming Soon
- Desert Hot Springs: Lower Overhead & Direct Access to
- Affluent SoCal Markets
- Lease Terms: Info Coming Soon
 - Buyer to assume existing lease
 - Monthly Rent: \$59,000 (includes NNN)
 - Initial Term: TBD
 - Lease Signed: TBD
 - Options to Extend: TBD
- Asking Price: \$5,200,000
 - Seller financing available
 - Pricing negotiable for all-cash offers
 - · Seller highly motivated



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CEO License# 01788589 714.393.3077 Meilad@WeCann.biz