

**FOR SALE**  
**\$5,200,000**



This expansive, fully operational indoor cultivation facility in Desert Hot Springs is a rare opportunity for cannabis operators looking to establish or expand their presence in Southern California. Strategically located with easy access to major markets, this facility benefits from the city's business-friendly environment, lower operational costs, and reduced security risks compared to more congested regions. Equipped with 556 high-performance FHose LED flower lights, this 32,000 SF freestanding, gated facility is primed for efficient, high-yield cannabis production. Seize this opportunity to acquire a premium cultivation facility. Contact us today for additional details!

**NDA  
REQUIRED**

### 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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