

FOR SALE
\$4,800,000

This fully licensed and operational indoor cultivation facility offers a prime opportunity for cannabis operators looking to scale in the thriving Southern California market. Located in Desert Hot Springs, a region known for its pro-cannabis policies and cost-effective business environment, this 25,000 SF facility is designed for efficiency and high-yield production. Outfitted with 500 HPS flower lights, 176 veg lights, and an 88-light mom room, this property is well-equipped for large-scale cultivation while benefiting from lower overhead costs compared to high-density metropolitan areas.

**NDA
REQUIRED**

Cultivation Highlights

- **Fully Licensed & Operational Indoor Cultivation Facility**
- **25,000 SF Building – Strategically Located**
- **Lighting Setup:**
 - 500 HPS Flower Lights
 - 176 Veg Lights
 - 88 Mom Room Lights
- **Power:** Info Coming Soon
- **Desert Hot Springs: Business-Friendly with Direct Access to Key SoCal Markets**
- **Lease Terms:** Info Coming Soon
 - Monthly Rent: \$80,000 (Negotiable)
 - Initial Term: TBD
 - Lease Signed: TBD
 - Options to Extend: TBD
- **Asking Price: \$4,800,000**
 - Seller financing available
 - Pricing negotiable for all-cash offers
 - Seller highly motivated

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