



HIGHLIGHTS

- Current tenants are Cannabis Cultivation Experts
- Strong Double Net 15yrs Lease in Place @ \$30k / month
- Tenant has Already Invested \$1.2M on the Business Operation
- Property will Gained \$1.5M Equity from day 1-8months rehab
- Owner will Enjoy 2,000 SF legal addition at tenant expenses
- All Permits are RTI - Full set of Plans has been Stamped by City

FOR SALE DETAILS

PRICE	-	TENANCY	-
CAP RATE	-	STATUS	Proposed
% LEASED	-		

BUILDING DETAILS

PROPERTY TYPE	Industrial	UTILITIES	-
ADD'L SUBTYPES	Distribution, Food Processing, Manufacturing	CLEAR CEILING HT	-
TOTAL BUILDING SIZE	-	DOCKS	-
STORIES	1	DRIVE INS	-
YEAR BUILT	-	PARKING SPACES	-

LAND DETAILS

LAND ACRES	-	ZONING	-
LAND SF	-	APN/PARCEL ID	7432-005-067