

# FOR SALE, LEASE, OR LEASE OPTION

## CLASS A TURNKEY LIGHT DEPRIVATION GREENHOUSES



### COACHELLA CANN PARK II

THE  
NEXT  
GENERATION  
OF CANNABIS  
CULTIVATION



# COACHELLA CANN PARK GREENHOUSES

## CANNA-BUSINESS PARK

48463 Harrison St  
Coachella, CA

### FEATURES

- 25,000-200,000 SF Units Turnkey Light Dep Greenhouses
- Temporary Facilities Available for Licensing
- 8-12 month build time including TI's
- Ample Power, Water & Sewer Available
- Low City Taxes - 2% of Gross Sales or \$5/SF on Flower
- Low NNN Charges Including Security - \$0.38/SF

1153 2ND ST, PALM SPRING, CA 92262  
310.434.1234  
WWW.CANNABUSINESSPARK.COM

801 N. 23RD ST  
PULPESHA, CA 92248  
760.781.1234

# PROJECT OVERVIEW

Coachella Cann Park is a state of the art development designed to offer facilities for indoor cannabis cultivation, manufacturing, distribution, and light deprivation greenhouses. A mix of indoor and greenhouse spaces, for sale or lease, suiting any cannabis operation. The project will include 6 buildings totaling 505,520 SF including 98,520 SF indoor grow buildings & 407,000 SF of greenhouse buildings with common area, parking, landscaping & security.

## LIGHT DEPRIVATION GREENHOUSES // \$300/SF TURNKEY DELIVERY

- Condos start at 25,000 SF and may be combined for a total of 200,000 SF available
- Condos will be delivered turnkey with all that is needed to commence your cultivation
- Approved CUP #280 and Development Agreement
- Buyer may assist in the design of the layout and select equipment from approved equipment list
- Low city taxes for this project. The greater of \$/SF annually of the flower space or 2% gross receipts for cultivation
- Electrical Services at market low \$0.14 KW with no demand charge. Will Serve Letter for entire project SMW
- LOW COST WATER as association owns an on-site water well which provides tested water to the entire development per our underground Coachella Valley aquifer. Only cost to owners are maintenance for the well and pump
- Sewer connected
- High-Speed Internet
- 24/7 On site security

### LEASE & SALE TERMS

- Lease Terms: 20 Year Lease  
6 Month Deposit / Plus 6 Months Rent.  
Next Payment 7 Months After Occupancy
- Sale Terms: 3% deposit, 30 day due diligence.  
Increases to 13% after removal of contingency.  
Total of 25% due upon construction.



## SITE PLAN



# GREENHOUSE CONDO SPECIFICATIONS



Coachella Cann Park II featuring NextG3N Gable Greenhouse Purpose-Built Facility Solutions. NextG3N Gable structures use a double truss design to add structural strength, additional shade for cooling and light deprivation for blackout. Efficiency, durability, and proven technology are some of the reasons Coachella Cann Park chose these top of the line greenhouse structures.



## BUILDING FEATURES

- Greenhouse Section Dimensions: 35'x96' - 3,360 SF each
- Height - 14' under gutter
- Greenhouse Sidewall - Corrugated Steel below gutter, Polycarbonate above gutter.
- Headhouse - Corrugated Steel 3" insulated panels
- Roof - A-Frame Corrugated 8 MM Polycarbonate (Solar Soft)
- Column spacing - 12'
- Evaporative Cooling System
- Retractable Shade System
- Automatic Light Deprivation System
- Motorized Airflow Fans
- Controlled Environment Greenhouse
- Exhaust Fans Capable of 1 Air Change Per Minute
- Heat - Forced Air Unit Heaters

## GREENHOUSE T.I. PACKAGE

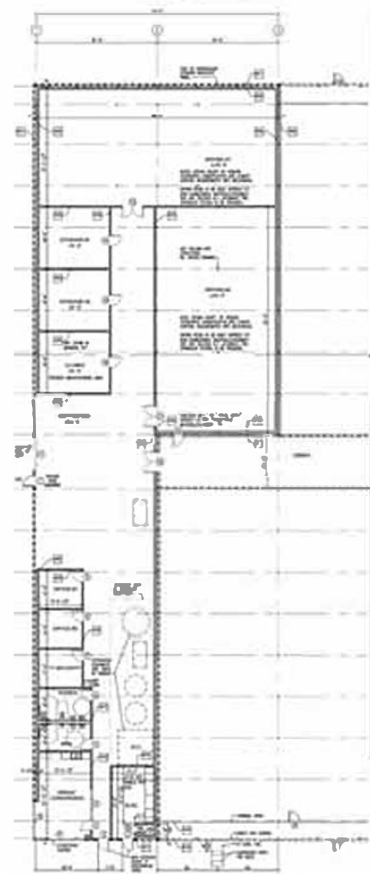
- Rolling Benches
- Trellis Poles with Adjustable Attachments
- Integrated Under Bench Hydronic Heating System
- Water Filtration & RO System
- Dissolved Oxygen System
- Automated Fertigation Systems
- Drip Irrigation System
- High Pressure Fogging System & Odor Control
- Dehumidifiers
- 1000W HPS Gavita Grow Lights

## HEADHOUSE T.I. PACKAGE

- Office(s)
- Restrooms
- Clone Room
- Fertigation
- HVAC & Insulation
- Drying Room
- Storage Rooms
- Break Rooms
- Electrical Room
- Water Areas

## TENANT IMPROVEMENTS

100,000 SF





**COACHELLA 48463 HARRISON ST, COACHELLA, CA**  
CANN PARK II

**PROJECT LOCATED IN CLOSE PROXIMITY TO I-10, A HUB FOR TRANSPORTING PRODUCT THROUGHOUT THE STATE AND SOUTHERN CALIFORNIA.**



**LOCATION MAP**

**Directions:** On Interstate 10, traveling east take Expressway 86 South to Dillon Road. Make a right turn (west) on Dillon Road. Travel approx. 3/4 mile to Avenue 48, turn left (east) on Avenue 48. Turn right (south) on Harrison St. The property is on your right side (west) approx. 1/4 mile, west side of Harrison St.



**DUE DILIGENCE DOCUMENTS AVAILABLE UPON REQUEST**  
View site plans, floor plans, elevations, and more. We provide all the key documents and records necessary for our potential buyers or tenants.



**VICINITY MAP**

