

# 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

**LEASE: \$2.99/SF, NNN**  
20-YEAR TERM  
TURN-KEY DELIVERY

**SALE: \$299/SF**  
TURN-KEY DELIVERED  
8-12 MO ESCROW

LEARN MORE ONLINE: [CALCANNABISREALTORS.COM/BUSINESS-PARKS/COACHELLACANN](http://CALCANNABISREALTORS.COM/BUSINESS-PARKS/COACHELLACANN)

# 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 \$5/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 5MW
- 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







## 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

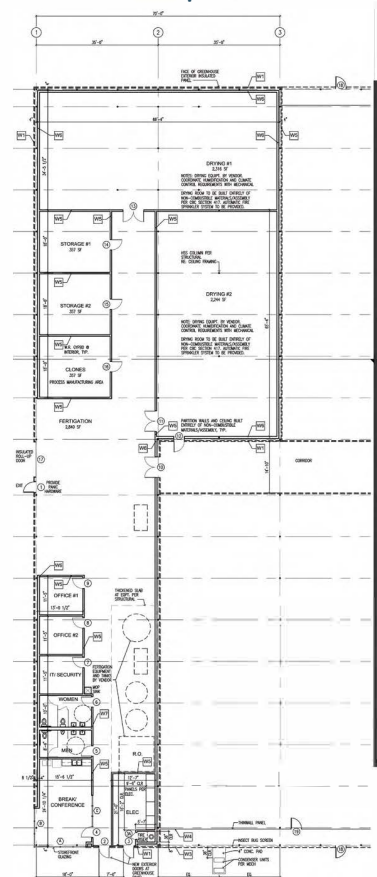
## GREENHOUSE T.I. PACKAGE

- 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)         | ■ Drying Room     |
| ■ Restrooms         | ■ Storage Rooms   |
| ■ Clone Room        | ■ Break Rooms     |
| ■ Fertigation       | ■ Electrical Room |
| ■ HVAC & Insulation | ■ 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.  $\frac{3}{4}$  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.  $\frac{1}{4}$  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**

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Information has been secured from sources we believe to be reliable, however, Desert Pacific Properties cannot guarantee its accuracy.

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