



**PAC  
GARDEN**  
ASSETS



## **Your Ideal Cannabis Facility Awaits in Beautiful Southern California**

**Cultivation Business For Sale! Three Quarter Acre Footprint  
with 20,000 SF of Canopy - Fully Builtout Mixed Light!!**

### **Property Highlights**

- Affordable lease with security included.  
~ \$1.50/SF regular monthly rent
- ALL EQUIPMENT IS INCLUDED
- Steel Frame Construction
- RO water, hydronic heating, automation
- 500+ Bloom Lights, Light Dep & Shade  
Curtains
- Wet walls throughout, creating optimal  
indoor environment for vigorous growth

### **Business Highlights**

- Over 15,000 Cannabis plants
- Harvesting every 2-3 weeks
- 200- 250+ pounds per harvest
- ~ 20 harvests per year
- ~ \$5,000,000+ expected gross revenue
- Staff expected to stay with Buyer
- Property owner provides water
- Generator plus local utility power
- Planned electrical upgrade for 2024



# Indoor Licensed Cannabis Greenhouse

**For Sale**

**High Tech Greenhouse, 500+ Flowering Lights, 5,000+ pound annual potential**

**Asking Price:** Please ask

Nestled in Southern California, [this licensed cannabis production facility](#) is an exceptional opportunity for investors and entrepreneurs. The fully equipped, turnkey operation is set on a land parcel of nearly one acre. The facility spans 32,000 square feet, with an impressive 20,000 square feet dedicated to mixed-light flowering canopy. Offering a blend of indoor quality and cost-effective greenhouse production, this property type is very hard to find in SoCal.

## **Mixed Light Facility Mixed Light with an Indoor License:**

The Sellers meticulously engineered this facility from the ground up, making substantial investments to cultivate the highest-grade cannabis while maintaining cost-efficiency. Operating under a state indoor license, the ample supplemental lighting aligns with the standard practices of an indoor facility. This consistency, bolstered by a steady supply of natural sunlight and ample supplementary lighting, ensures year-round stable yields

## **Why Pac Garden?**

Pac Garden Assets is a commercial brokerage originally formed to facilitate the consolidation of Prop 64 compliant assets. [Pac Garden](#) is committed to bringing together buyers & sellers of business opportunities & real estate with access to public & private capital to enable more transactions and expand the size and influence of our industry.

