

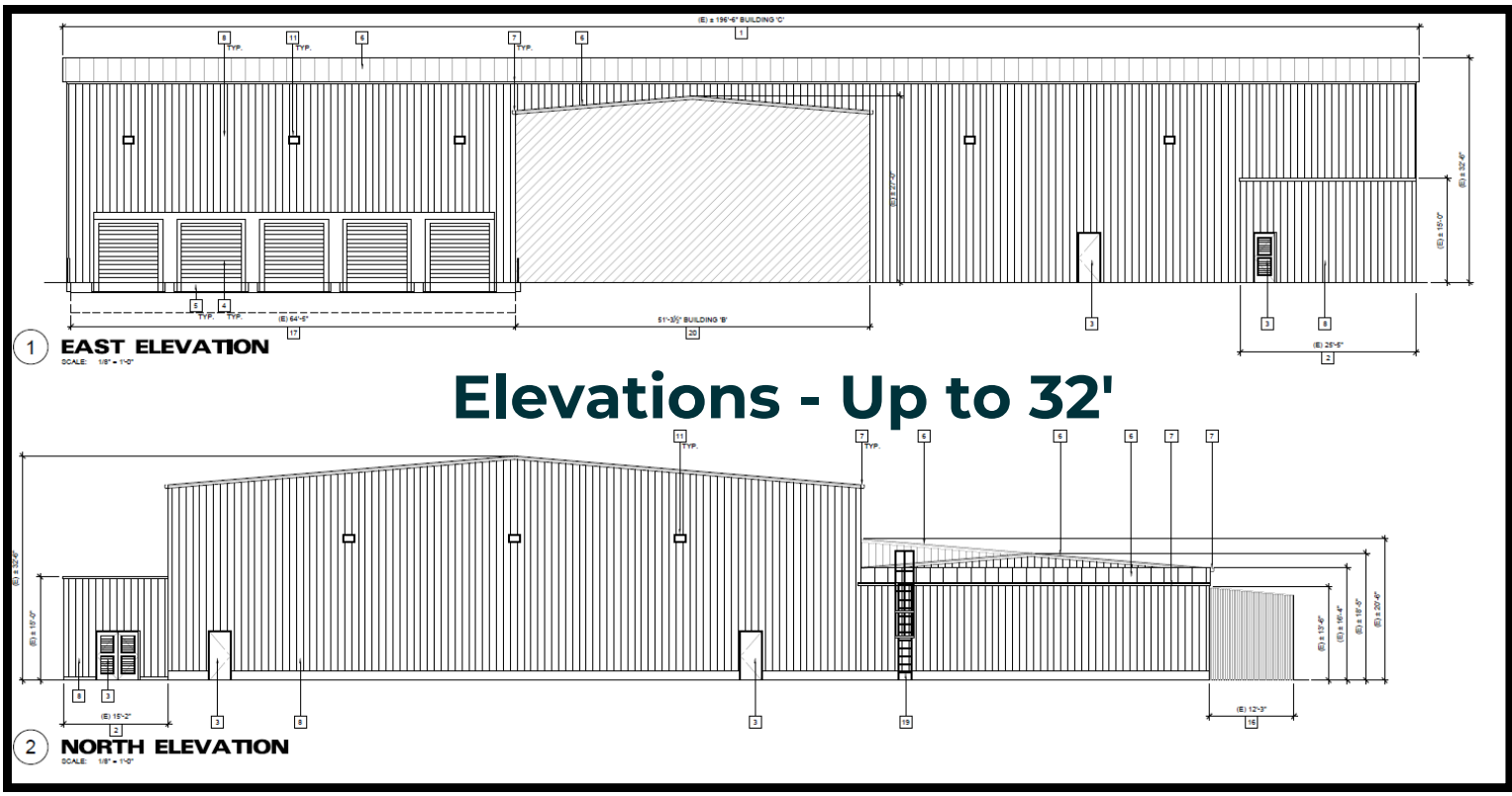
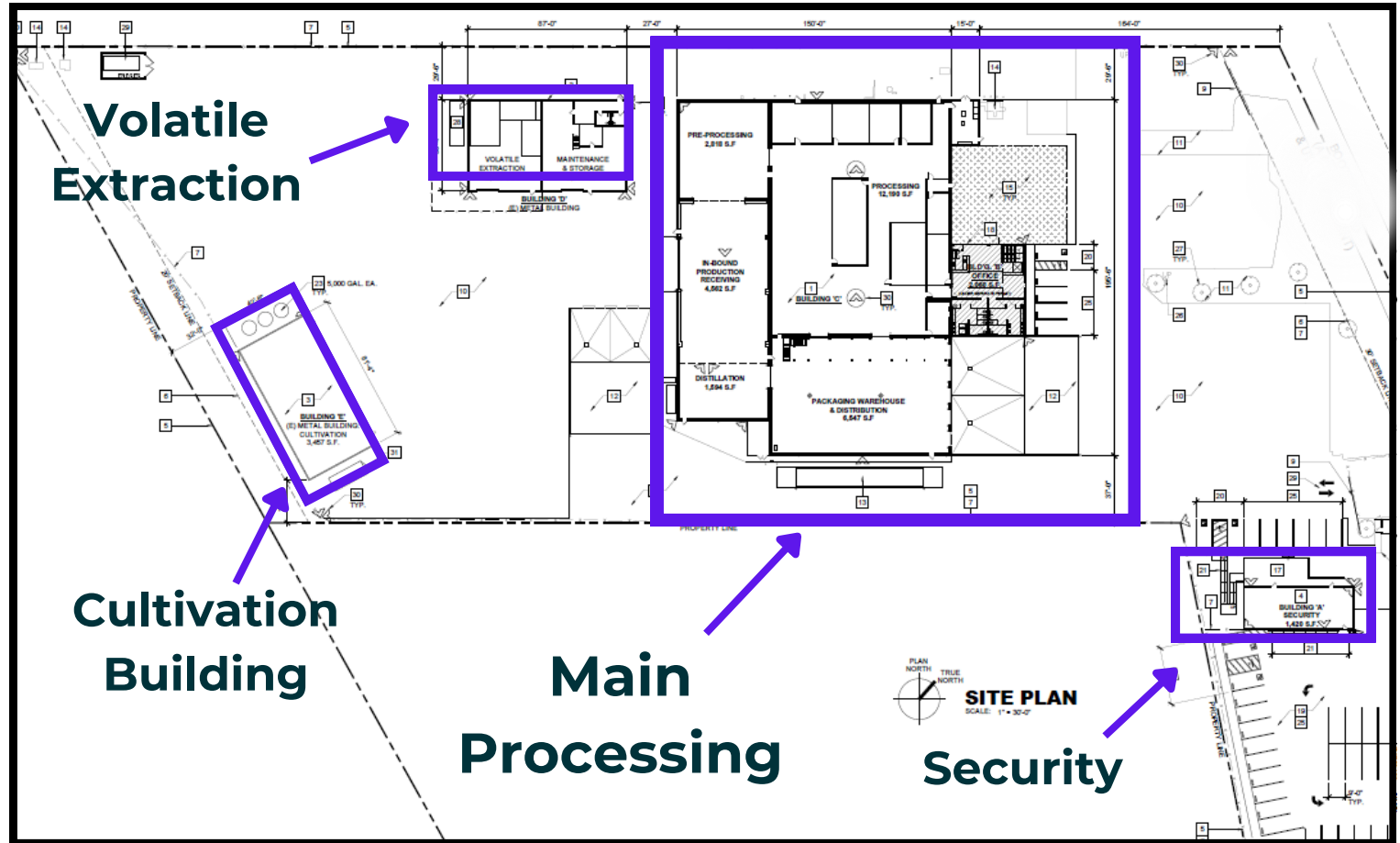


± 42,000 SF Facility for Lease or Sale in Monterey County, CA

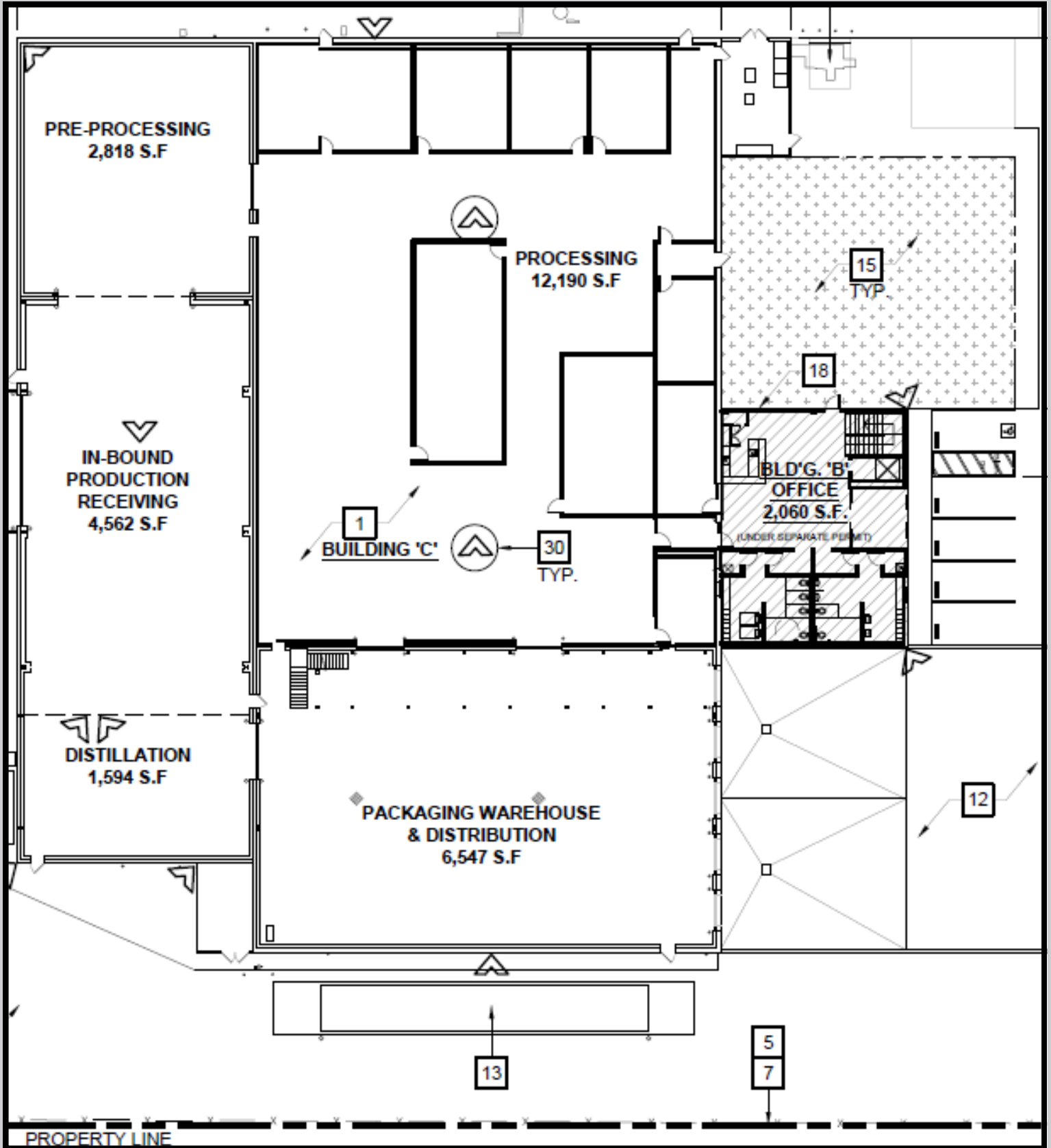
PROPERTY HIGHLIGHTS

- **Comprehensive Licensing:** Facility holds licenses for distribution, processing, and can add cultivation and/or extraction.
- **Expansive Space:** ± 42,000 sq. ft. facility situated on a 5-acre lot, providing ample room for various operational needs.
- **Power Capacity:** Equipped with 4,000 amps, suitable for high-demand equipment and operations.
- **Strategic Location:** Located in Monterey County, renowned for its thriving agricultural industry and favorable climate.

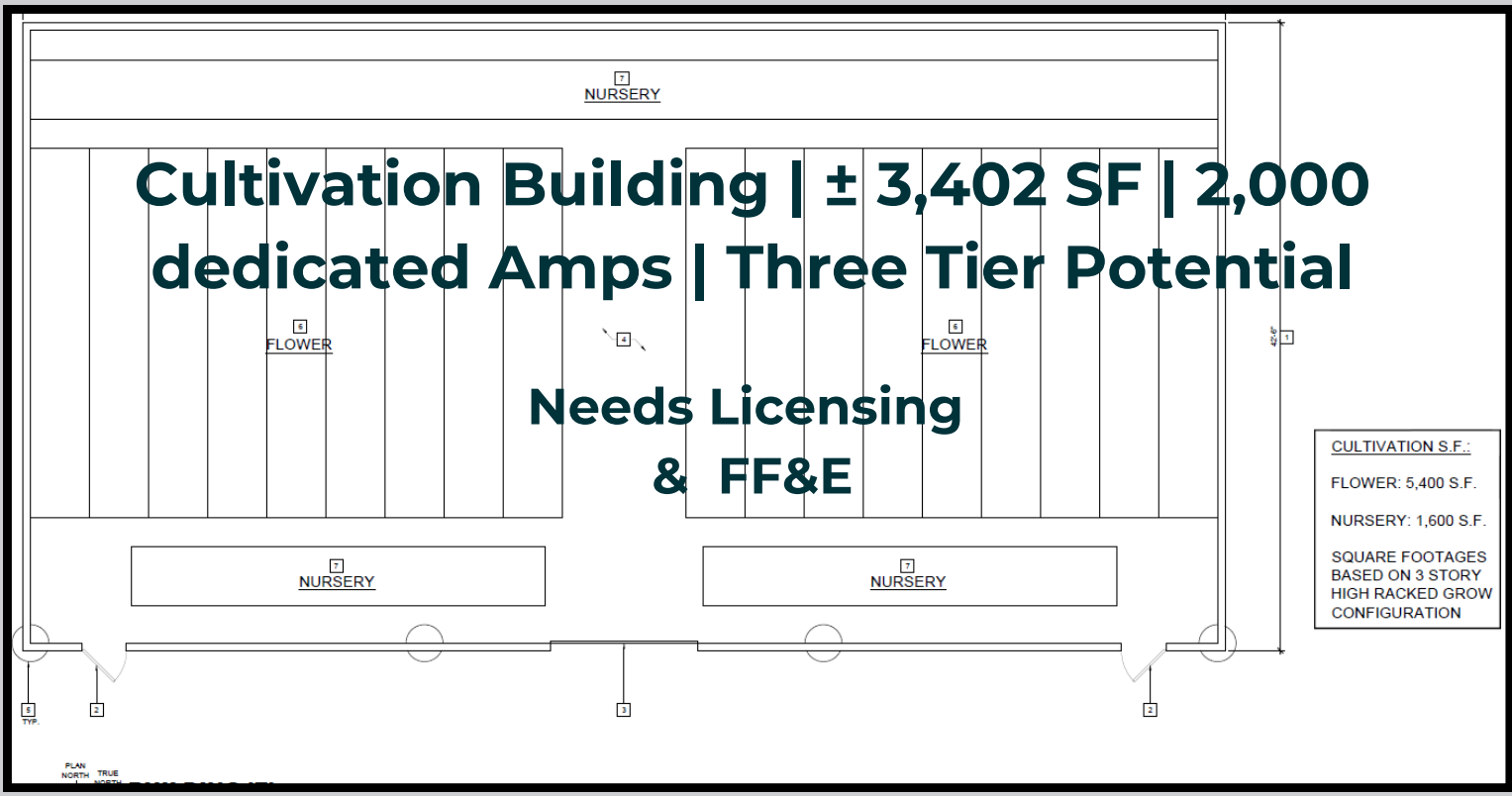
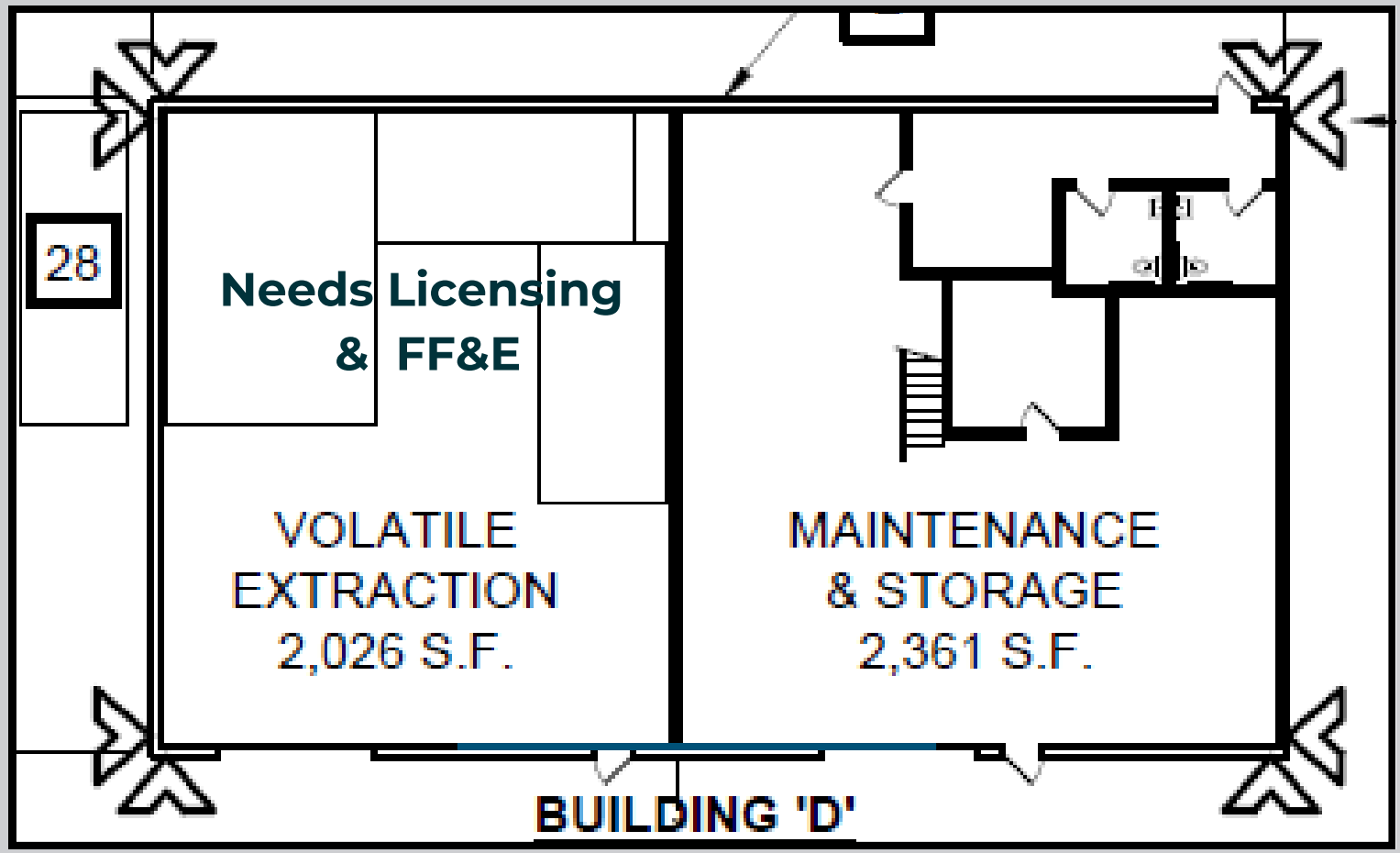
SITE PLAN ± 5 ACRES



Main Processing Building ± 30,000 SF



Volatile Extraction & Storage ± 4,387 SF



Lease rate: **\$1.50/SF NNN** | Purchase Price: **\$250/SF**



Streamlined Onboarding Process: Owner offering Tenant/ Buyer a straightforward Management Services Agreement (MSA) to streamline compliant operations.



Fully Operational Infrastructure: The main facility is plug-and-play ready, ensuring minimal setup time for new tenants.



Buildout Extraction/ Cultivation: Rear building has high ceilings & 2,000 amps in ± 3,402 SF for double or triple stacking.



Seller Financing: May be available to qualified Buyers

