

FOR SALE
\$250,000

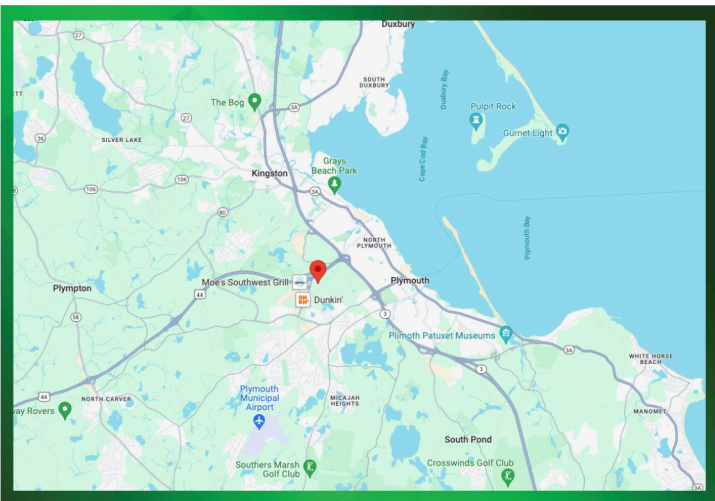


Well-kept building in coastal Massachusetts approved for cultivation and manufacturing at the state and local levels: provisional state approval and HCA (Host Community Agreement) in place. Massachusetts is a healthy east-coast cannabis market, which is much further along than other nearby “cannabis markets”, ie New York, New Jersey, Pennsylvania, etc. **Owner is ready to make a deal on these approvals, and will lease or sell the real estate at standard market prices!!!**

**19 Richards Rd,
Plymouth, MA
02360**

LICENSE HIGHLIGHTS

- State Provisional Approval:
 - Cultivation and Manufacturing
- Host Community Agreement (HCA):
 - Renewed in May 2024
 - Standard, cannabis-friendly agreement
- 10,000 SF of Cultivation Canopy
- Create your design with the City of Plymouth
 - Special permit in process, but ready for finishing touches
- Strong workforce base with high education levels



Co-Listed with Ben Stout, Atlantic Properties, 508-746-2500, bstout@atlanticproperties.com

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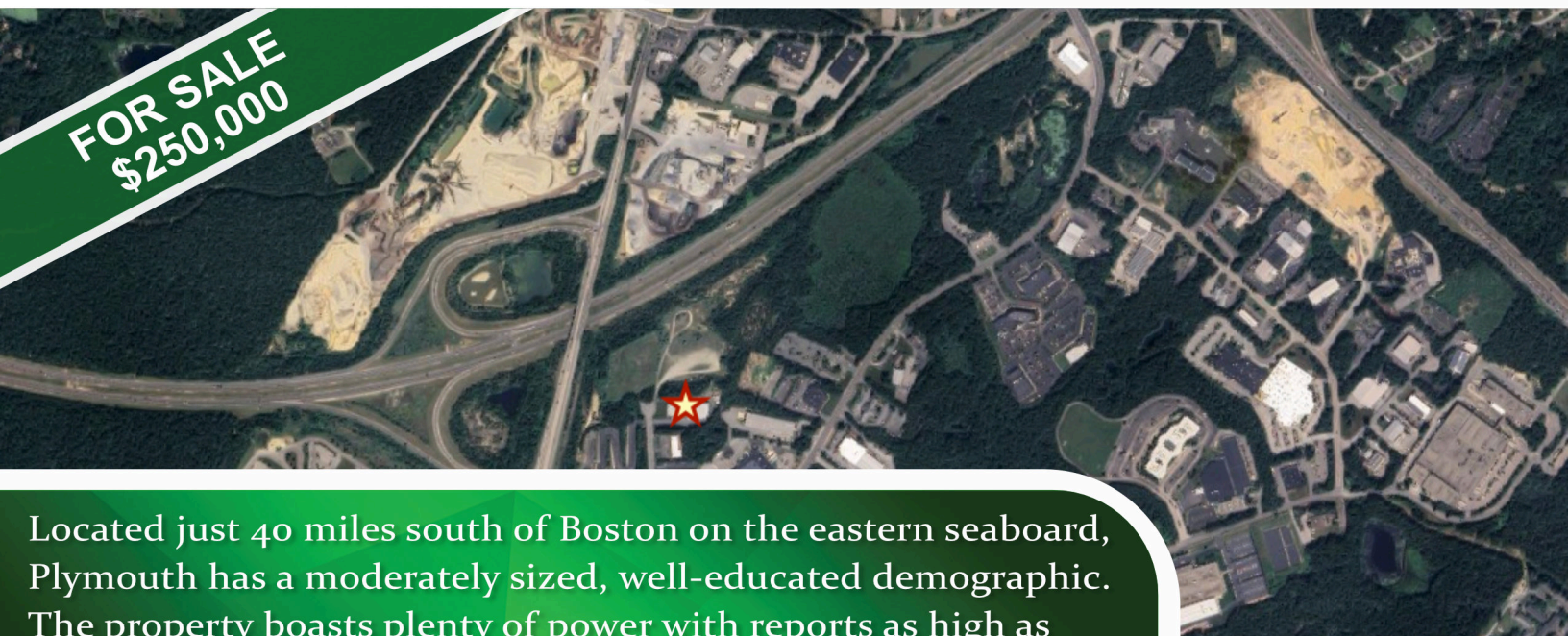
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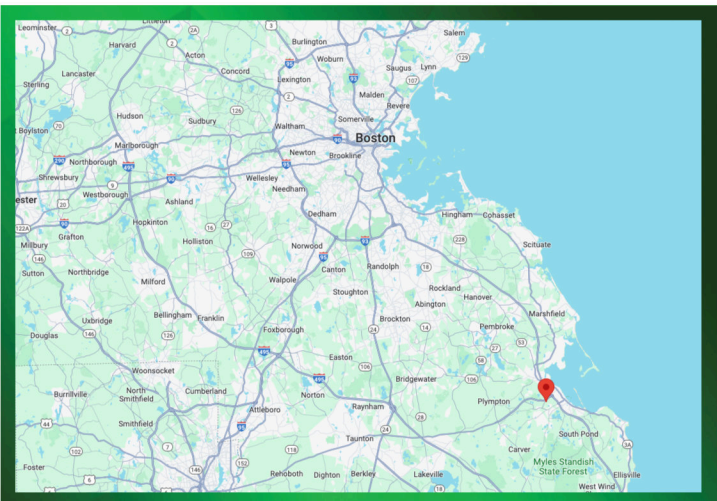


Located just 40 miles south of Boston on the eastern seaboard, Plymouth has a moderately sized, well-educated demographic. The property boasts plenty of power with reports as high as 2,400 amps (new occupant/owner to verify), 18' clear height with dock high doors (3) and 1 grade level roll-up, and sits at the end of cul-de-sac. The building is vacant in shell condition, and has been well cared for by the current owner.

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Plymouth, MA
02360**

REAL ESTATE HIGHLIGHTS

- 23,500 SF on 1.58 acres
- Excellent freeway access
- Cul-de-sac location
- Huge power
- Well cared for
- LEASE OR PURCHASE
- **Standard market pricing:**
 - Lease: \$14/SF/yr NNN (\$1.17/SF/Mo)
 - Purchase: \$3,600,000 (\$153/SF)



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