

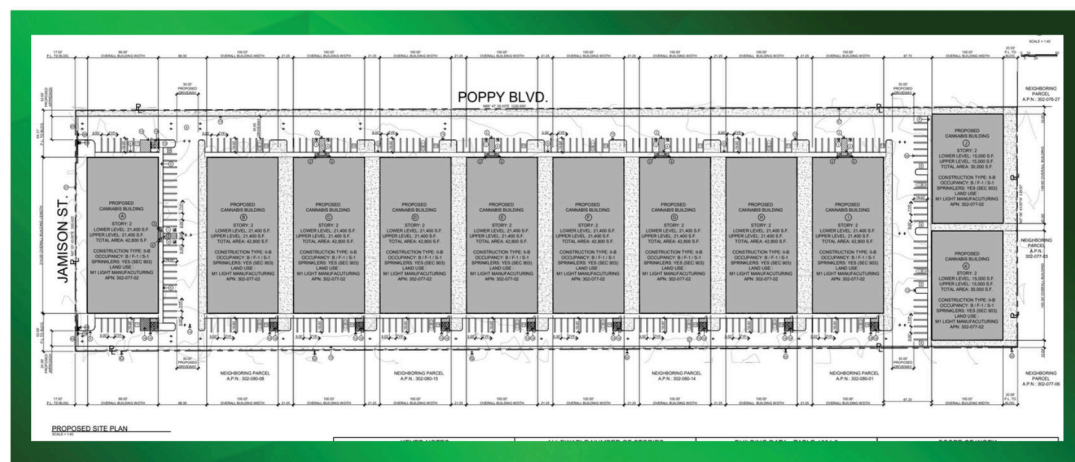
**FOR SALE:  
\$575,000**

10 Acres of flat, usable land, entitled for ground-up construction. Entitlements are intended for cannabis cultivation and allow for over 400,000 SF of canopy space. The plans call for 11, 2-story, 43' high buildings with each floor providing 16.5' of clear height. Buyer may amend as desired. Per seller buyer can "start construction within 60 days".

**Motivated  
Seller**

### Highlights:

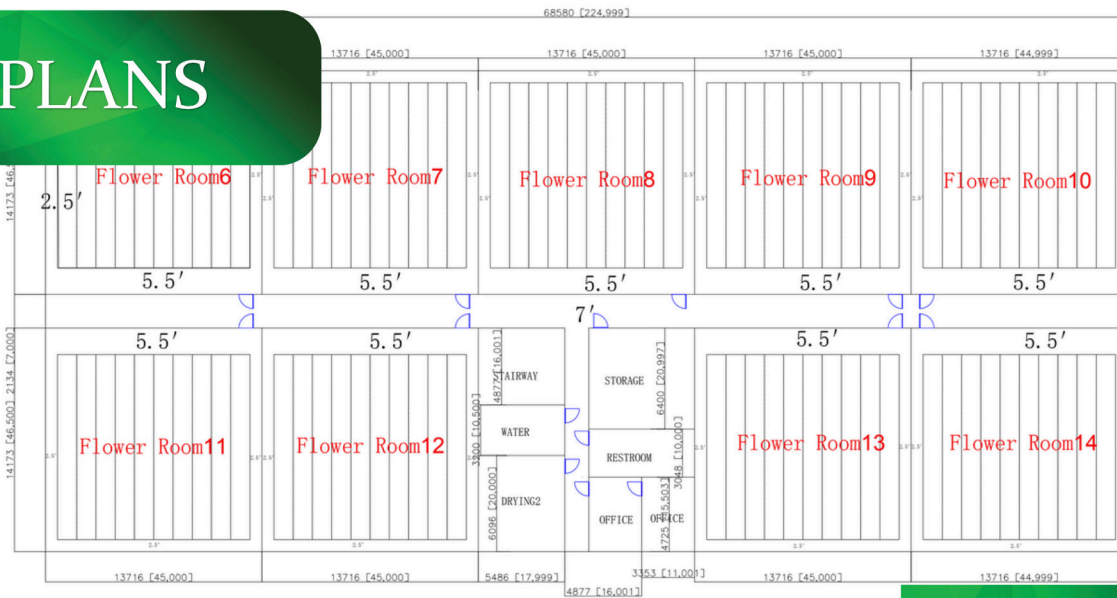
- 11 Buildings | 445,200 SF Total
  - 9 x 42,500 SF Buildings
  - 2 x 30,000 SF Buildings
  - 404,000 SF of Canopy
- 2- Story Engineering Plans
  - 43' Building height
  - 16.5' Clear Height per Floor
- SE Corner of Poppy Blvd & Jamison St
  - City Water
  - Capstone Generators
    - Cheaper than PG&E



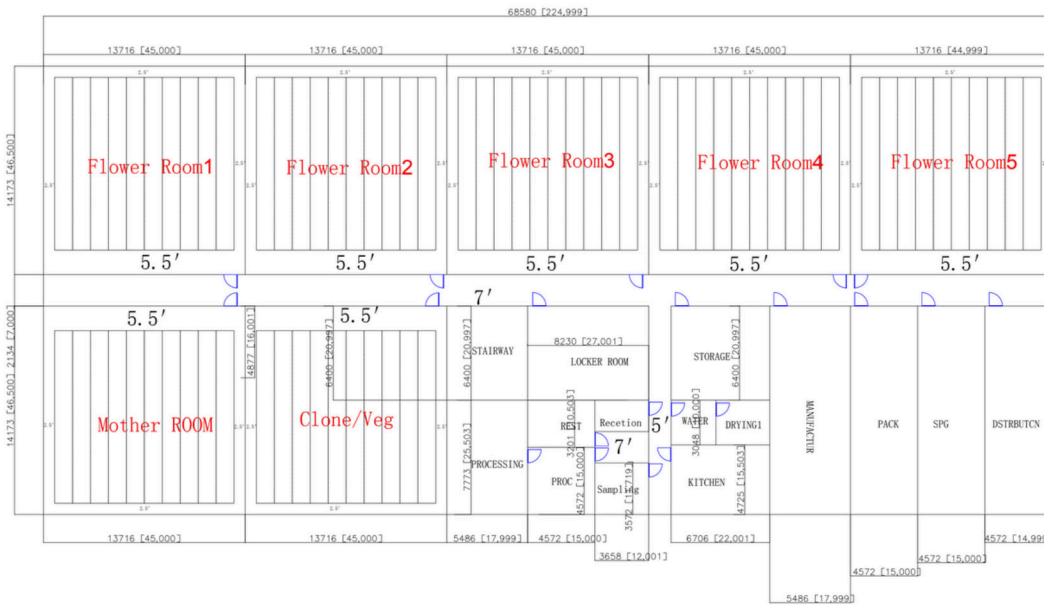
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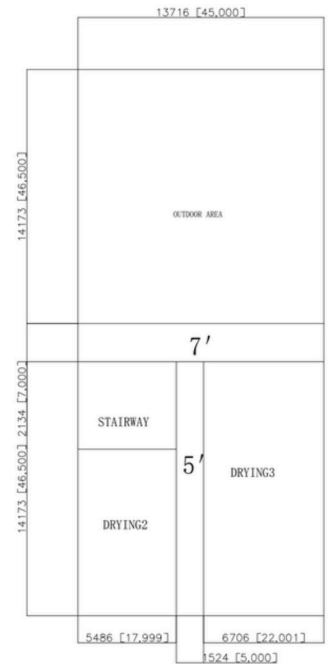
## SITE PLANS



Second floor



First floor



Roof floor

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