

FOR SALE
\$2,100,000

Take advantage of this turnkey indoor cultivation facility in Desert Hot Springs, a strategic hub for cannabis operations. This location offers direct access to affluent Southern California markets while maintaining significantly lower business overhead compared to heavily populated areas with high real estate costs and security challenges. Fully operational and equipped with 203 flower lights, this facility presents an exceptional opportunity for investors and operators seeking to expand in CA and begin generating revenue instantly.

**NDA
REQUIRED**

INVESTMENT HIGHLIGHTS

- **Fully Operational Indoor Cultivation Facility**
- **10,000+ SF Gated Facility**
- **Lighting:** 203 Flower Lights | 30 Veg Lights
- **Desert Hot Springs City Tax:** \$5.75 per SF, per annum (paid monthly)
- **Power:** Info Coming Soon
 - Solar Panels Installed
- **Lease Terms:**
 - Monthly Rent: \$19,500
 - Initial Term: 5 Years
 - Options to Extend: 2 x 5 Years
- **Asking Price: \$2,100,000**
 - Seller financing available
 - Pricing negotiable for all-cash offers
 - Seller highly motivated



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