

# Cannabis Use Property For Sale

## 9840 Cody Street, Coalinga, CA 93210



- +/- 33,450 sf prefab metal building on +/- 1.6 acres of lot area (buyer to verify)
- Located in cannabis use approved zoning area
- Ideal for cultivation, manufacturing and distribution
- Conditional Use Permit for cannabis use approved (to be updated)
- Includes approved plans for cannabis cultivation & manufacturing use
- Adjacent to existing cannabis facility
- Flexible metal warehouse that can accommodate a variety of users
- Up to 4,000 amps available via PGE (to be verified)
- All utilities available
- Up to 20-foot clear height
- Ideally located between large Northern & Southern California markets
- Business friendly City of Coalinga ready to assist cannabis projects



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