

FOR SALE CULTIVATION



5885 N. PARAMOUNT BLVD. | LONG BEACH, CALIFORNIA

PROPERTY HIGHLIGHTS

- Heavy Power- 800 Amp 3 Phase
- Certificate of Occupancy Issued from City of Long Beach for Cultivation
- Extensively Upgrade in 2018/2019
- Large Gated Yard with Covered Awning
- Zoned LBIG- Cannabis Compliant
- Potential Cap Rate Return of 8.15% at List Price - (Will Be a Higher Cap Rate Once We Agree of Price Reduction for New A/C)

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY

Sale Price:	\$2,650,000
Building Size:	7,200 SF
Lot Size:	18,030 Acres

PROPERTY OVERVIEW

Cannabis Cultivation Warehouse. A 7,200 sq. ft. building on a 18,030 sq. ft. lot. Previous tenant was a city and state licensed cannabis cultivation and nursery business. The property was intensively improved in 2018/2019 and has the certificate of occupancy approved by the city of Long Beach for cultivation saving a new user time and \$\$\$. Improvements include all new heavy power (800 amp 3 phase), DPS insulated walls, 3 flower rooms, 1 veg room, 1 mother room, drying room, and utility/watering room. Property also has custom rolling trays, a custom vault door for product storage, ADA bathroom, security and camera system, epoxy floors, reception area, and a private office. There is a large gated yard with ample parking + a covered awning area in the rear of the building. There is also an upstairs mezzanine area that can be used for storage that is not included in the square footage. Property is zoned LBIG (General Industrial) and can also be used for many traditional businesses (See link to city website).



www.naicapital.com



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PROPERTY PHOTOS



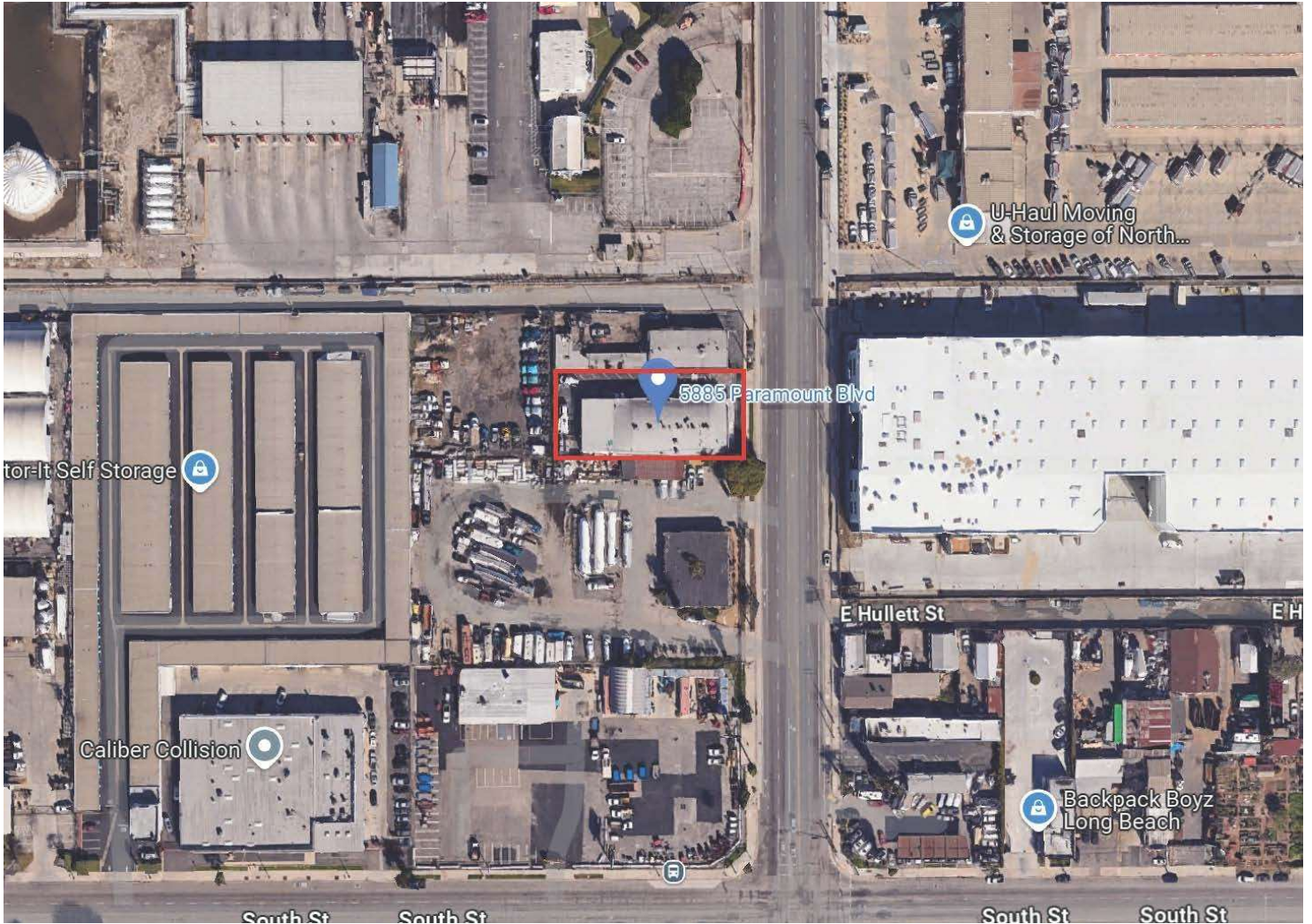
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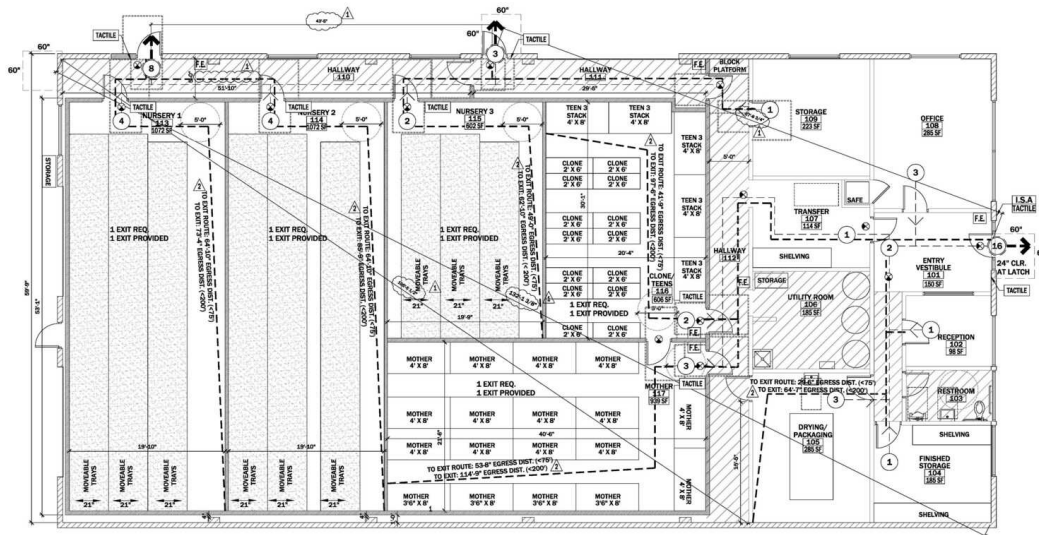
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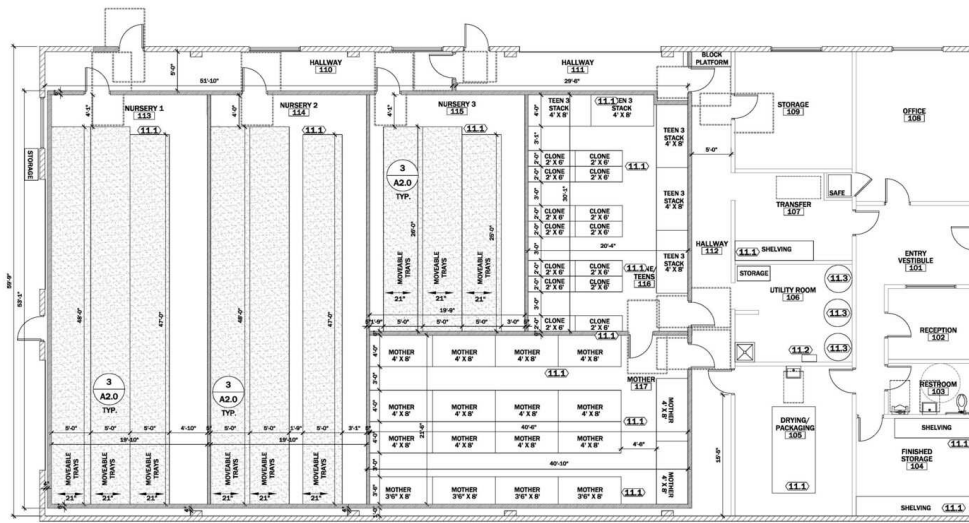
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EGRESS & EQUIPMENT PLANS



NORTH
EGRESS PLAN
SCALE: 1/8" = 1'-0"

1
A2.0



NORTH
EQUIPMENT PLAN FOR REFERENCE ONLY, SEE MPE DRAWINGS
SCALE: 1/8" = 1'-0"

2
A2.0

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